



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Planning Commission

SUBJECT: SEE BELOW

DATE: August 30, 2010

COUNCIL DISTRICT: 7
SNI AREA: N/A

SUBJECT: FILE NO. PDC09-033. PLANNED DEVELOPMENT REZONING FROM THE A AGRICULTURE ZONING DISTRICT TO THE A(PD) PLANNED DEVELOPMENT ZONING DISTRICT TO ALLOW UP TO 102 AFFORDABLE MULTIFAMILY APARTMENT UNITS ON A 3.46 GROSS ACRE SITE LOCATED AT 2500 SENTER ROAD.

RECOMMENDATION

The Planning Commission voted 6-0-1 (Kamkar absent) to recommend that the City Council approve the proposed Planned Development Rezoning from the A Agriculture Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 102 affordable multi-family apartment units on 3.46 gross acre site located on the east side of Senter Road, approximately 610 feet southerly of Tully Road.

OUTCOME

Should the City Council approve the Planned Development Rezoning as recommend by the Planning Commission and staff, the applicant would be able to move forward with a Planned Development Permit and subsequent building permits to allow for the construction of up to 102 affordable multi-family apartment units on 3.46 gross acre site.

BACKGROUND

On August 25, 2010, the Planning Commission held a public hearing to consider the proposed Planned Development Rezoning. The project was on public hearing calendar. The applicant, Jonathan Noble of Charities Housing, spoke briefly on the item and supports staff's recommendation. There was no public testimony. The Commission briefly discussed the item. Vice Chair Commissioner Cahan asked about commercial services that would support households with low incomes and Commissioner Bit-Bidal appreciated the larger setback provided from single-family homes. The Commission then voted 6-0-1 (Kamkar absent) to recommend approval of the Planned Development Rezoning as recommended by staff.

ANALYSIS

For complete analysis, please see the original Staff Report (see attached).

EVALUATION AND FOLLOW-UP

The applicant would be required to file subsequent development permits with the Planning Division in order to implement the project on the subject site.

POLICY ALTERNATIVES

Not applicable.

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30; Public Outreach Policy. A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The rezoning was published in a local newspaper, the Post Record. This staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

In addition, on February 3, 2010, a community meeting was held at the Hampton Inn & Suites located at 55 Old Tully Road, at which 10 area neighbors were present. Those in attendance expressed concerns with the existing traffic congestion on Senter Road and that additional housing would make the problem worse and that adequate parking is essential as there is a parking problem already in the area, which worsens when the Santa Clara County Fairground holds an event.

COORDINATION

This project was coordinated with the Department of Public Works, Fire Department, Environmental Services Department and the City Attorney.

HONORABLE MAYOR AND CITY COUNCIL

August 30, 2010

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FISCAL/POLICY ALIGNMENT

This amendment has been evaluated for its consistency with the San Jose 2020 General Plan as further discussed in attached staff report.

CEQA

CEQA: MND (Mitigated Negative Declaration)

/s/

JOSEPH HORWEDEL, SECRETARY
Planning Commission

For questions, please contact Lesley Xavier, Project Manager, at 408-535-7852

STAFF REPORT
PLANNING COMMISSION

FILE NO.: PDC09-033

Submitted: November 23, 2009

PROJECT DESCRIPTION:

A Planned Development Zoning to allow up to 102 affordable multi-family apartment units on 3.46 gross acre site.

LOCATION:

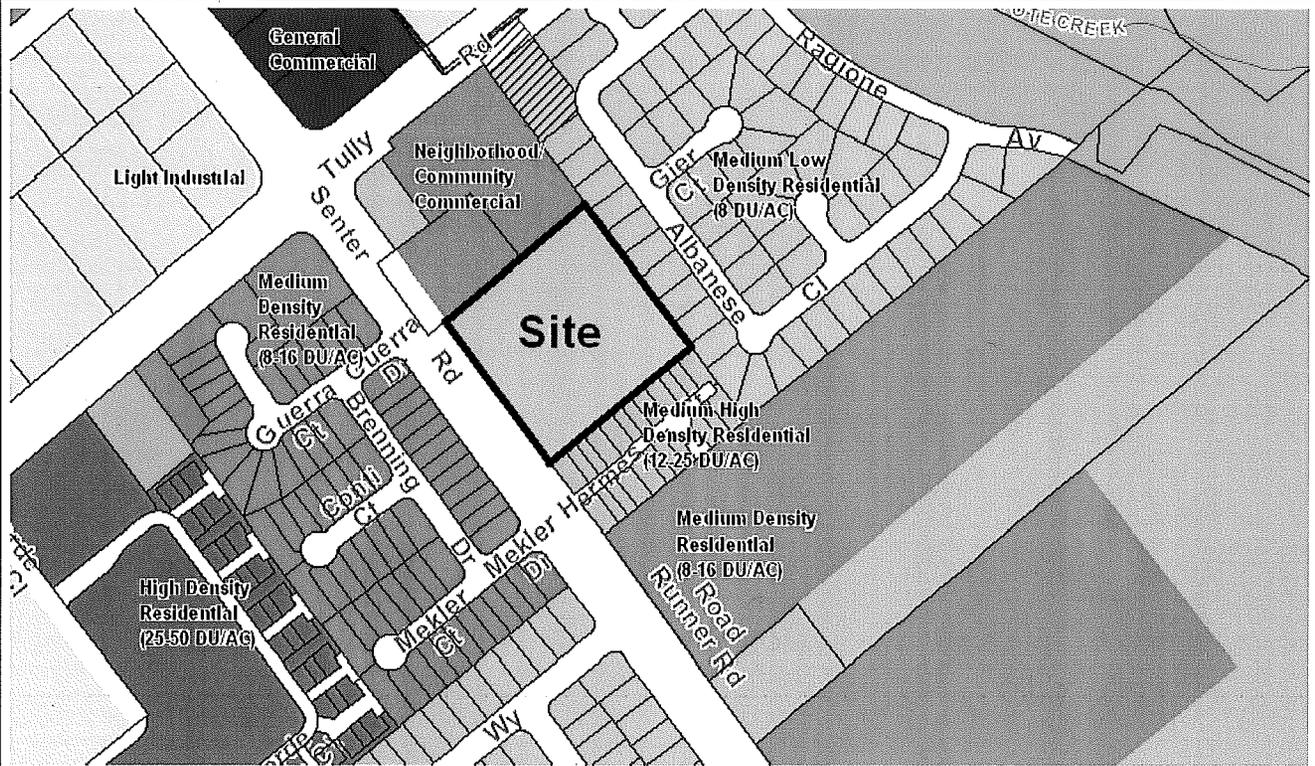
East side of Senter Road, approximately 610 feet southerly of Tully Road (2500 Senter Road)

Existing Zoning	A - Agriculture
Proposed Zoning	A(PD) Planned Development
General Plan	Medium Low Density Residential (8 DU/AC)
Council District	7
Annexation Date	August 8, 1977 (McKinley No. 72)
SNI	NA
Historic Resource	NA
Redevelopment Area	NA
Specific Plan	NA

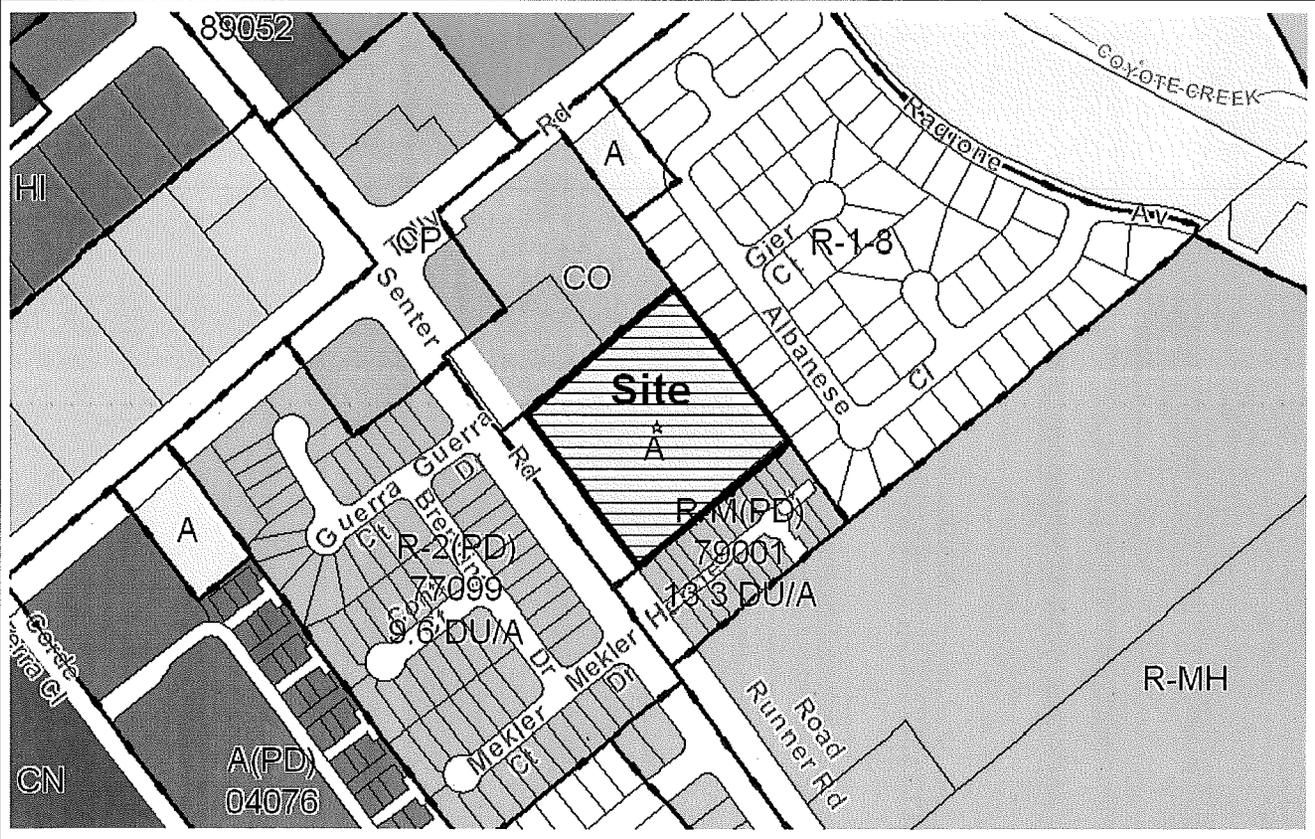
Aerial Map



GENERAL PLAN



ZONING



RECOMMENDATION

Planning staff recommends approval of the proposed Planned Development Rezoning for the following reasons:

1. The proposed project for a 102 unit affordable multi-family housing project is consistent with the San Jose 2020 General Plan and furthers the goals and policies of the San Jose 2020 General Plan in that:
 - a. The project will facilitate infill development within an urbanized area consistent with the Growth Management Major Strategy;
 - b. The project will maximize the infill housing opportunity on the subject site consistent with the Housing Major Strategy;
 - c. The project will add to the production of affordable housing consistent with Housing Policy No.4.
2. The project as designed conforms to the Residential Design Guidelines.

BACKGROUND & DESCRIPTION

The applicant, Charities Housing Development Corp., is requesting to rezone the subject 3.46 gross acre site from the A Agriculture Zoning District to the A(PD) Planned Development Zoning District to allow for the development of up to 102, 100% affordable, multi-family attached residences at a density of 30 DU/AC.

Implementation of the proposed project on the subject site would result in the demolition of the existing church structures and the development of two, three-story buildings containing 102 affordable multi-family residential units, and two, one-story community buildings, all arranged around the common open space, and surrounded on three sides by a surface parking lot.

Site and Surrounding Uses

The subject site is located on the east side of Senter Road, approximately 610 feet southerly of Tully Road and is surrounded by a commercial development to the north, single-family detached residences to the east and west across Senter Road. Attached single-family residences are located to the south.

The subject site is generally flat and currently developed with a church that includes three structures, all of which are single-story and clustered in the western half of the site nearest Senter Road. Landscaping and lawn areas are located in between the three structures and Senter Road and vehicle access to the site is via two driveways that extend from Senter Road, which provide access to the parking lot that is located at the rear of the site. There are over 150 mature trees within the project site, a majority of which are located along the perimeter.

ANALYSIS

The proposed rezoning was analyzed with respect to conformance with 1) the San Jose 2020 General Plan, 2) the Residential Design Guidelines, 3) Sustainability, and 4) compliance with California Environmental Quality Act (CEQA).

General Plan Conformance

The subject 3.46 gross acre site has a San Jose 2020 General Plan Land Use/Transportation Diagram land use designation of Medium Low Density Residential (8 DU/AC). This land use designation is typified by the 6,000 square-foot lot subdivisions that are prevalent in San Jose.

