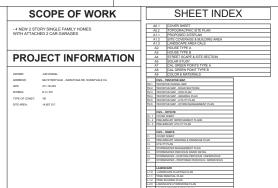
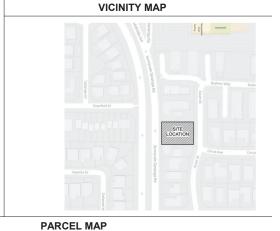
AZURE DEVELOPMENT





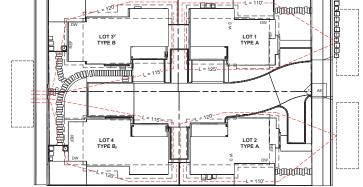




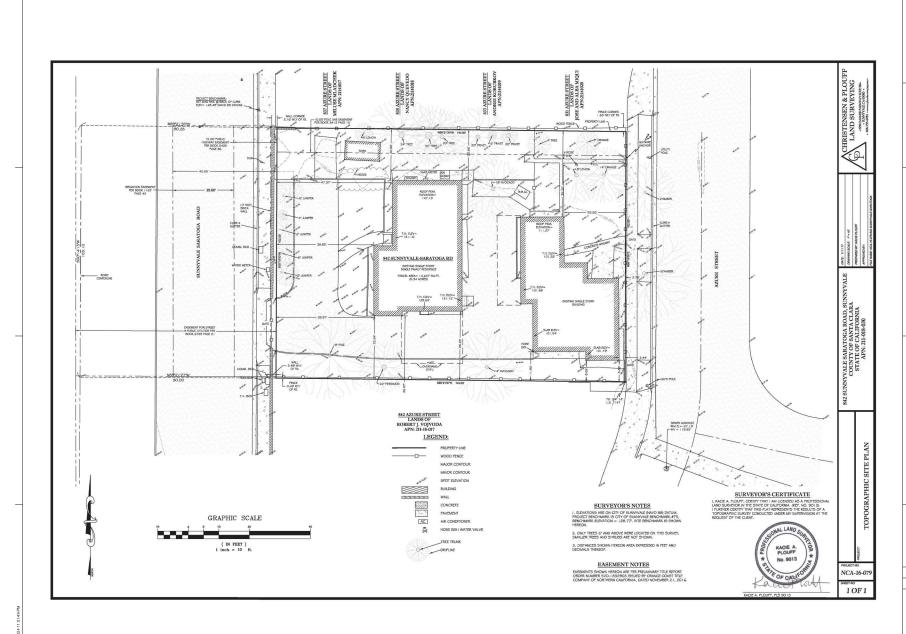


COVER SHEET

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SITE PLAN FOR FIRE DEPT. SHADED AREA INDICATES DISTANCES FOR HOSE REACH 1/16" = 1'-0"