The project as proposed does not conform to its Medium Low Density Residential (8 DU/AC) as the project proposes a density of 30 DU/AC. However, the project is in conformance with the General Plan's Discretionary Alternate Use Policy for the Location of Projects Proposing 100% Affordable Housing, which states:

In order to encourage the production of housing units affordable to extremely low-, low- and moderate-income households, flexibility as to the use and density permitted may be provided. For properties designated for Residential, Commercial, Industrial with the Mixed Industrial Overlay, Mixed Use, or Public/Quasi-Public use on the Land Use/Transportation Diagram, development of housing at any density may be allowed under Planned Development zoning or with a use permit, in conformance with the requirements of the City of San José Zoning Ordinance, if such housing in its entirety is:

- Rental or ownership housing affordable to very low-, low- or moderate-income households;- and
- Proposed for a site and density compatible with surrounding land use designations;- and
- Located on a site consistent with the housing distribution policies of this Plan.

Consistent with the above stated requirements, the project is a 100% affordable multi-family residential development for very-low and extremely-low income households, the density of the development is compatible with the commercial development to the north, the single-family detached residences to the east, and the single-family attached development to the south, and the site location is consistent with the housing distribution policies of the General Plan in that over the past five years the City has approved affordable housing projects in six of the 10 Council Districts.

The proposed project on the subject site is consistent with the following General Plan Major Strategies and Policies as discussed below:

1. **Housing Major Strategy:** This strategy seeks to maximize housing opportunities on infill parcels already served by the City and to consider the addition of new residential lands only when the City is confident that urban services can be provided.

The subject site is located on a fully improved public street and is adjacent to existing single-family attached and detached residential developments and a commercial development. The proposed project will allow for infill development within an urbanized area and will maximize the infill housing opportunity on the site and at the same time be compatible with the surrounding neighborhood by providing a building placement and scale that is setback from the adjacent single-family residences yet takes access from an major arterial street rather than from small existing neighborhood streets.

2. **Growth Management Strategy:** This strategy encourages infill development within urbanized areas where facilities and services are already available in order to balance the need for housing and the need to balance the City's budget while providing acceptable levels of service.

The subject site is surrounded by existing development and will allow for infill development within an urbanized area consistent with this strategy. The site is well served by public streets, highways and bus transit routes, including bus line 73 that operates along Senter Road and bus line 26 that operates along Tully Road. Bus stops for these lines are located approximately 800 feet from the subject site.

3. Housing Policy No.4: In furtherance of the balanced community and economic development goals of this Plan, the City encourages the production of housing affordable to households across income categories in all the community's planning areas.

Consistent with this policy, the proposed project is a 100% affordable with 102 multi-family attached residential units. This project is located in one of the six Council Districts in which the City has approved affordable housing projects within the last five years.

Residential Design Guideline Conformance

The proposed Planned Development Rezoning includes primarily three-story buildings with surface parking. This type of development is defined as a "cluster" housing type per the Residential Design Guidelines. The project design details and final site design will be refined and effectuated through the subsequent Planned Development Permit process.

Site Design

The Guidelines recommend perimeter setbacks from adjacent uses and public streets which are intended to ensure that new development is compatible with adjacent uses and relates appropriately to the surrounding streets. Consistent with the Residential Design Guidelines, the project provides a building to street setback of a minimum of 22 feet, which is consistent with the setbacks of the surrounding established development.

The project proposes to provide a minimum 20 foot side building setback, but the conceptual site plan shows a greater setback of between 59 and 63 feet. The use located adjacent to the northern property line is a commercial development and the use adjacent the southern property line is the rear yards of a single-family attached residential development. The proposed side setbacks are consistent with this recommendation.

The project proposes to provide a rear building setback of 102 feet from the property line to the building. The rear of the site is adjacent to the rear yards of single-family detached residences and the Guidelines recommend a setback of 2 feet for every 1 foot of building height between single-family rear yards and a three story residential building. The proposed rear setback exceeds this recommendation in that the conceptual proposal for a 36 foot tall building would only require a 72-foot setback per the guidelines.

At the Planned Development Permits stage, staff may evaluate opportunities to further reduce the hardscape of the parking lot, and thereby increasing landscaping around the south perimeter of the project. In addition, the location and design of any security gates will need to be well placed and integrated in the landscape so that adequate visitor parking is easily available.

Height and Massing

Consistent with the General Plan's Urban Design Policy No. 10 that allows a maximum building height of 50 feet, the project proposes one and three-story buildings with a maximum height of 50 feet although the conceptual proposal is for a 36 foot tall building. This standard will ensure a positive relationship between the residential properties to the east and south. In addition, the conceptual elevations show individual buildings that vary in height and have multiple breaks in the elevation and varying roof heights, which break up the massing of the buildings.

Open Space

The project's common open space is located on the interior of the site between the two residential buildings. The common open space is proposed to contain a children's play area, open lawn space, walkways and landscaping. In addition, there is a community room and fitness room located in the one story common buildings at the front of the development. The private open space is accommodated through the use of private balconies or patios with the exception of the studio units that do not have any private open space.

The Residential Design Guidelines indicate that there should be a minimum of 60 square feet of private open space per unit and 200 square feet of common open space per unit for a cluster housing development. Consistent with Guidelines, the project provides for a minimum of 60 square feet of private open space per unit except for the studio units, which will not have any private open space. This exception will help make the project more viable as an affordable development. Staff feels that this would generally be acceptable since studio units represent less than 25% of the total units within the project. Also, there is an exceptionally well configured common open space area which represents a good compensating design measure. Staff felt that it was important to adhere to the standard private open space requirements for the larger units since these typically have higher occupancies. In the event that the developer later decides to modify the unit mix to increase the number of studio units, the additional studio units would need to provide 60 square feet of private open space per unit.

The project provides 20,400 square feet of common open space which meets the recommended 200 square feet of common open space per unit (102 units x 200 = 20,400). The configuration is especially useful in that it is consolidated, centralized, and very wide. Often with other projects, such common open space is broken into smaller and discontinuous areas.

Parking

The project provides 163 parking spaces that are located in the surface parking lot that surrounds the development on three sides. There are no on-street parking spaces along the frontage of the site.

The Residential Design Guidelines indicate that there should be 1.4 parking spaces for every studio unit, 1.5 for every 1 bedroom unit, 1.8 parking spaces for every 2 bedroom unit, and 2 parking spaces for every 3 bedroom unit. The project proposes parking ratios of 1 parking space for every studio unit, 1.5 for every 1 bedroom unit, 1.8 parking spaces for every 2 bedroom unit, and 2 parking spaces for every 3 bedroom unit. The one, two and three bedroom unit parking ratios are consistent with the Guidelines. While the studio unit parking is less than the recommended 1.4 spaces per unit, the size of these units are small, and function more like a Single Room Occupancy (SRO), which in most cases house only one person, and therefore not create a greater demand for parking. Therefore, a ratio of one space per unit for the studio units is consistent with the intent of the Guidelines and the regulations of the Zoning Ordinance for an SRO unit. In the event that the developer decides at the Planned Development Permit stage to modify the mix of units to increase the amount of studio units, 1.4 parking spaces per unit will be required for each additional studio unit.

The proposed parking ratios will provide adequate on-site parking for the project. In addition, the development standards include motorcycle parking consistent with the Guidelines.

Conclusion

In conclusion, the site design, setbacks, height and massing, open space, and parking as proposed meet the intent of the Residential Design Guidelines.

Sustainability

This project is subject to the City of San Jose Green Building Ordinance for New Construction Private Development. A future Planned Development Permit for this project will be conditioned to achieve the green building certification standard of Green Point Rated (50 points) or LEED Certified.

At this time, it is known that the proposed project intends to include the following green building measures:

- Landscaping: No plantings will be included that are listed on the Invasive Plant Inventory; drought-tolerant California natives, Mediterranean or other appropriate species will be specified; high-efficiency irrigation systems will be designed and installed; development proposes to save (and or transplant on site) over 25 trees.
- Construction & Demolition Waste: A portion of all construction & demolition waste will be diverted consistent with City standards and in excess of the Build It Green standards.
- Structure: Minimum of 25% recycled-aggregate for fill, backfill, and other uses; door & window headers sized for load; use of ceiling/wall/floor insulation that is 01350 certified (or otherwise conforms to the requirements in Build It Green); Energy star bathroom fans in all bathrooms, exhausted to exterior; at least 80% of all kitchen ranges will be vented to exterior.
- Energy Star Appliances: Refrigerators, dishwashers and clothes washers will be Energy Star qualified.
- Water-Efficient Fixtures: Low flow fixtures will be specified for shower heads, toilets and faucets.
- Paving, Finishes and Furnishings: Pervious concrete is proposed for significant portions of the parking area to reduce impervious area and storm water runoff, and increase natural percolation into the aquifer; low VOC paints will be specified; environmentally friendly materials will be specified for cabinets, interior trim, doors, etc.; environmentally friendly materials will be specified for at least 15% of the flooring in residences and common areas.

The final list of features incorporated into the development will be determined at the Building Permit phase.

Environmental Review

In conformance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND), which was adopted on June 21, 2010, states that the proposed Planned Development Rezoning will not have a significant effect on the environment.

The primary issues addressed in the Initial Study include the potential impacts of the physical development of the site, air quality, cultural resources, geology and soils, tree removal, and noise. The MND includes mitigation measures that would reduce any potentially significant project impacts to a less-than-significant level. The mitigation measures will be included in the development standards of the Planned Development Zoning. The entire MND and Initial Study are available for review on the Planning web site at: www.sanjoseca.gov/planning/eir/MND.asp

PUBLIC OUTREACH/INTEREST

The property owners and occupants within a 1,000-foot radius were sent public hearing notices for the Planning Commission and City Council hearings. This staff report has been posted on the City's web site. Signage has been posted at the site to inform the public about the proposed change. Staff has been available to discuss the proposal with interested members of the public.

On February 3, 2010, a community meeting was held at the Hampton Inn & Suites located at 55 Old Tully Road, at which 10 area neighbors were present. Those in attendance expressed concerns with the existing traffic congestion on Senter Road and that additional housing would make the problem worse and that adequate parking is essential as there is a parking problem already in the area, which worsens when the Santa Clara County Fairground holds an event.

Project Manager: Lesley Xavier

Approved by:



Date:

8/17/10

Owner/Applicant:	Attachments:
<p>Owner: County of Santa Clara 70 W. Hedding Street San Jose, CA 95110</p> <p>Applicant: Charities Housing 1400 Parkmoor Avenue, Suite 190 San Jose, CA 95126</p>	<p>Development Standards Plan Set</p>

FILE NO. PDC09-033
DEVELOPMENT STANDARDS

In any cases where the graphic plans and text may differ, the text takes precedence.

USE/MAXIMUM NUMBER OF UNITS:

- Up to 102 multi-family attached units. Development of a residential project on the subject site is required to be 100% affordable to very low-, low- or moderate-income households in order to be in conformance with the San Jose 2020 General Plan, specifically the Discretionary Alternate Use Policy for the Location of Projects Proposing 100% Affordable Housing.
- Those uses permitted by right in the R-M Multiple Residence Zoning District in the Zoning Ordinance, as amended.

SETBACKS:

- Front to building – 22 feet
- Side to building (north property line) – 20 feet
- Side to building (south property line) – 50 feet
- Rear to building – 2 feet for every one foot of building height.
- Rear to parking – 10 feet

BUILDING HEIGHT:

- 50 feet (maximum)

PARKING REQUIREMENTS:

Off street parking will be provided at the following ratios:

- Studio Unit: 1 space for first 23 units, 1.4 spaces thereafter for additional studio units.
- 1 Bedroom Unit: 1.5 spaces
- 2 Bedroom Unit: 1.8 space
- 3 Bedroom Unit: 2 spaces

OPEN SPACE:

- Private Open Space: 60 square feet per unit (up to 23 Studio units do not require private open space, however any additional studio units shall provide 60 square feet of private open space)
- Common Open Space: 200 square feet per unit

MINOR ARCHITECTURAL PROJECTIONS:

- Minor architectural projections such as, fireplaces and bay windows, may project into any setback or building separation by up to 2 feet for a length not to exceed 10 feet or 20% of the building elevation length.

ARCHITECTURAL DESIGN:

- The architectural design of the houses shall conform to the standards of the Residential Design Guidelines.

PARKLAND DEDICATION ORDINANCE AND PARK IMPACT ORDINANCE:

Development of the site shall conform to the Parkland Dedication Ordinance (PDO) and Park Impact Ordinance (PIO).

PUBLIC IMPROVEMENTS:

All public off-site improvements shall be implemented to the satisfaction of the Director of Public Works. Prior to the issuance of Building Permit(s), the applicant shall be required to obtain a Public Works Clearance. Said clearance shall require execution of a construction agreement that guarantees the completion of the public improvements.

WATER POLLUTION CONTROL PLAN:

Pursuant to Chapter 12.12 of the San Jose Municipal Code, no vested right to a building permit shall accrue as a result of the granting any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewage treatment demand on the San Jose - Santa Clara Water Pollution Control Plant represented by approved land use in the area served by the plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose - Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

SOIL CONTAMINATION:

Applicant shall monitor the site for the presence of contaminants in the soil during construction and shall provide mitigation in compliance with state regulations if any contamination is found.

POST CONSTRUCTION STORM WATER TREATMENT CONTROLS:

The City's National Pollutant Discharge Elimination System (NPDES) permit compliance guidance requires this project to incorporate post construction mitigation measures to control the discharge of pollutants into the storm drainage system to the maximum extent practicable. Planned Development Permit Plans for the project shall include design details of all post construction storm water treatment controls proposed for the project to the satisfaction of the Director of Planning.

STUDIO E
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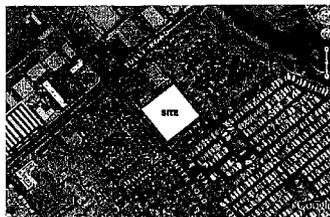
2258 First Avenue

San Diego California 92101

mail@studioearchitects.com

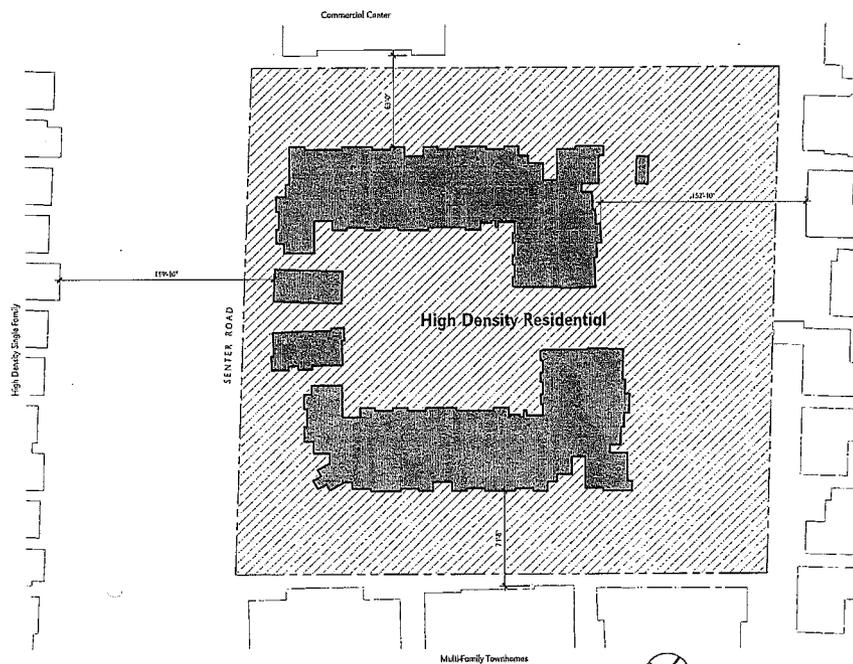
T 619.235.9262 F 619.235.6022

Vicinity Map 1:500



Proposed Land Use

Proposed Land Use	Product Type	Agreement Lot Size	Density (DU/Ad)
Proposed Land Use	Residential (100% Affordable)	3.46 Acres	30-50
			* 102/3.46 = 29.5



1 LAND USE PLAN/ADJACENT BUILDING DIAGRAM
SCALE: 1"=80'

2500 Senter Road

SAN JOSE, CALIFORNIA
DEVELOPER: CHARITIES HOUSING DEVELOPMENT CORP.
GENERAL DEVELOPMENT PLAN - EXHIBIT C

PDC09-033

11.13.09_PDP_Archi
01.07.10_PDP_Zoning

Land Use Plan

THIS MAP AND ANY INFORMATION CONTAINED HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT A CONTRACT. THE INFORMATION IS NOT GUARANTEED AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.

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2500 Senter Road

SAN JOSE, CALIFORNIA
DEVELOPER: CHARITIES HOUSING DEVELOPMENT CORP.
GENERAL DEVELOPMENT PLAN - EXHIBIT C

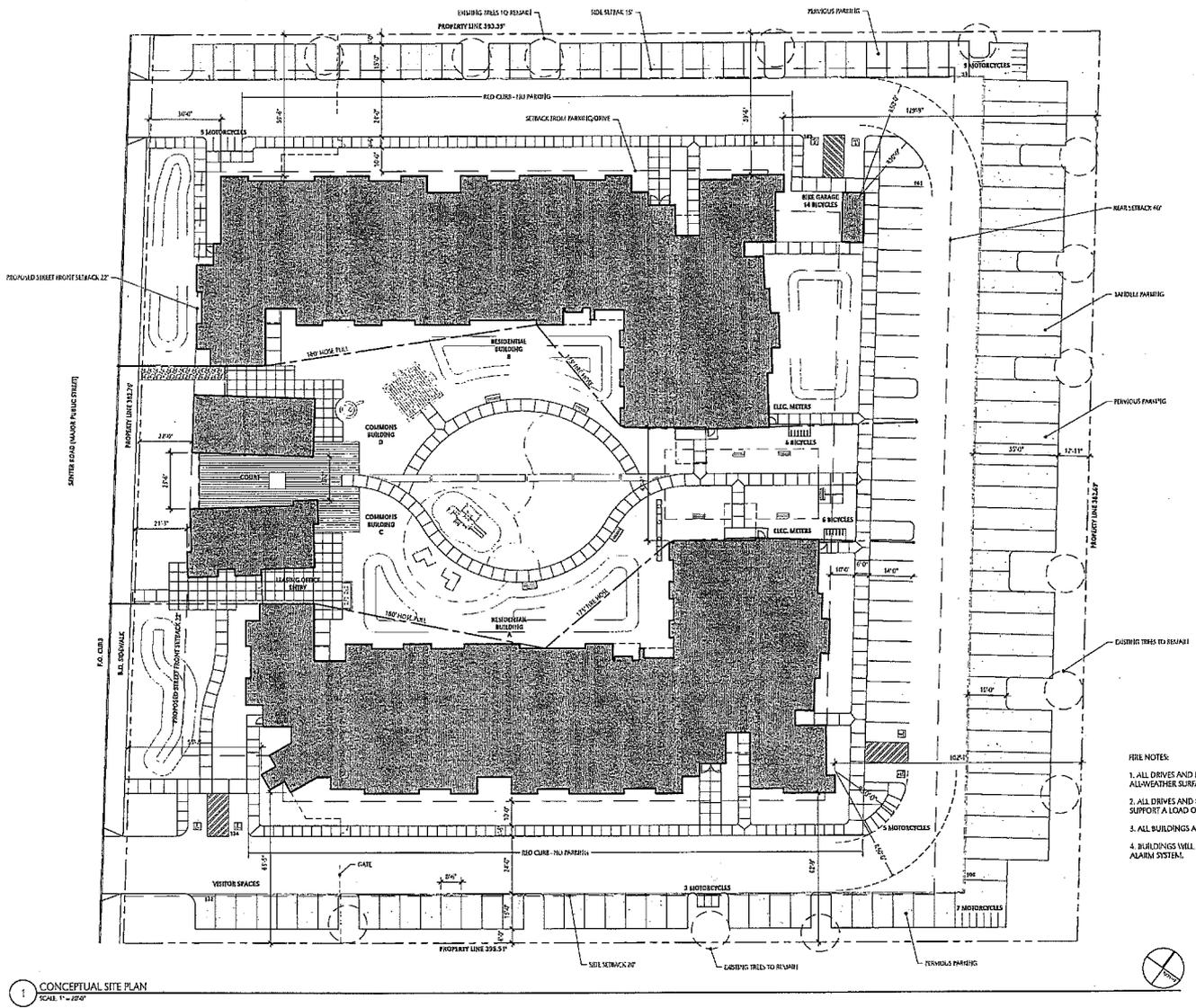
PDC09-033

11/13/09 PDF Zoning
05/07/10 PDF Zoning

Development
Standards

2.1

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- FIRE NOTES:**
1. ALL DRIVES AND FIRE LANES SHALL HAVE AN ALL-WEATHER SURFACE.
 2. ALL DRIVES AND FIRE LANES SHALL BE DESIGNED TO SUPPORT A LOAD OF 75,000 LBS. MIN.
 3. ALL BUILDINGS ARE FULLY SPRINKLERED.
 4. BUILDINGS WILL BE EQUIPPED WITH AUTOMATIC FIRE ALARM SYSTEM.

1 CONCEPTUAL SITE PLAN
 SCALE: 1" = 200'

STUDIO E
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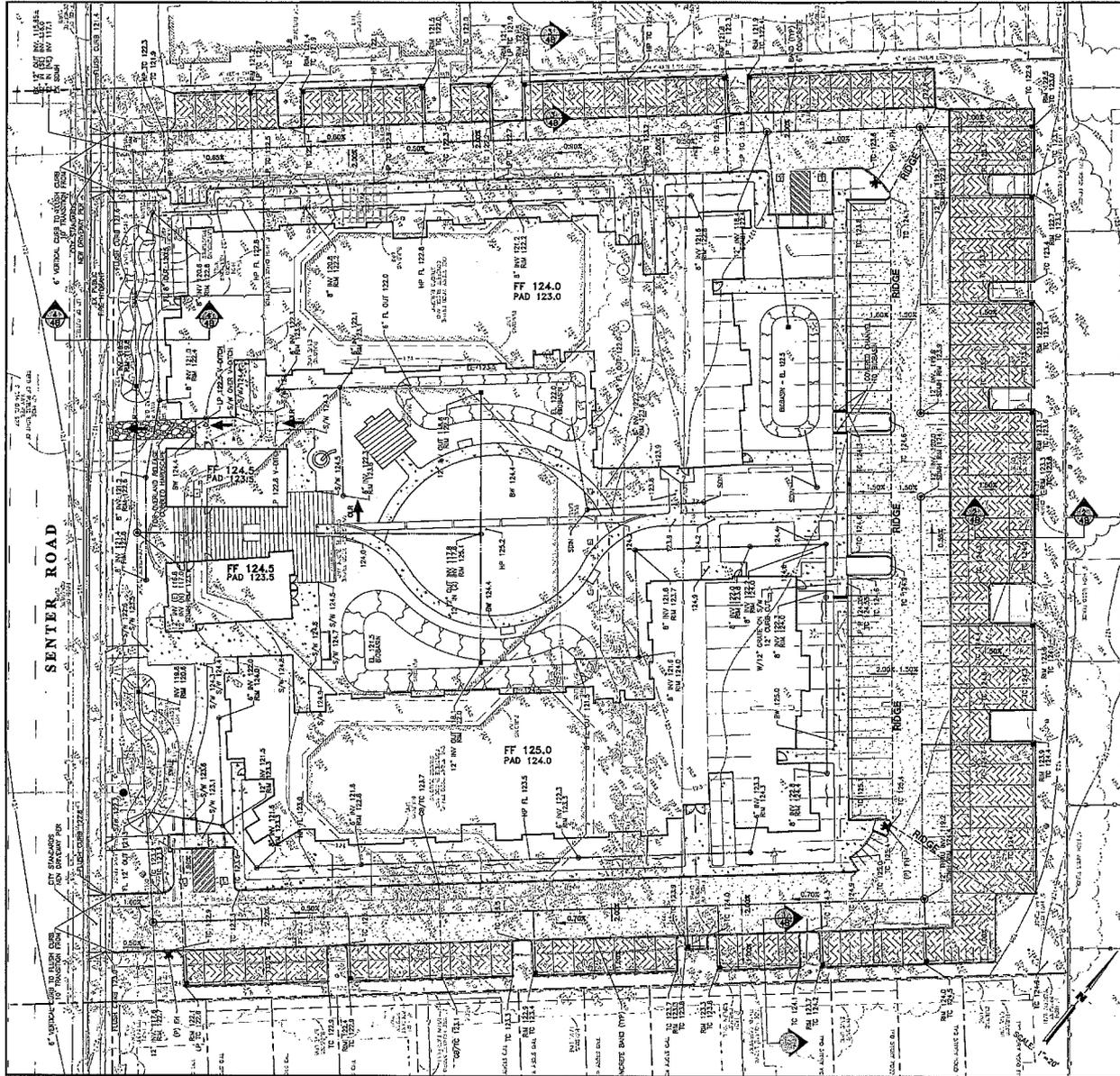
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2500 Senter Road
 SAN JOSE, CALIFORNIA
 DEVELOPER: CHARLES HOUSING DEVELOPMENT CORP.
 GENERAL DEVELOPMENT PLAN - EXHIBIT C