AZURE DEVELOPMENT

COBRI

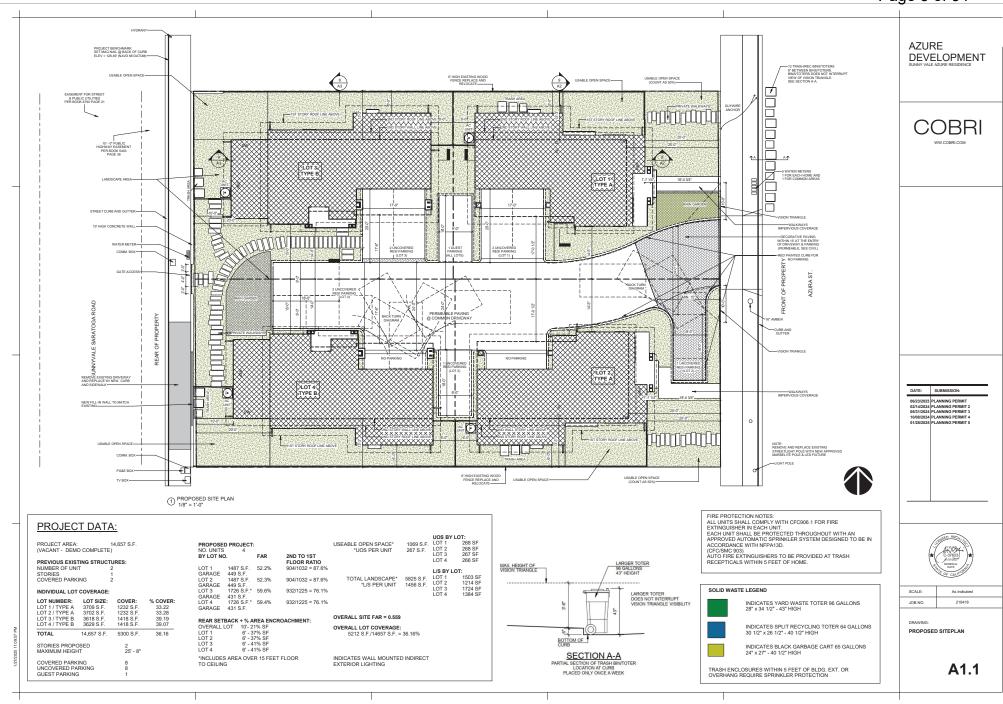




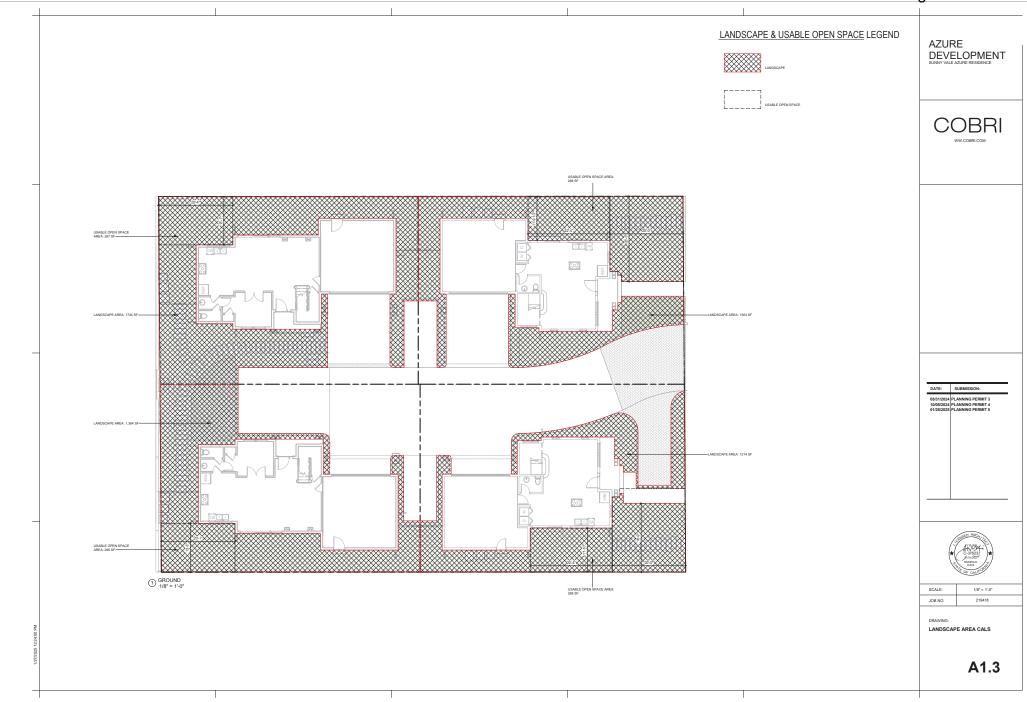