PDC09-033
 11.13.09 PDP.Zentao
 05.07.10 PDP.Zentao

Conceptual
 Site
 Plan

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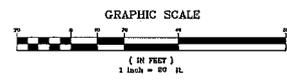


LEGEND

DESCRIPTION	DETAIL	PROPOSED	EXISTING
PROPERTY LINE			
CONCRETE			
AS PAVEMENT			
PERVIOUS PAVEMENT			
WOOD DECK			
SIDEWALK			
CURB & GUTTER			
VERTICAL CURB			
GRADE BREAK (GB)			
STORM AREA DRAIN			
STORM DRAIN INLET			
STORM DRAIN SIEWALK GRATE			
FIRE HYDRANT			
ELECTROLUX			
ELECTROLUX CONDUIT			
& SIMILAR TYPICAL BOX			
SANITARY SEWER W/MANHOLE			
STORM DRAIN W/MANHOLE			
WATER LINE			
HANDICAP RAMP			
DIRECTION & RATE OF SLOPE			
SWALE			
OVERLAND RELEASE (OAR)			
STORM DIRECTION			
FENCE			
EDGE OF PAVEMENT			
CONTOUR			
TREE TO BE REMOVED			

ABBREVIATIONS

AC ASPHALT CONCRETE	ICV IRRIGATION CONTROL VALVE
ACC ACCESSIBLE	INV INVERT
AD AREA DRAIN	LF LINEAR FEET
ARCH ARCHITECTURAL	LP LOW POINT
BW BACK OF WALK ELEVATION	LS LANDSCAPE
BDW BOTTOM OF WALK ELEVATIONS	LTD LINE TREATED BASE
CB CATCH BASIN	(ME) MATCH EXISTING ELEVATION
CI CAST IRON	MH MANHOLE
C CENTER LINE	ML MICHIGAN LINE
CLF CHAIN LINK FENCE	P PAVEMENT SURFACE ELEVATION
C&G CURB AND GUTTER	P PROPERTY LINE
CONC CONCRETE	PP POWER POLE
DWY DRIVEWAY	RMW RMW ELEVATION
E ELECTRICAL	RWL RAIN WATER LEADER
(E) EXISTING	S= SLOPE
EDB ELECTRICAL BOX	SD STORM DRAIN
EC EDGE OF CONCRETE	SL STREET LIGHT
EP EDGE OF PAVEMENT	SS SANITARY SEWER
ETW EDGE OF TRAVELED WAY	SSCO SANITARY SEWER CLEANOUT
EV ELLIPTICAL VAULT	S/W SIEWALK
FIC FINIC	STLT STREET LIGHT
FH FIRE HYDRANT	T TELEPHONE
FF FINISHED FLOOR ELEVATION	TC TOP OF CURB
FL FLOW LINE	TD TRENCH DRAIN
FOC FACE OF CURB	TDB TOP OF BANK
G GAS	TOE TOP OF BANK
GB GRADE BREAK	TP TELEPHONE POLE
GRD GROUND ELEVATION	TSE TRAFFIC SIGNAL BOX
H ACCESSIBLE	VLT VAULT
HP HIGH POINT	W WATER
JP JOINT POLE	WV WATER VALVE



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2500 Senter Road

GENERAL DEVELOPMENT PLAN - EXHIBIT C
SAN JOSE, CALIFORNIA
DEVELOPER: CHARITIES HOUSING DEVELOPMENT CORP.

PDC09-033

7/11/09 PD 2000C
05/07/10 PD 2000C



CONCEPTUAL GRADING & DRAINAGE PLAN

SHEET No. **4**

SHEET OF 5
PROJECT NO. 1631

SOIL TYPE
 TOPSOIL TO GROUND WATER : SILTY CLAY (CL)
 DEPTH TO GROUND WATER : 21 FEET
 (VERIFY WITH SOIL REPORT)

FINAL FLOOD ZONE : ZONE D
 100 YR FLOOD ELEVATION : UNDETERMINED

DESIGN OF WATER QUALITY TREATMENT CONTROL MEASURES

DESIGN OF SWALES BASED ON FLOW HYDRAULIC DESIGN
 Post-Construction Urban Runoff Management Policy No. 4-239
DRAINAGE AREA 3
 IMPERVIOUS AREA 3 TREATED BY GRASSY SWALE 1
 ROOF, ASPHALT, SIDEWALK, TC : 0.181 ac
 PERVIOUS AREAS : 2,173 sq ft
 TOTAL AREA : 0.354 ac
 DESIGN TIME IN SWALE = 5 min
 VELOCITY : 0.85 ft/sec
 C = 0.58
 SLOPE : 0.048 cfs
 FLOW DEPTH : 3.1"
 FLOW VELOCITY : 0.01 ft/sec
 FLOW DEPTH : 0.13 ft
 SWALE LENGTH REQUIRED = 58 ft
 SMALL LENGTH PROVIDED = 60 ft
 ACTUAL TIME IN SWALE = 9 minutes

EXAMPLE, FOR AREA 7
 AREA 7 = TREATED BY GRASSY SWALE 2
 TOTAL AREA = 0.38 ac
 SLOPE = 0.01 ft/sec
 FLOW DEPTH = 0.11 ft
 SWALE LENGTH REQUIRED = 46 ft
 SMALL LENGTH PROVIDED = 52 ft
 ACTUAL TIME IN SWALE = 2.2 minutes

DESIGN OF PERVIOUS PAVEMENT BASED ON VOLUME DESIGN
 Post-Construction Urban Runoff Management Policy No. 4-239
DRAINAGE AREA 6
 IMPERVIOUS AREA 6 TREATED BY PERVIOUS PAVEMENT
 TOTAL AREA : 0.54 ac
 ROOF, ASPHALT, TC : 0.181 ac
 WATERSHED IMPERVIOUS RATIO : 0.181/0.54 = 0.341 : 0.341%

MEAN ANNUAL PRECIPITATION (SITE) : MAP(184) = 15 in.
 MEAN ANNUAL PRECIPITATION (CALIF) : MAP(184) = 15.8 in.
 CORRECTION FACTOR = MAP(SITE)/MAP(CALIF) = 1.05

SOIL TYPE : SILTY CLAY
 AVERAGE SLOPE FOR AREA 1 : S=0.020%
 UNIT BASE STORAGE (from figure 2-A) : UBS = 0.563 in.
 BMP VOLUME = CORRECTION FACTOR * UBS * TOTAL AREA
 BMP VOLUME = 0.0189 ac * ft

PERVIOUS PAVEMENT FOR AREA 1 : 0.231 ac (10,070 sq ft)
 TREATMENT DEPTH = BMP VOLUME/PERVIOUS AREA = 0.92 in.
 INFILTRATION RATE = 0.02 in/hr (FROM PERC TEST)
 INCHES INFILTRATED IN 72-HOURS = 1.44 inches
 PROVIDES TREATMENT FOR 72% OF REQUIRED - REMAINING 22.6%
 TREATMENT THROUGH TREE CREDITS

EXAMPLE, FOR AREA 2
 TOTAL AREA : 0.455 ac
 ROOF, ASPHALT, SIDEWALK, TC : 0.223 ac
 WATERSHED IMPERVIOUS RATIO : 0.223/0.455 = 0.49 : 0.49%
 AVERAGE SLOPE FOR AREA 2 : S=0.020%
 UNIT BASE STORAGE (from figure 2-A) : UBS = 0.563 in.
 BMP VOLUME = CORRECTION FACTOR * UBS * TOTAL AREA
 BMP VOLUME = 0.018 ac * ft

PERVIOUS PAVEMENT FOR AREA 2 : 0.109 ac (4,742 sq ft)
 TREATMENT DEPTH = BMP VOLUME/PERVIOUS AREA = 2.67 in.
 INFILTRATION RATE = 0.02 in/hr (FROM PERC TEST)
 INCHES INFILTRATED IN 72-HOURS = 1.44 inches
 PROVIDES TREATMENT FOR 77.4% OF REQUIRED - REMAINING 22.6%
 TREATMENT THROUGH TREE CREDITS

EXAMPLE, FOR AREA 8
 TOTAL AREA : 0.388 ac
 ROOF, ASPHALT, SIDEWALK, TC : 0.223 ac
 WATERSHED IMPERVIOUS RATIO : 0.223/0.388 = 0.57 : 0.57%
 AVERAGE SLOPE FOR AREA 8 : S=0.020%
 UNIT BASE STORAGE (from figure 2-A) : UBS = 0.563 in.
 BMP VOLUME = CORRECTION FACTOR * UBS * TOTAL AREA
 BMP VOLUME = 0.0149 ac * ft

PERVIOUS PAVEMENT FOR AREA 8 : 0.058 ac (2,510 sq ft)
 TREATMENT DEPTH = BMP VOLUME/PERVIOUS AREA = 1.88 in.
 INFILTRATION RATE = 0.02 in/hr (FROM PERC TEST)
 INCHES INFILTRATED IN 72-HOURS = 1.44 inches
 PROVIDES TREATMENT FOR 77.4% OF REQUIRED - REMAINING 22.6%
 TREATMENT THROUGH TREE CREDITS

LSI/ PLANT MATERIAL USE ES PLANS
 INCLUDING WALKWAY BODY - CONDUIT CHECK (A CITY STREET DRAIN)
 INCLUDING CURBS - ROADS, SIDEWALKS, DRIVEWAY, OPEN SPACE
 POLLUTANTS - SEWAGE TREATMENT PLANT, TRASH
 INSPECTION (ALL BMPs) - COLLECTION SYSTEM COMPLETELY
 AT LEAST TRICE ANNUALLY FOR DEBRIS,
 DAMAGE TO VEGETATION COVER, SEDIMENTS
 & DEBRIS ACCUMULATION AND ANY
 OBSTRUCTION TO OUTFLET STRUCTURE
 MAINTENANCE OF SWALES - MAINTAIN PLANTS & PLANT BEDS IN A
 HEALTHY MANNER AND REMOVE SEDIMENTS
 AT LEAST ONCE ANNUALLY
 LEAK OUTLET OBSTRUCTIONS AND REPAIR
 MAINTENANCE OF PERVIOUS PAVEMENT:
 VACUUM ANNUALLY TO REMOVE SEDIMENT

RAIN WATER LEADERS (RWL)
 ALL RAIN WATER LEADERS TO DISCHARGE TO GRADE ALLOWING FOR
 FLOW TO CONVEY THROUGH GRASSY SWALES AND/OR BIORETENTION
 AREAS.

STORMWATER TREATMENT SUMMARY

DRAINAGE AREA	DRAINAGE AREA SIZE (SQ FT)	PERVIOUS PAVEMENT (SQ FT)	PERVIOUS PAVEMENT (SQ FT)	TREATMENT MEASURE	CAPACITY (GALLONS)	TYPE OF TREATMENT
1	23,761	10,070	10,070	PERVIOUS PAVEMENT	1.44 inches INFILTRATION	VOLUME
2	18,822	4,742	4,742	PERVIOUS PAVEMENT	1.44 inches INFILTRATION	VOLUME
3	15,423	2,173	2,173	GRASSY SWALE	0.258 cfs FLOW	FLOW
4	29,703	11,883	11,883	BIO-RETENTION	794 SF 4% RATE	4% RATE
5	19,284	9,447	9,447	BIO-RETENTION	725 SF 4% RATE	4% RATE
6	11,442	2,228	2,228	BIO-RETENTION	470 SF 4% RATE	4% RATE
7	17,019	8,163	8,163	GRASSY SWALE	0.103 cfs FLOW	FLOW
8	16,046	4,839	4,839	PERVIOUS PAVEMENT	1.44 inches INFILTRATION	VOLUME

* TREE CREDITS TO COUNT FOR THE REMAINING REQUIRED INFILTRATION CAPACITY OF TREATMENT MEASURE, SEE TABLE BELOW.

PERVIOUS AND IMPERVIOUS SURFACE COMPARISON FOR 2,950 SF BIORETENTION

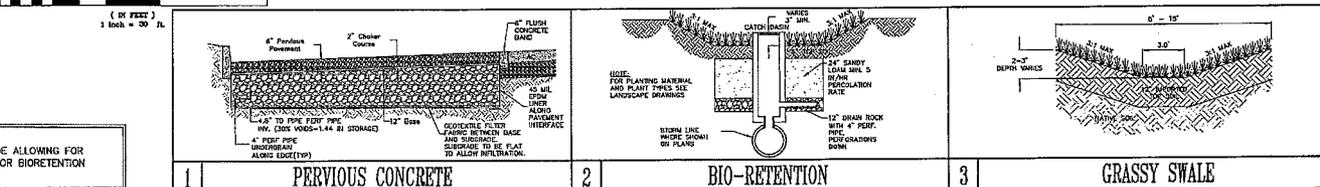
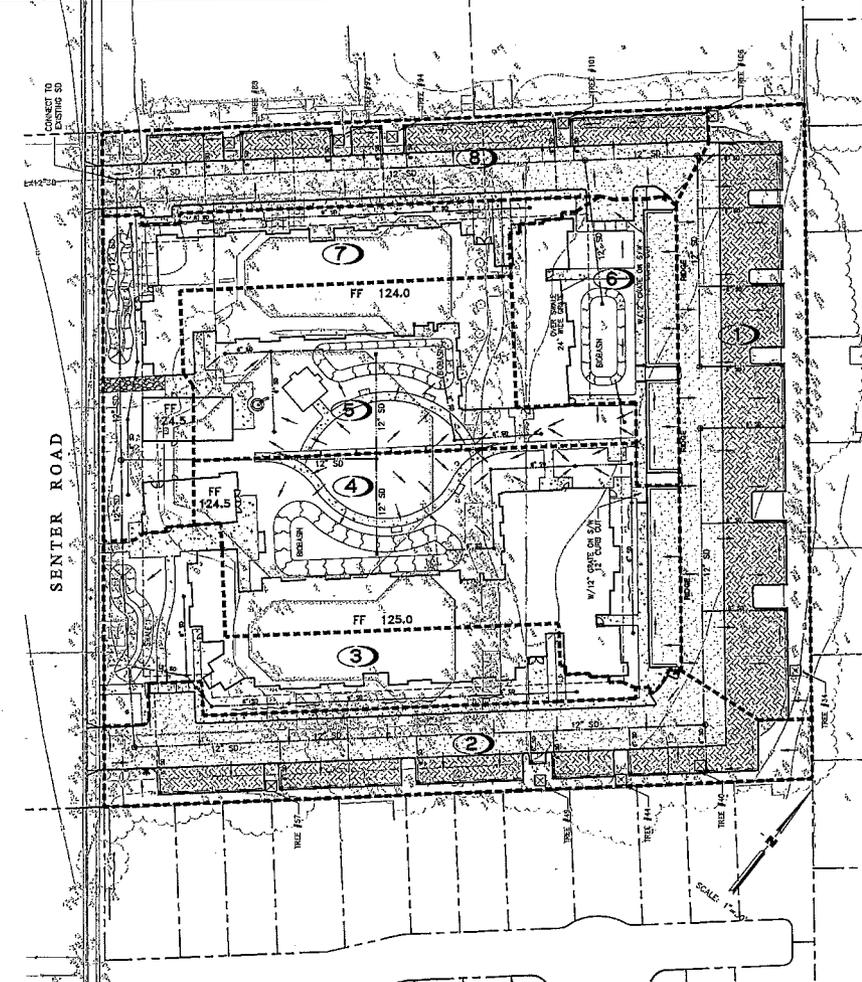
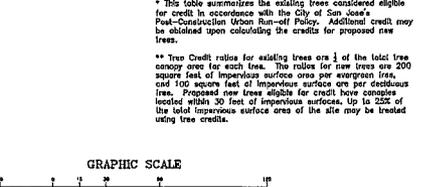
EXISTING CONDITION (SQ FT)	PROPOSED CONDITION (SQ FT)	% OF CHANGE
Site Area (gross acres)	100	100
Site Area (gross feet)	150,913	100
Building Footing Roof (Impervious)	28,839	19
Asphalt	68,057	45
Stonework	16,453	11
PerVIOUS Paving (PerVIOUS)	0	0
Planting Area / Landscaping	33,284	22
TOTAL	150,913	100
Impervious Surfaces	111,349	74
PerVIOUS Surfaces	39,564	26
TOTAL	150,913	100

EXISTING TREE CREDIT SUMMARY*

SPECIES	TREE SIZE (DBH)	APPROXIMATE CANOPY AREA (SQ FT)	CREDIT (IMPERVIOUS SURFACE AREA) (SQ FT)
AREA 2			
CREDITS NEEDED= 31.0X or 3,750 SF SEE PERVIOUS CALCS			
GLASSY PRIVET	34	3050	1525
EVERGREEN ASH	40	1620	810
EVERGREEN ASH	44	1850	925
EVERGREEN ASH	49	950	475
EVERGREEN ASH	57	1680	840
AREA 2 CREDITS PROVIDED= 4,600 SF			
AREA 8			
CREDITS NEEDED= 22.6X or 2,750 SF SEE PERVIOUS CALCS			
EVERGREEN ASH	88	1450	725
EVERGREEN ASH	92	840	420
EVERGREEN ASH	94	1020	510
CAPOW	101	740	370
EVERGREEN ASH	108	1620	810
AREA 8 CREDITS PROVIDED= 2,950 SF			

* This table summarizes the existing trees considered eligible for credit in accordance with the City of San Jose's Post-Construction Urban Runoff Policy. Additional credit may be obtained upon calculating the credits for proposed new trees.

** Tree Credit ratios for existing trees are 1 of the total tree canopy area for each tree. The ratios for new trees are 20% square feet of impervious surface area per evergreen tree, and 100 square feet of impervious surface area per deciduous tree. Proposed new trees eligible for credit have canopies located within 50 feet of impervious surfaces, up to 25% of the total impervious surface area of the site may be treated using tree credits.



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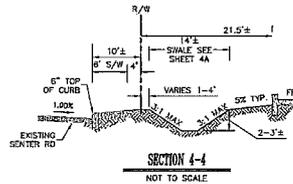
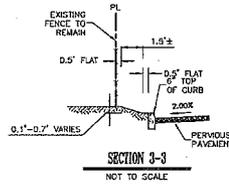
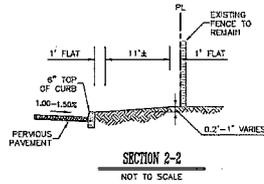
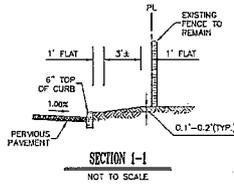
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 GENERAL DEVELOPMENT PLAN - EXHIBIT C
 SAN JOSE, CALIFORNIA
 DEVELOPER: CHARITIES HOUSING DEVELOPMENT CORP.

PDC09-033



CONCEPTUAL STORMWATER CONTROL PLAN
 SHEET No. **4a**
 SHEET 4 OF 5
 PROJECT NO. 1831

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SAN JOSE, CALIFORNIA
DEVELOPER: CHARITIES HOUSING DEVELOPMENT CORP.

PDC09-033

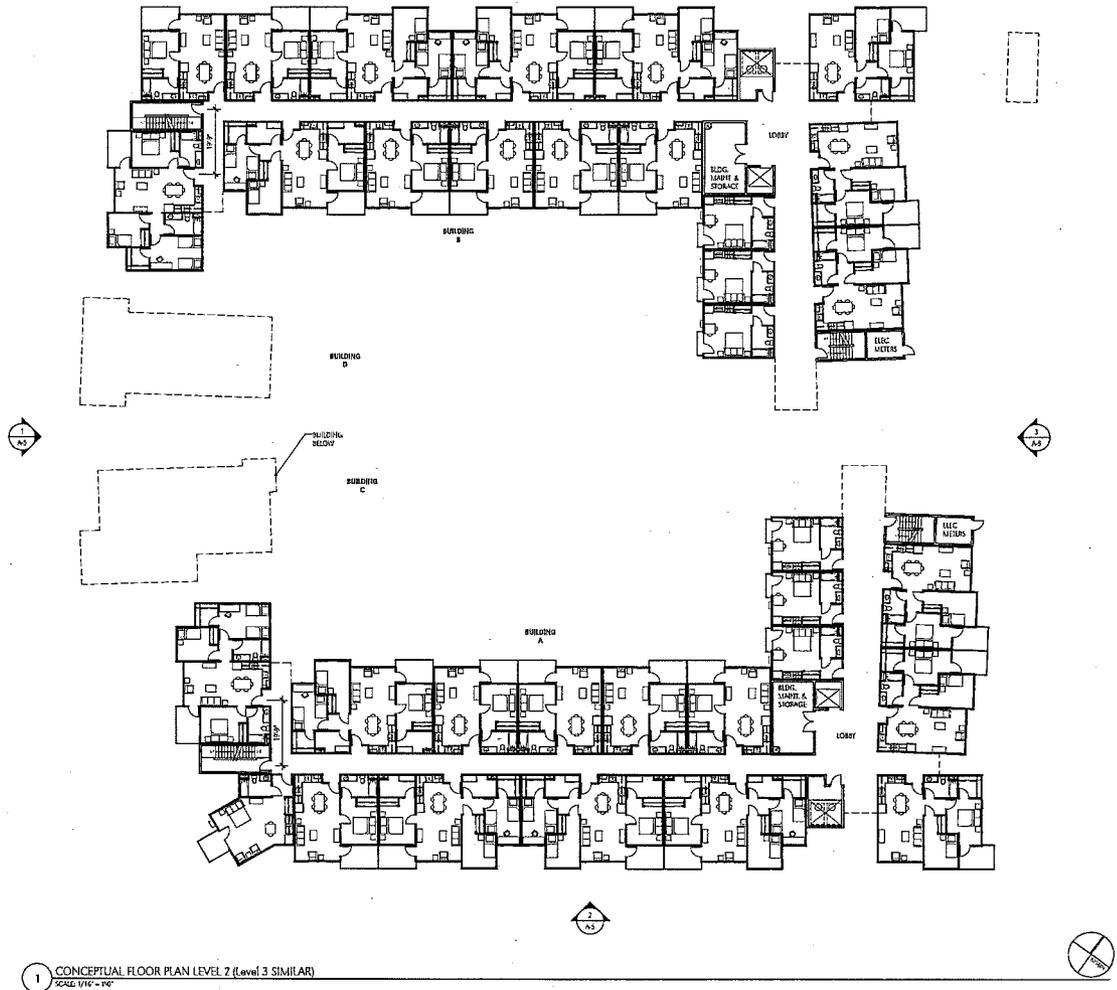
11/15/10 PG 20180
10/21/10 PG 20189



TYPICAL SECTIONS

SHEET No.
4b
SHEET OF 5
PROJECT NO. 1831

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2500 Senter Road

SAN JOSE, CALIFORNIA
DEVELOPER: CHARITIES HOUSING DEVELOPMENT CORP.
GENERAL DEVELOPMENT PLAN - EXHIBIT C

PDC09-033

11.13.09 - PDP Zoning
05.27.10 - PDP Zoning

Conceptual
Floor Plan
Level 2
(Level 3 Similar)