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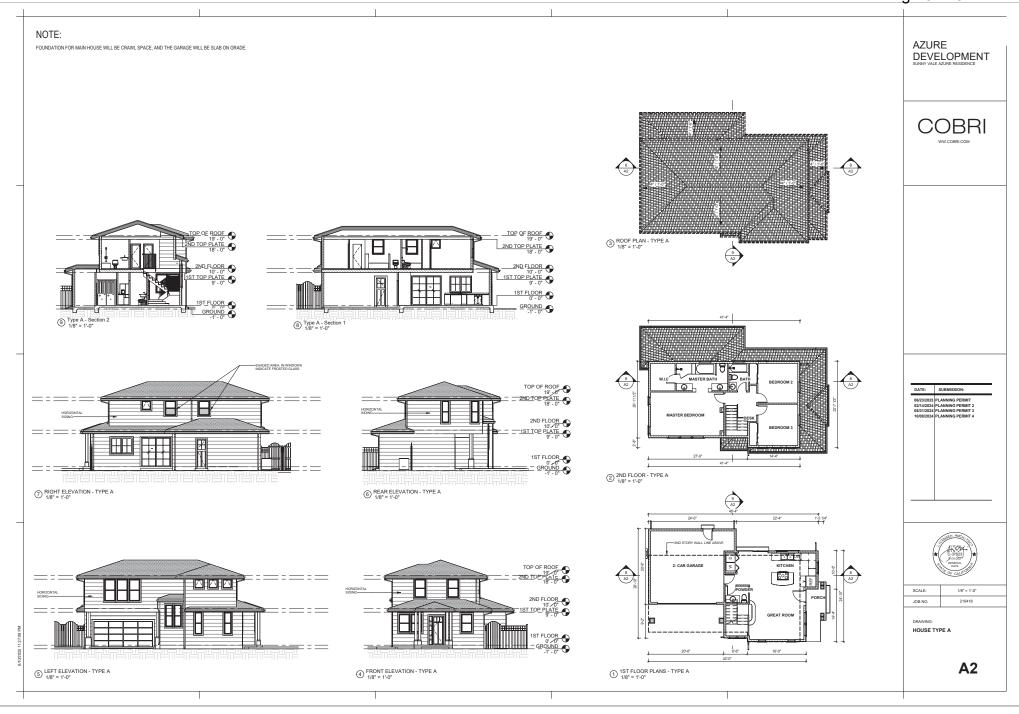
TOPOGRACPHIC SITE PLAN