5a

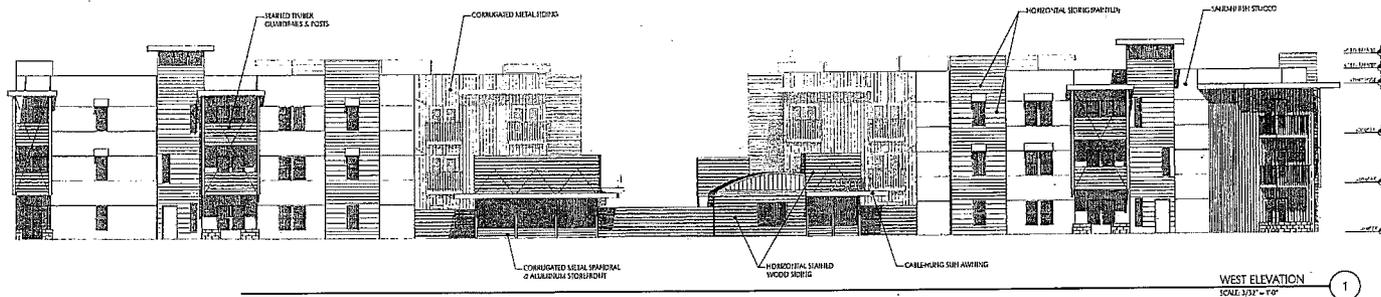
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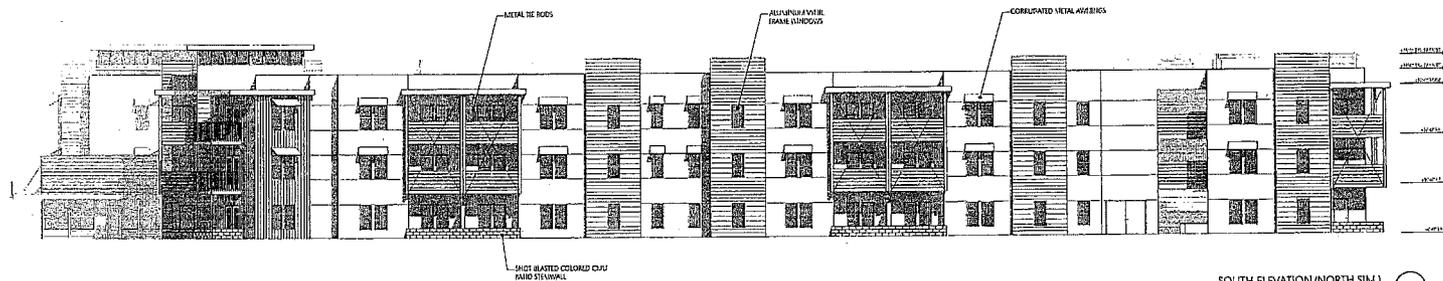
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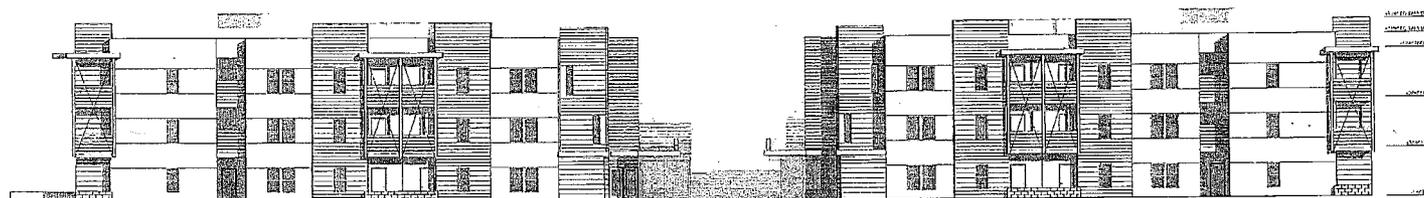
T 619.235.9202 F 619.235.0522



WEST ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION (NORTH SIDE)
SCALE: 3/32" = 1'-0"



EAST ELEVATION
SCALE: 3/32" = 1'-0"

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GENERAL DEVELOPMENT PLAN - EXHIBIT C

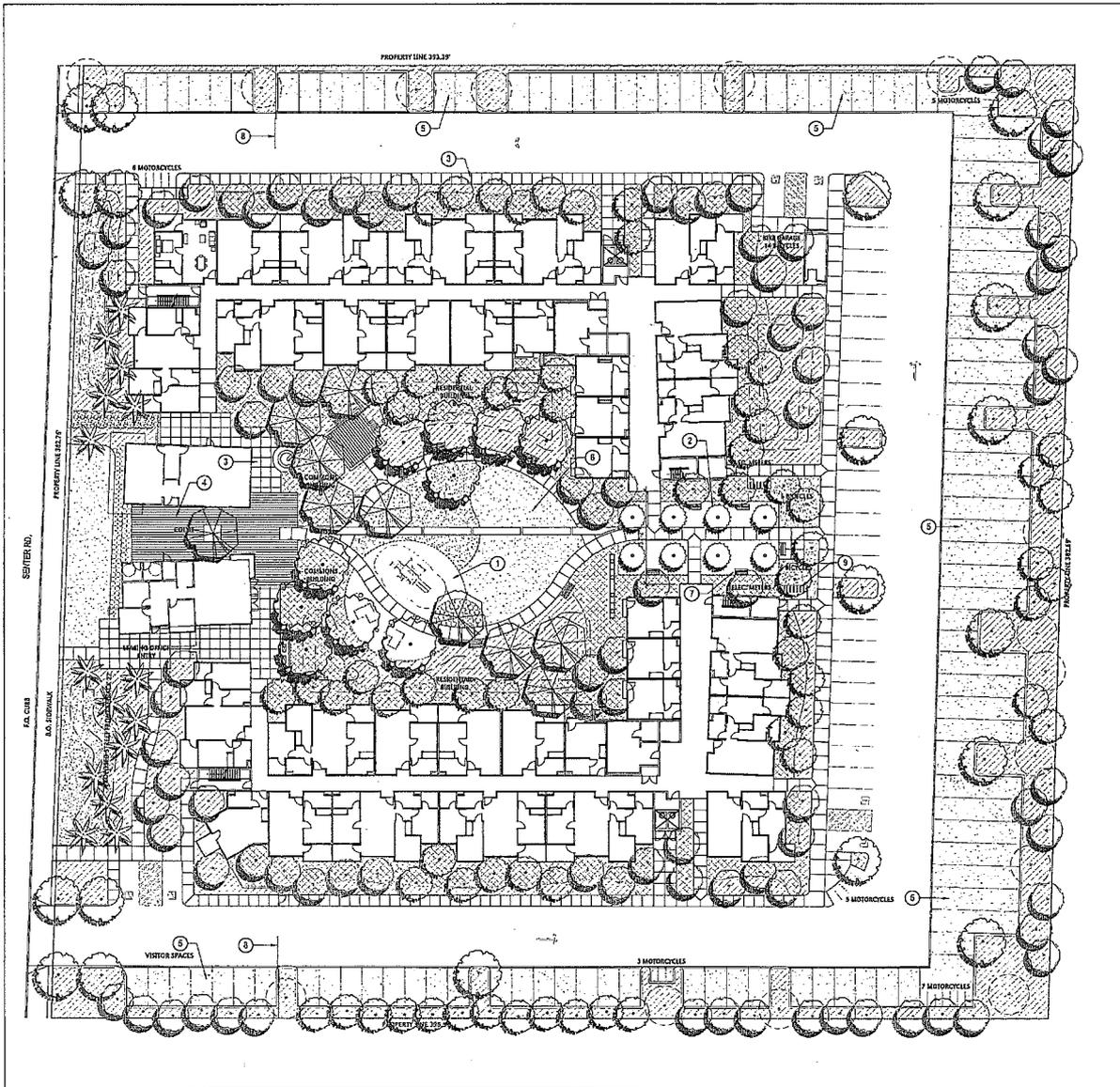
PDC09-033

11.13.03	PDF Printing
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Conceptual
Building
Elevations

5b

THE ARCHITECTS ASSOCIATION OF CALIFORNIA HAS REVIEWED THIS PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF SAN JOSE'S LANDSCAPE DESIGN AND IRRIGATION ORDINANCES.



CANDIDATE PLANT LIST

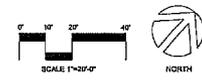
- PROJECT SPECIMEN TREE (MIN. SIZE: 24" BOX)
SUCH AS:
-PLATANUS MEXICANA (MEXICAN SYCAMORE)
-PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
-LIRIODENDRON TULIPIFERA (TULIP TREE)
- SUCH AS:
-QUERCUS AGRIFFOLIA (COAST LIVE OAK)
-QUERCUS ILEX (HOLLY OAK)
- PARKING AREA TREES (MIN. SIZE: 24" BOX)
SUCH AS:
-JUNIPUS PARVIFOLIA TRUE BLUE (EVERGREEN ELM)
-JUNIPUS LANCEA (AFRICAN SUMAC)
-PODOCARPUS GRACILIS (PAPER PINE)
- VERTICAL ACCENT TREES (MIN. SIZE: 15 GALL.)
SUCH AS:
-LOPHOSTEMON CONFERTUS (BRISBANE BOX)
-PINUS ELDMARCA (MONDELL PINE)
-LILIODENDRON STYRACIFOLIA (AMERICAN SWEET GUM)
- PROJECT ORCHARD TREES (MIN. SIZE: 15 GAL.)
SUCH AS:
-CITRUS SPP. (CITRUS)
- EXISTING WASHINGTONIA SPP. TO BE RELOCATED
- EXISTING TREE TO REMAIN (PROTECT-IN-PLACE)
- SHRUBS, GROUNDCOVERS, & PERENNIALS
(MIN. SIZE: 1 GALL.)
SUCH AS:
-JUNIPERUS ROEMERI (DEER GRASS)
-NYMPHEALA SPP. (MIDYCRUB)
-MASELIA STIPA (MEXICAN FEATHER GRASS)
-RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)
-RIBES LANCEA (AFRICAN SUMAC)
-SALVIA SPP. (SAGE)
-JUNIPUS UNIBOLO (LOW MATORNO)
-BACCHARIS SPP. (COYOTE BRUSH)
-CALLISTEMON V. LITTLE JOHN (DWARF BUTLERBUSH)
-LEUSTROULI J. TEXANUM (TEXAS PRIVET)
-FEUJA SELLOWIANA (PINEAPPLE GUAVA)
-MADONIA SPP. (ORANGE GRAFT)
-GARRYA ELLIPTICA (COAST SILK TASSLE)
-ANTYRIS SPP. (TRAILING LANTANA)
-ALYOGYNE HUEGELII (BLUE HESICUS)
-DICTYOSPERMA (PINK NIGHT LILY)
-FESTUCA G. GLAUCA (BLUE FESCUE)
-JARDINERBERIA SPP. (LILAC VINE)
-IVA HAYESIANA (POVERTY WEED)
-ELEGANIS PUMENS (SILVERBERRY)
-ROSEMARINUS SPP. (ROSEMARY)

LANDSCAPE ELEMENTS LEGEND

1. TOT LOT
2. DIRT PAVING @ ORCHARD
3. CONCRETE PAVING
4. ENHANCED PAVING AND/OR RECYCLED CONTENT DECKING
5. PEVIOUS PAVING
6. TURF
7. DECORATIVE BENCH
8. ENTRY GATE
9. BIKE RACKS

PROJECT NOTES

- A. LANDSCAPING SHALL BE MAINTAINED BY PROPERTY OWNER.
- B. LANDSCAPING & IRRIGATION SHALL CONFORM TO CITY OF SAN JOSE'S LANDSCAPING AND IRRIGATION ORDINANCES.
- C. ALL PLANTER AREAS TO RECEIVE A 2" LAYER OF BARK MULCH.



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Project 09114

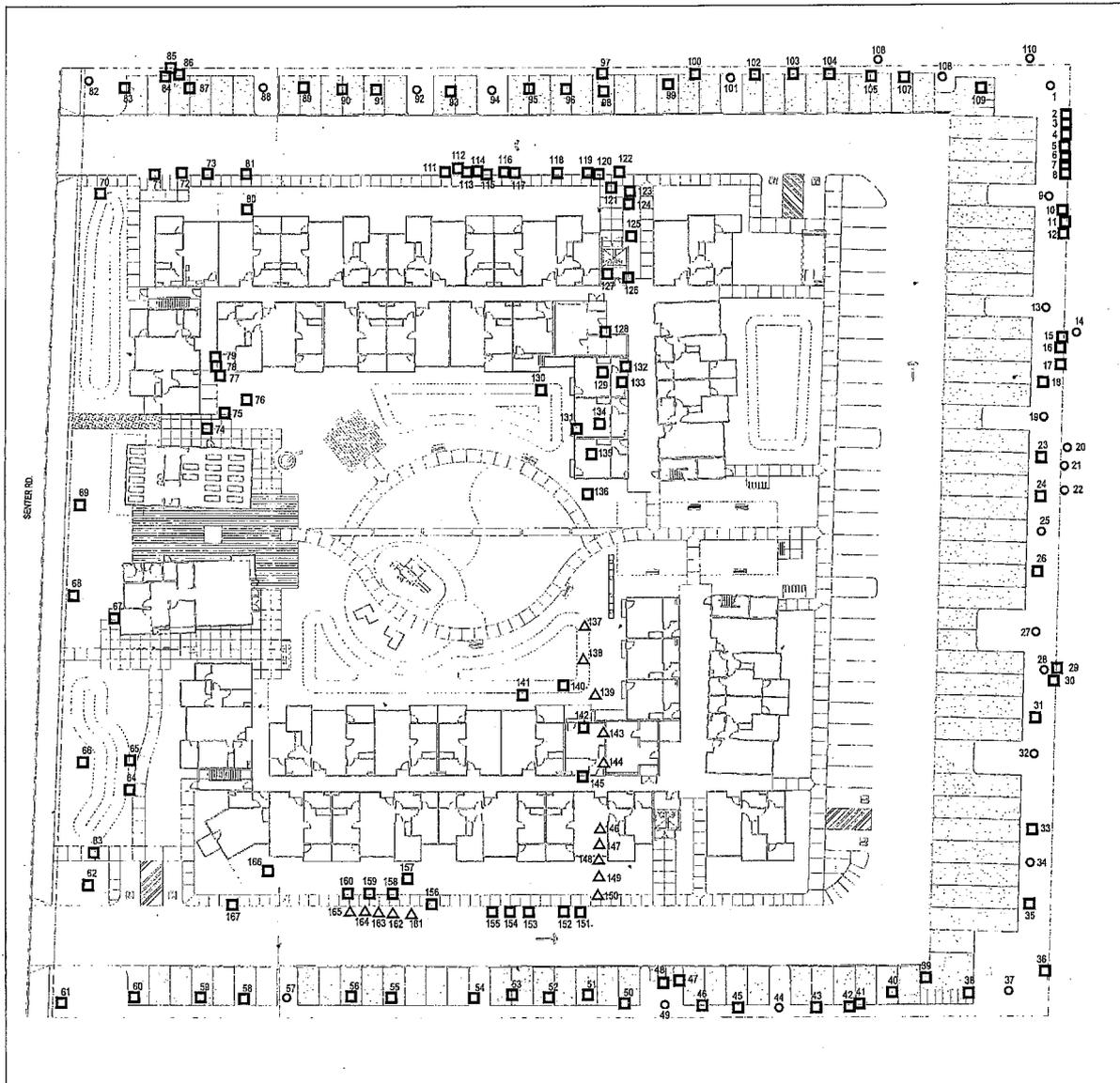
11.11.09, Senter v01c, Design
09.04.10, Final/Revised