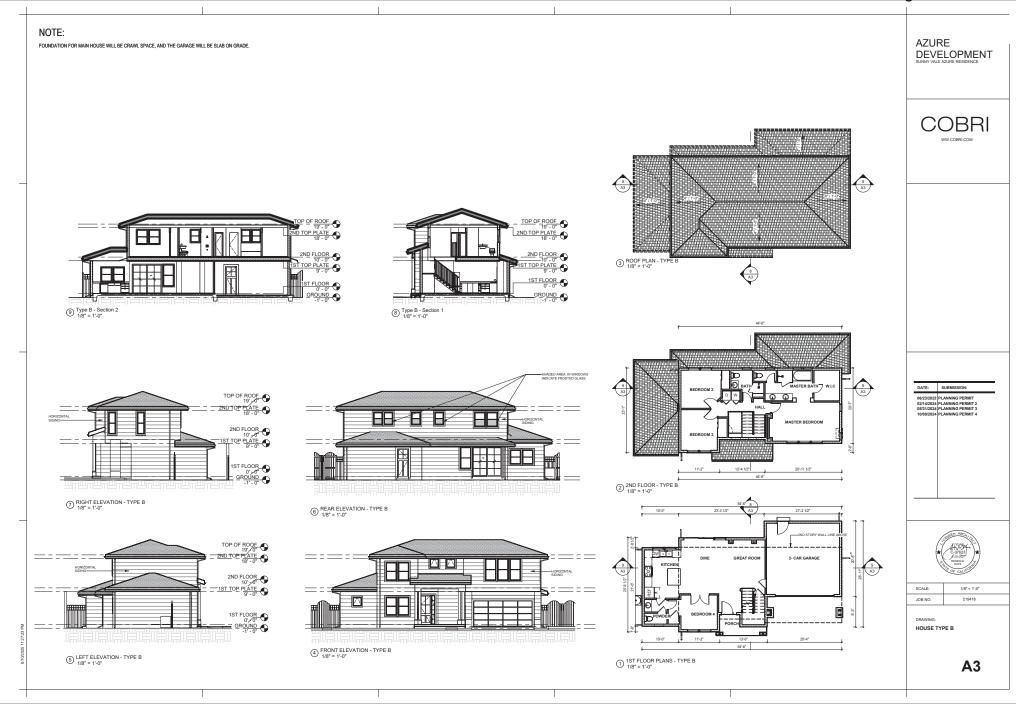
A0.2







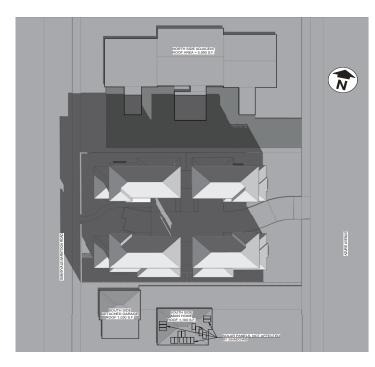






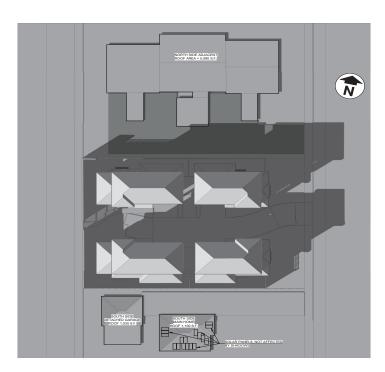
AZURE DEVELOPMENT





DECEMBER 21 - 9:00 A.M.

SHADOW COVERAGE
ADJACENT SOUTH SIDE ROOF = 0%
ADJACENT NORTH SIDE ROOF = 10% (610 S.F.)



DECEMBER 21 - 3:00 P.M.

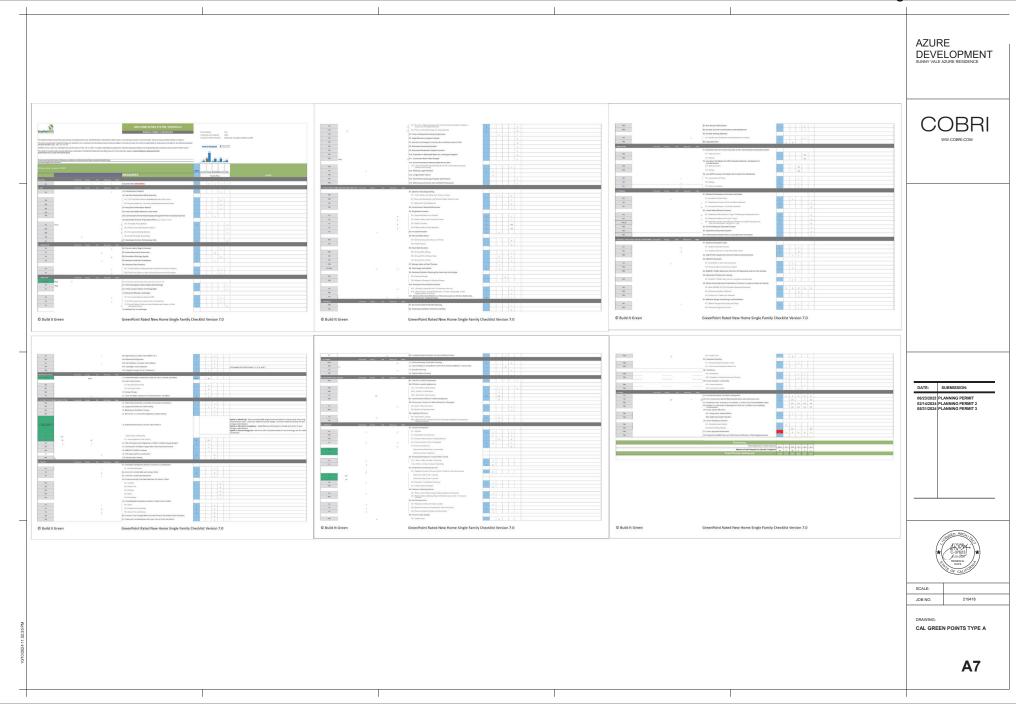
SHADOW COVERAGE
ADJACENT SOUTH SIDE ROOF = 0%
ADJACENT NORTH SIDE ROOF = >1% (20 S.F.)