CONCEPTUAL
LANDSCAPE
PLAN

FILE #
6

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MITIGATION MATRIX - REQUIREMENTS	
TOTAL NUMBER OF TREES ON SITE	167
REPLACEMENT RATIO FOR TREES TO BE REMOVED ON SITE	0-12" DIA. 1:1 @ 15 GAL.
	12-18" DIA. 2:1 @ 24" BOX
	18" DIA. 4:1 @ 24" BOX

MITIGATION MATRIX - PROPOSED	
TOTAL NUMBER OF TREES ON SITE	167
TOTAL NUMBER OF TREES TO BE REMOVED ON SITE (PROPOSER)	0-12" DIA. QTY. = 80 1:1 @ 15 GAL.
	12-18" DIA. QTY. = 32 2:1 @ 24" BOX
	18" DIA. QTY. = 15 4:1 @ 24" BOX
TOTAL NUMBER OF TREES PROVIDED	80 15 GAL.
	124 24" BOX

LEGEND FOR SYMBOLS	
○	PROTECT IN PLACE
△	TO BE RELOCATED
□	TO BE REMOVED

NOTE:
SEE SHEET 8 FOR PROPOSED TREE MITIGATION NOTES

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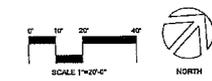
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PROPOSED TREE MITIGATION PLAN

FILE No.
7



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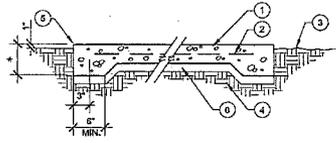
11.13.19 10h wed 10:00am
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PROPOSED TREE
MITIGATION
NOTES

EXISTING TREE LEGEND				
#	SPECIES	WIDTH	HEALTH	COMMENTS
1.	EVERGREEN ASH	2.7	GOOD	TREE COVERED IN NY. STRUCTURAL PRUNE
2.	EVERGREEN ASH	4.5	GOOD	GROWING THROUGH FENCE
3.	EVERGREEN ASH	3.0	GOOD	
4.	EVERGREEN ASH	2.5	GOOD	GROWING THROUGH FENCE
5.	EVERGREEN ASH	1.5	GOOD	BETWEEN FENCES
6.	EVERGREEN ASH	1.5	GOOD	BETWEEN FENCES
7.	EVERGREEN ASH	3.5	GOOD	2 STEM BETWEEN FENCES
8.	EVERGREEN ASH	2.0	GOOD	2 STEM BETWEEN FENCES
9.	EVERGREEN ASH	10.0	GOOD	LEANS SOUTH, MAY NEED STRUCTURAL PRUNE
10.	EVERGREEN ASH	5.9	GOOD	2 STEM BETWEEN FENCES
11.	EVERGREEN ASH	1.0	GOOD	BETWEEN FENCES
12.	EVERGREEN ASH	1.0	GOOD	BETWEEN FENCES
13.	EVERGREEN ASH	17.5	GOOD	STRUCTURAL PRUNE
14.	SILVER MAPLE	16.0	GOOD	TREE OUTSIDE PROJECT AREA, DBH ESTIMATED
15.	EVERGREEN ASH	2.1	GOOD	2 STEM BETWEEN FENCES
16.	EVERGREEN ASH	1.0	GOOD	BETWEEN FENCES
17.	EVERGREEN ASH	1.0	GOOD	BETWEEN FENCES
18.	GLOSSY PRIVET	8.0	FAIR	MISSHAPED TREE, LOOSE BARK, DISEASED
19.	EVERGREEN ASH	21.5	GOOD	AFESTHETIC PRUNE
20.	RED BIRCH/ALDER	20.0	GOOD	TREE OUTSIDE PROJECT AREA, DBH ESTIMATED
21.	RED BIRCH/ALDER	18.0	GOOD	TREE OUTSIDE PROJECT AREA, DBH ESTIMATED, CANOPY WITHIN PROJECT AREA MAY NEED TO BE PRUNED
22.	RED BIRCH/ALDER	24.0	GOOD	TREE OUTSIDE PROJECT AREA, DBH ESTIMATED, CANOPY WITHIN PROJECT AREA MAY NEED TO BE PRUNED
23.	GLOSSY PRIVET	5.0	FAIR	MISSHAPED TREE, LOOSE BARK, DISEASED
24.	GLOSSY PRIVET	7.0	FAIR	MISSHAPED TREE, LOOSE BARK, DISEASED
25.	EVERGREEN ASH	23.0	GOOD	STRUCTURAL PRUNE
26.	GLOSSY PRIVET	16.5	FAIR	2 STEM, MISSHAPED TREE, LOOSE BARK, DISEASED
27.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
28.	CALIFORNIA FAN PALM	23.0	GOOD	MAY BE TRANSPLANTED
29.	EVERGREEN ASH	2.0	GOOD	BETWEEN FENCES
30.	EVERGREEN ASH	16.5	GOOD	GROWING THROUGH FENCE
31.	GLOSSY PRIVET	10.0	GOOD	MISSHAPED TREE, LOOSE BARK, DISEASED
32.	EVERGREEN ASH	28.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
33.	GLOSSY PRIVET	11.0	FAIR	2 STEM, MISSHAPED TREE, LOOSE BARK, DISEASED
34.	EVERGREEN ASH	23.0	GOOD	LEANS WEST, ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
35.	GLOSSY PRIVET	16.0	GOOD	2 STEM, MISSHAPED TREE, LOOSE BARK, DISEASED
36.	BLUE ELDERBERRY	22.0	GOOD	GROWING THROUGH FENCE, TREE EXAMINED FOR VEG. EXIT HOLES, NONE OBSERVED
37.	EVERGREEN ASH	15.0	GOOD	MAY NEED LIGHT STRUCTURAL PRUNING IF TREE IS TO BE RETAINED
38.	GLOSSY PRIVET	18.0	GOOD	
39.	OLIVE	8.0	GOOD	GOOD SPECIMEN TO TRANSPLANT, OLIVES HAVE HIGH AESTHETIC VALUE WITH PROPER CARE & PRUNING
40.	EVERGREEN ASH	16.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
41.	OLIVE	7.5	GOOD	GOOD SPECIMEN TO TRANSPLANT, OLIVES HAVE HIGH AESTHETIC VALUE WITH PROPER CARE & PRUNING
42.	OLIVE	4.0	FAIR	SMALL SHRUBBY & MISSHAPED TREE, LOOSE BARK, DISEASED
43.	GLOSSY PRIVET	7.0	GOOD	
44.	EVERGREEN ASH	28.5	GOOD	CANOPY BRANCHES VERY HEAVY, ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
45.	GLOSSY PRIVET	7.0	GOOD	
46.	GLOSSY PRIVET	10.0	GOOD	
47.	COAST REDWOOD	4.0	GOOD	
48.	COAST REDWOOD	4.0	GOOD	
49.	EVERGREEN ASH	20.5	GOOD	MAY NEED LIGHT STRUCTURAL PRUNING IF TREE IS TO BE RETAINED
50.	GLOSSY PRIVET	8.0	GOOD	
51.	GLOSSY PRIVET	11.0	GOOD	
52.	SPANISH DAGGER	48.0	GOOD	15+ STEMS AVERAGING 24" EACH DIA. @ 21" FOR ENTIRE CLUSTER
53.	GLOSSY PRIVET	16.0	GOOD	
54.	GLOSSY PRIVET	17.0	GOOD	
55.	GLOSSY PRIVET	7.0	GOOD	
56.	GLOSSY PRIVET	5.0	GOOD	
57.	EVERGREEN ASH	28.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
58.	GLOSSY PRIVET	8.0	GOOD	
59.	GLOSSY PRIVET	24.5	GOOD	2 STEM
60.	EVERGREEN ASH	25.5	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE, HIGH VOLTAGE OVER HEAD
61.	MONTEREY PINE	-	DEAD	STUMP WITH NY
62.	MONTEREY PINE	25.0	FAIR	PITCH PINE CANKER, HIGH VOLTAGE OVERHEAD
63.	MONTEREY PINE	22.0	FAIR	PITCH PINE CANKER, HIGH VOLTAGE OVERHEAD
64.	WINDMILL PALM	8.5	GOOD	MAY BE CANDIDATE FOR TRANSPLANT
65.	WINDMILL PALM	7.5	GOOD	MAY BE CANDIDATE FOR TRANSPLANT
66.	CALIFORNIA FAN PALM	15.0	GOOD	MAY BE CANDIDATE FOR TRANSPLANT, SHORT, 8 FEET TALL
67.	WHITE ALDER	10.0	DEAD	
68.	WHITE ALDER	13.0	DEAD	
69.	WHITE ALDER	12.0	DEAD	
70.	MONTEREY PINE	28.0	FAIR	PITCH PINE CANKER, HIGH VOLTAGE OVERHEAD
71.	ITALIAN CYPRESS	18.5	GOOD	
72.	ITALIAN CYPRESS	15.0	GOOD	
73.	ITALIAN CYPRESS	4.0	GOOD	3 STEM
74.	ITALIAN CYPRESS	13.0	GOOD	
75.	ITALIAN CYPRESS	14.0	GOOD	
76.	ITALIAN CYPRESS	14.0	GOOD	
77.	COAST REDWOOD	13.0	GOOD	
78.	COAST REDWOOD	8.0	GOOD	
79.	COAST REDWOOD	14.5	GOOD	
80.	WINDMILL PALM	6.0	GOOD	MAY BE CANDIDATE FOR TRANSPLANT
81.	WINDMILL PALM	6.0	GOOD	MAY BE CANDIDATE FOR TRANSPLANT
82.	CALIFORNIA FAN PALM	4.0	GOOD	2 STEM HIGH VOLTAGE OVERHEAD
83.	GLOSSY PRIVET	5.0	GOOD	