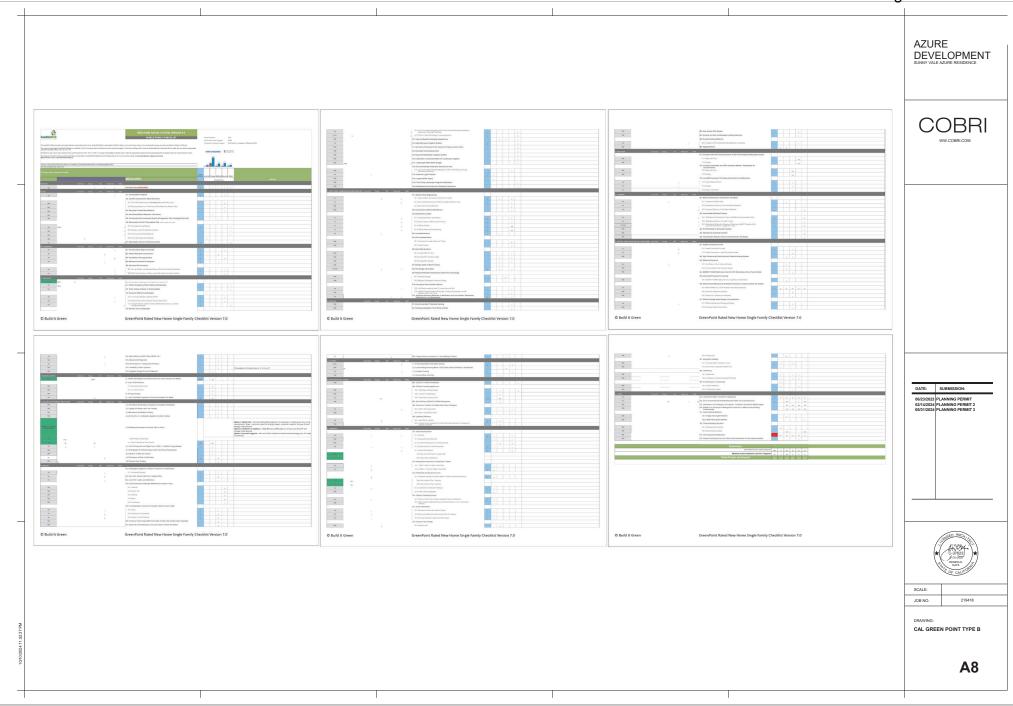


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JOB NO.	219418

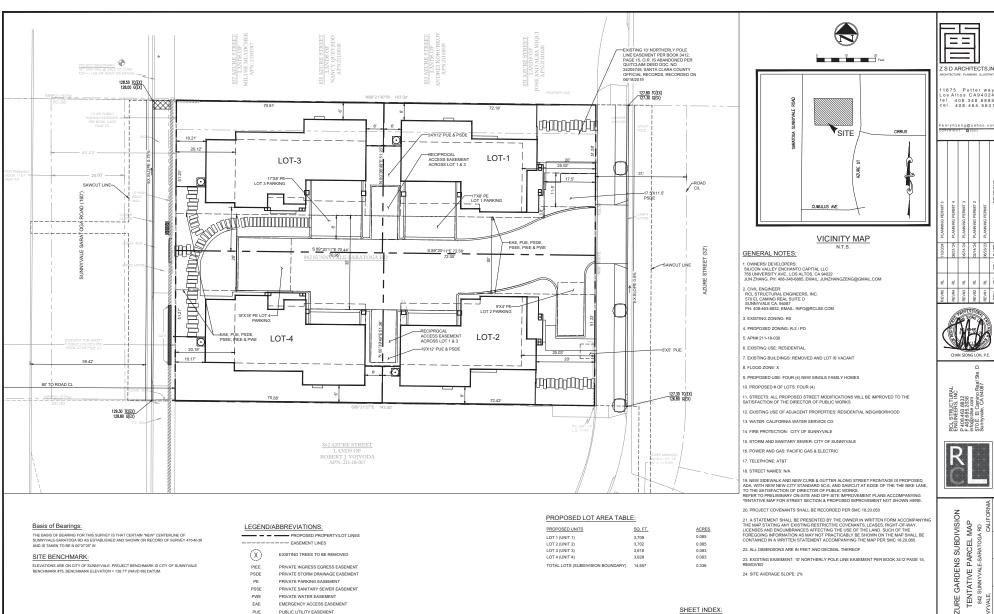
DRAWING: SOLAR STUDY

A5









RCL STRUCTURAL ENGINEERS, INC P 408.463.6832 F 408.685.2038 info@rdse.com 570 E. B. Camino Real S Sunnyvale, CA 94087



GARDENS SUBDIVISION TENTATIVE PARCEL MAP
842 SUNNYVALE-SARATOGA RUIFC
VAYALE,
CALIFC

> SHEET TM 1

TENTATIVE MAP

AZURE GARDENS SUBDIVISION

4 SINGLE FAMILY HOMES

4 LOT SUBDIVISION

842 SUNNYVALE-SARATOGA RD

SUNNYVALE, CA 94087

TM-1 TENTATIVE PARCEL MAP

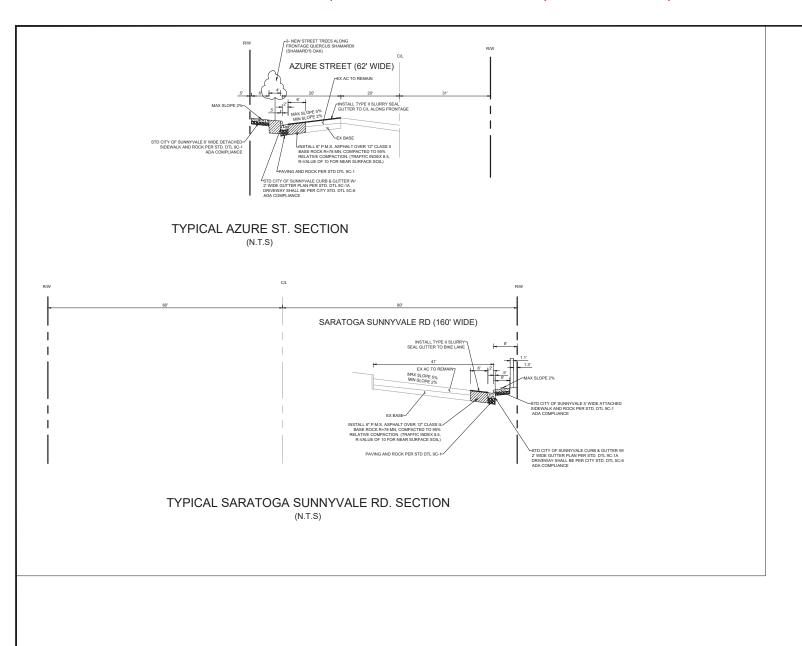
TM-3 TENTATIVE MAP-SITE PLAN

TM-2 TENTATIVE MAP-ROAD SECTION

TM-4 TENTATIVE MAP-GRADING PLAN

TM-6 TENTATIVE MAP-STORM MANAGEMENT PLAN

TM-5 TENTATIVE MAP-UTILITY PLAN







11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

henryhzeng@yahoo.com

11/2024 PLANNING PERMIT 5	D8/31/24 PLANNING PERNIT 4	05/31/24 PLANNING PERMIT 3	02/14/24 PLANNING PERMIT 2	06/23/23 PLANNING PERMIT	REVISIONS