EXISTING TREE LEGEND				
#	SPECIES	WIDTH	HEALTH	COMMENTS
84.	EVERGREEN ASH	31.5	GOOD	5 STEM
85.	EVERGREEN ASH	7.5	GOOD	
86.	EVERGREEN ASH	7.5	GOOD	
87.	GLOSSY PRIVET	19.5	GOOD	
88.	EVERGREEN ASH	28.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
89.	GLOSSY PRIVET	14.0	GOOD	2 STEM
90.	GLOSSY PRIVET	8.0	GOOD	
91.	EVERGREEN ASH	21.0	GOOD	
92.	EVERGREEN ASH	28.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
93.	GLOSSY PRIVET	7.0	GOOD	2 STEM
94.	EVERGREEN ASH	20.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
95.	GLOSSY PRIVET	6.5	GOOD	
96.	GLOSSY PRIVET	8.0	GOOD	
97.	OLIVE	6.0	GOOD	GOOD SPECIMEN TO TRANSPLANT, OLIVES HAVE HIGH AESTHETIC VALUE WITH PROPER CARE & PRUNING
98.	EVERGREEN ASH	17.0	GOOD	
99.	EVERGREEN ASH	20.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
100.	GLOSSY PRIVET	8.0	GOOD	2 STEM
101.	CAROL	15.0	GOOD	3 STEM, ROOTS HEAVING CURB & ASPHALT
102.	GLOSSY PRIVET	18.0	GOOD	2 STEM
103.	GLOSSY PRIVET	14.0	GOOD	2 STEM
104.	EVERGREEN ASH	19.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
105.	GLOSSY PRIVET	8.0	GOOD	
106.	CAROL	15.0	GOOD	TREE OUTSIDE PROJECT AREA
107.	GLOSSY PRIVET	23.0	GOOD	2 STEM
108.	EVERGREEN ASH	25.0	GOOD	ROOTS HEAVING CURB AND ASPHALT, IVY REMOVAL, STRUCTURAL & ROOT PRUNING MAY BE NECESSARY TO RETAIN TREE
109.	GLOSSY PRIVET	8.0	GOOD	
110.	CAROL	18.0	GOOD	TREE OUTSIDE PROJECT AREA
111.	BRUSH CHERRY	3.0	GOOD	4 STEM
112.	EVERGREEN ASH	8.5	GOOD	
113.	BRUSH CHERRY	13.0	GOOD	4 STEM
114.	BRUSH CHERRY	5.0	GOOD	2 STEM
115.	EVERGREEN ASH	12.0	GOOD	ROOTS HEAVING CURB AND ASPHALT
116.	EVERGREEN ASH	8.5	GOOD	
117.	HOLLY OAK	4.0	GOOD	
118.	EVERGREEN ASH	10.0	GOOD	2 STEM
119.	BRUSH CHERRY	12.0	GOOD	5 STEM
120.	EVERGREEN ASH	12.0	GOOD	2 STEM
121.	GLOSSY PRIVET	6.0	GOOD	4 STEM
122.	BRUSH CHERRY	13.0	GOOD	4 STEM
123.	BRUSH CHERRY	8.0	GOOD	4 STEM
124.	BRUSH CHERRY	8.5	GOOD	2 STEM
125.	BRUSH CHERRY	8.0	GOOD	4 STEM
126.	HOLLY OAK	18.0	GOOD	2 STEM
127.	ORNAMENTAL CHERRY	5.0	FAIR	
128.	SOUTHERN MAGNOLIA	8.0	FAIR	
129.	SOUTHERN MAGNOLIA	10.5	GOOD	
130.	SOUTHERN MAGNOLIA	3.5	POOR	
131.	SOUTHERN MAGNOLIA	8.0	GOOD	
132.	SOUTHERN MAGNOLIA	3.0	GOOD	
133.	EVERGREEN ASH	38.0	GOOD	4 STEM
134.	BRUSH CHERRY	10.0	GOOD	
135.	BRUSH CHERRY	12.0	GOOD	2 STEM
136.	GLOSSY PRIVET	15.0	GOOD	2 STEM
137.	BRUSH CHERRY	11.0	GOOD	
138.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
139.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
140.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
141.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
142.	QUEEN PALM	11.5	GOOD	MAY BE TRANSPLANTED
143.	QUEEN PALM	12.0	GOOD	MAY BE TRANSPLANTED
144.	QUEEN PALM	11.0	GOOD	MAY BE TRANSPLANTED
145.	QUEEN PALM	11.5	GOOD	MAY BE TRANSPLANTED
146.	CALIFORNIA FAN PALM	23.0	GOOD	OWL NESTING IN TREE, MAY BE TRANSPLANTED
147.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
148.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
149.	CALIFORNIA FAN PALM	23.0	GOOD	MAY BE TRANSPLANTED
150.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
151.	QUEEN PALM	11.0	GOOD	MAY BE TRANSPLANTED
152.	QUEEN PALM	10.0	GOOD	MAY BE TRANSPLANTED
153.	QUEEN PALM	10.0	GOOD	MAY BE TRANSPLANTED
154.	QUEEN PALM	11.0	GOOD	MAY BE TRANSPLANTED
155.	QUEEN PALM	11.0	GOOD	MAY BE TRANSPLANTED
156.	OLIVE	13.0	GOOD	GOOD SPECIMEN TO TRANSPLANT, OLIVES HAVE HIGH AESTHETIC VALUE WITH PROPER CARE & PRUNING
157.	PHOENIX	7.0	GOOD	2 STEM
158.	QUEEN PALM	11.5	GOOD	MAY BE TRANSPLANTED
159.	QUEEN PALM	11.0	GOOD	MAY BE TRANSPLANTED
160.	QUEEN PALM	10.0	GOOD	MAY BE TRANSPLANTED
161.	CALIFORNIA FAN PALM	23.0	GOOD	MAY BE TRANSPLANTED
162.	CALIFORNIA FAN PALM	28.0	GOOD	MAY BE TRANSPLANTED
163.	CALIFORNIA FAN PALM	23.0	GOOD	MAY BE TRANSPLANTED
164.	CALIFORNIA FAN PALM	23.0	GOOD	MAY BE TRANSPLANTED
165.	CALIFORNIA FAN PALM	21.0	GOOD	MAY BE TRANSPLANTED
166.	ENGLISH WALNUT	21.0	GOOD	3 STEM, GREAT HORNEDE OWL SIGN
167.	CATALPA BICOLOR	21.0	GOOD	MAY BE TRANSPLANTED, GREAT HORNEDE OWL SIGN

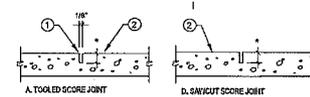


- LEGEND:**
1. CONCRETE PAVING - REFER TO PARTIAL HARDSCAPE PLAN FOR COLOR AND FINISH.
 2. WELDED WIRE MESH - GAUGE PER GEOTECHNICAL REPORT.
 3. FINISH GRADE.
 4. 8% COMPACTED SUBGRADE.
 5. 1/2" TIGLES RADIUS.
 6. 2" CLEAN SAND BASE.

- NOTES:**
1. PAVING THICKNESS, BASE PREPARATION AND REINFORCING ARE SHOWN FOR ONE PURPOSE ONLY. CONSULT WITH GEOTECHNICAL REPORT AND COUNTY.
 2. 4" MIN. DEPTH (6) FRESHLY PLACED CONCRETE.
 3. REFER TO GEOTECHNICAL REPORT FOR VEHICULAR PAVING DETAILS.
 4. PROVIDE FINISH SAMPLES.

6 CONCRETE PAVING

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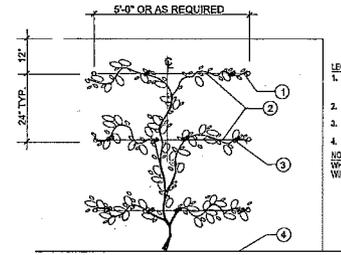


- LEGEND:**
1. 1/4" RADIUS EDGE
 2. PAWING FINISH SURFACE PER PLAN
 3. JOINT FILLER PER SPECIFICATIONS
 4. SMOKER ROD PER SPECIFICATIONS
 5. TWO-PART POLYURETHANE SEALANT PER SPECIFICATIONS
 6. 1/2" DIA. X 12" LONG STEEL DOWEL @ 24" O.C., PAPER WRAP ONE END
- NOTES:**
1. LOCATE JOINTS PER SPECIFICATIONS UNLESS OTHERWISE INDICATED ON PLAN
 2. SEALANT COLOR TO MATCH ADJACENT PAVING

- 3/4" PAVING LESS THAN 4" THICK
1" IF PAVING 4" THICK OR GREATER

4 CONCRETE JOINTS

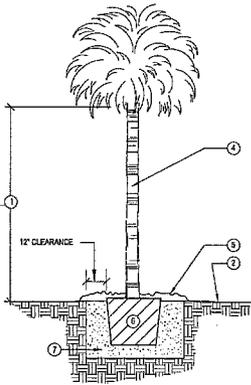
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- LEGEND:**
1. ANCHOR INTO WALL/WOOD FENCE: SCREW EYE FOR WOOD, EXPANDABLE ANCHOR IN MASONRY
 2. 1/2" GAUGE GALVANIZED WIRE, QTY. AS REQUIRED TO COVER WALL
 3. FLEXIBLE TIE, TAPE SECURINO VINE TO WIRE
 4. FINISH SURFACE
- NOTE:**
WHEN PLANTING SEVERAL VINES ON ONE WALL, WIRE TRELLIS SHALL BE CONTINUOUS

1 VINE ATTACHMENTS

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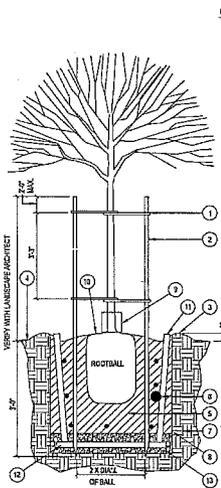


- LEGEND:**
1. REFER TO PLANT LIST FOR HEIGHT
 2. FINISHED GRADE
 3. BACKFILL 100% WASHED PLASTER SAND
 4. PALM TRUNK TO BE PLUMB (VERTICAL) AND SKINNED.
 5. 1" LAYER OF MULCH
 6. ROOTBALL
 7. AMENDED BACKFILL MIX PER SPEC. TAMP AND SETTLE BACKFILL BEFORE PLANTING SO THAT TREE DOES NOT SETTLE AFTER PLANTING
 8. FERTILIZER TABLETS - SEE SPECIFICATIONS
 9. ROOTBALL DEPTH PLUS 18", IF BEDROCK IS ENCOUNTERED, NO TOP LANDSCAPE ARCHITECT
 10. THREE ROOTBALL WIDTH
 11. 2" DIA. CONTINUOUS PERFORATED DRAIN PIPE WRAPPED WITH FILTER FABRIC TIED INTO VERTICAL DRAINPIPES (SHOWN ABOVE)
 12. 2" DEEP COARSE GRAVEL/ROCK AT BOTTOM OF PIT.

- NOTE:**
ALL BACKFILL TO BE WATER JETTED DURING PLANTING FOR MAXIMUM STABILITY.

7 PALM PLANTING

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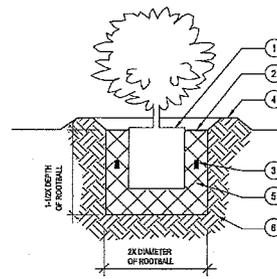


- LEGEND:**
1. VIT TWIST BRACE
 2. 2" DIA. LODGE POLE FINE STAKE, 17' LONG FOR 24" DIA. AND 4' LONG FOR 1 1/2" GAL (2 TYP.) KEEP CLEAR OF ROOTBALL. SEE SPECIFICATIONS
 3. WATER BASIN, 4" MIN. DEPTH: MULCH TO 7" DEPTH AND DEEP WATER TREE IMMEDIATELY UPON PLANTING. REMOVE BASIN IF TREE IS INSTALLED OR AT END OF MAINTENANCE PERIOD.
 4. FINISHED GRADE
 5. AMENDED BACKFILL, SEE SPECIFICATIONS. TAMP AND SETTLE BACKFILL BEFORE PLANTING SO THAT TREE DOES NOT SINK
 6. FERTILIZER TABLET - SEE SPECIFICATIONS
 7. EXISTING SOIL
 8. SCAFFY SIDES & BOTTOM OF PLANTING PIT
 9. ANCHOR-GARD TRUNK PROTECTOR FOR USE IN TRAMP AREAS
 10. CROWN OF TREE MUST NOT BE PLANTED BELOW FINISH GRADE
 11. 2" DIA. CONTINUOUS PERFORATED DRAIN PIPE WRAPPED WITH FILTER FABRIC TIED INTO VERTICAL DRAINPIPES (SHOWN ABOVE)
 12. 2" DEEP COARSE GRAVEL/ROCK AT BOTTOM OF PIT.

- NOTE:**
INSTALL ROOT CONTROL BARRIERS WHERE TRUNK IS 8" OR LESS FROM HARDSCAPE.

5 TREE PLANTING

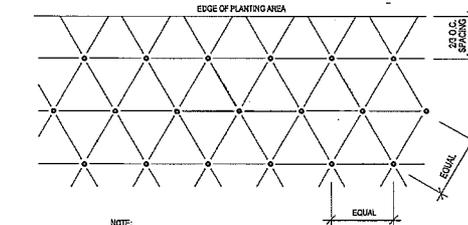
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- LEGEND:**
1. CROWN OF PLANT TO BE PLANTED 1/2"-1" ABOVE FINISH GRADE
 2. BASIN
 3. PLANT TABLETS PER SPECIFICATIONS
 4. TEMPORARY EARTH BERM
 5. BACKFILL MIX PER SPECIFICATIONS
 6. NATIVE SOIL
- NOTE:**
A. FOR REQUIRED PLANTING METHODS REFER TO SPECIFICATIONS (NOTE SPECIAL TREATMENT)

2 SHRUB PLANTING

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- NOTE:**
A. ALL SHRUBS/GROUND COVER SHALL BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS. SEE LEGEND FOR SPACING REQUIREMENTS.

3 GROUND COVER SPACING

NTS

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Project 09114

11.12.09 Schwaner Group
09-01-09 Rev 02/09



LANDSCAPE
DETAILS

SCALE:

10

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