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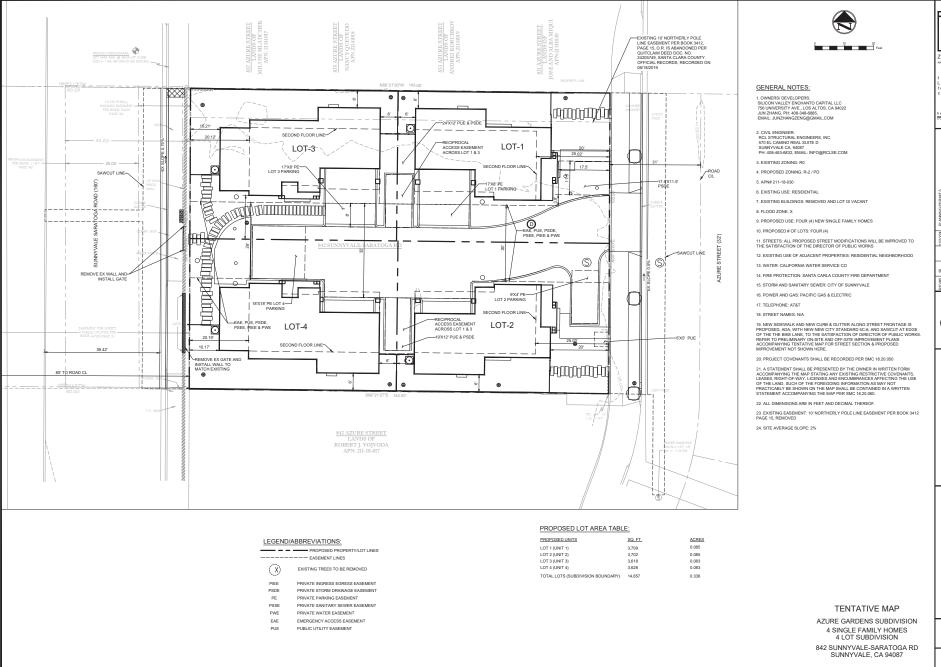


TENTATIVE MAP-ROAD SECTION
842 SUNNYVALE-SARATOGA RD
SUNNYVALE,
CALIFORNIA
0641 No. 2019-06 | Designate NY, | Consider RL | Date 11-19-19 AZURE GARDENS SUBDIVISION

SHEET TM₂

PW PROJECT #

TENTATIVE MAP AZURE GARDENS SUBDIVISION 4 SINGLE FAMILY HOMES 4 LOT SUBDIVISION 842 SUNNYVALE-SARATOGA RD SUNNYVALE, CA 94087





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Z S D ARCHITECTS, IN

11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

nenryhzeng@yahoo.com

REVISIONS	DATE
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05/31/24 PLANNING PERMIT 3	05/31/24
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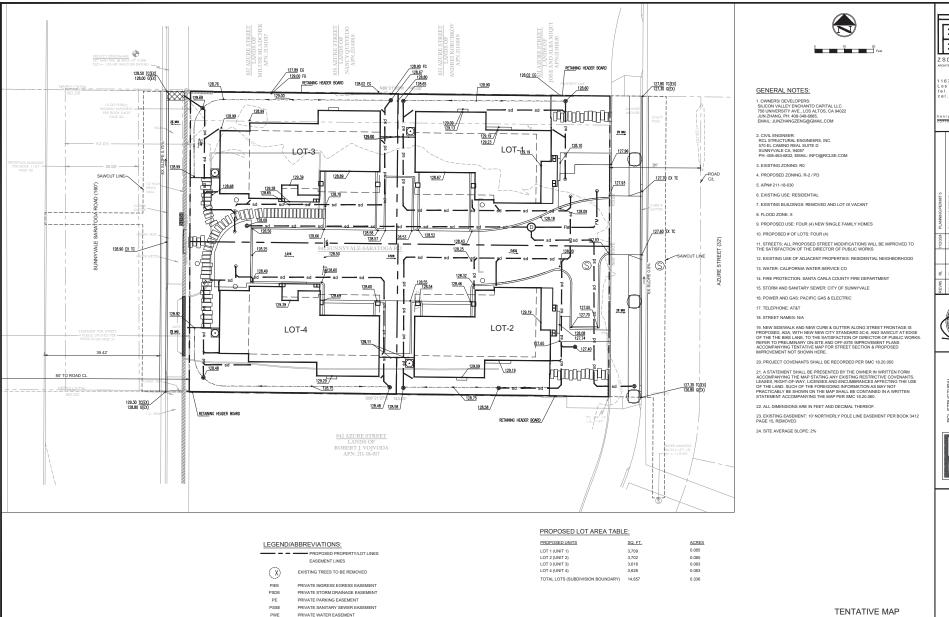


RCL STRUCTURAL ENGINEERS, INC P 408.463.6832 F 408.685.2038 Info@rdse.com 570 E. B. Camino Real Sumyvale, CA 94087



AZURE GARDENS SUBDIVISION
TENTATIVE MAP-SITE PLAN
842 SUNNYVALE-SARATIOSA RD
SUNNYVALE.

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11675 Putter way Los Altos CA94024 tel. 408.348.6885 cel. 408.464.5631

nenryhzeng@yahoo.com

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TENTATIVE MAP-GRADING PLAN 842 SUNNYVALE-SARATOGA RD UNNYVALE, CALIFORN GARDENS SUBDIVISION

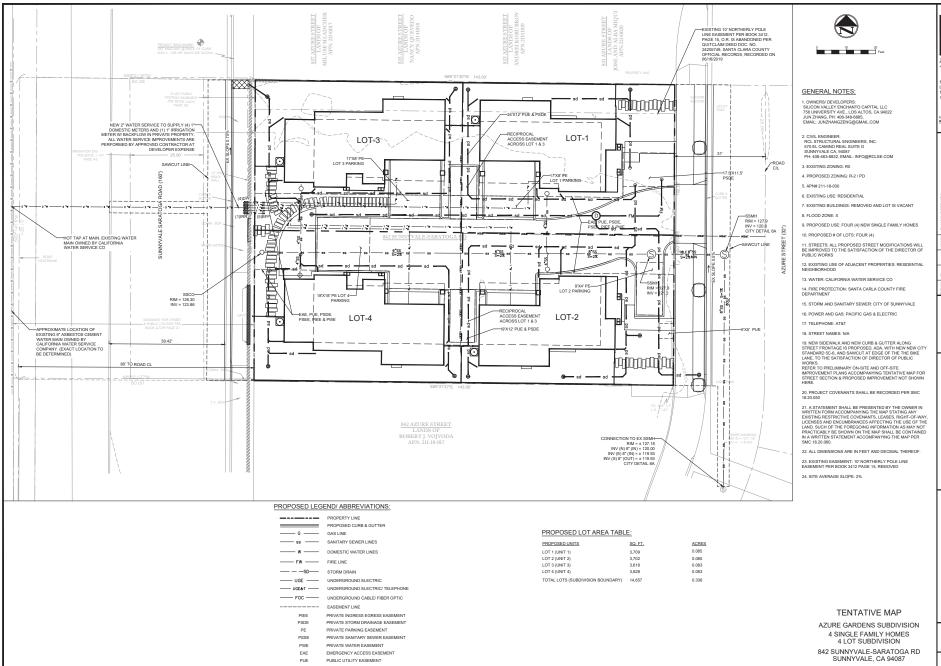
SHEET TM 4

AZURE GARDENS SUBDIVISION

4 SINGLE FAMILY HOMES 4 LOT SUBDIVISION

842 SUNNYVALE-SARATOGA RD

SUNNYVALE, CA 94087







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nenryhzeng@yahoo.com

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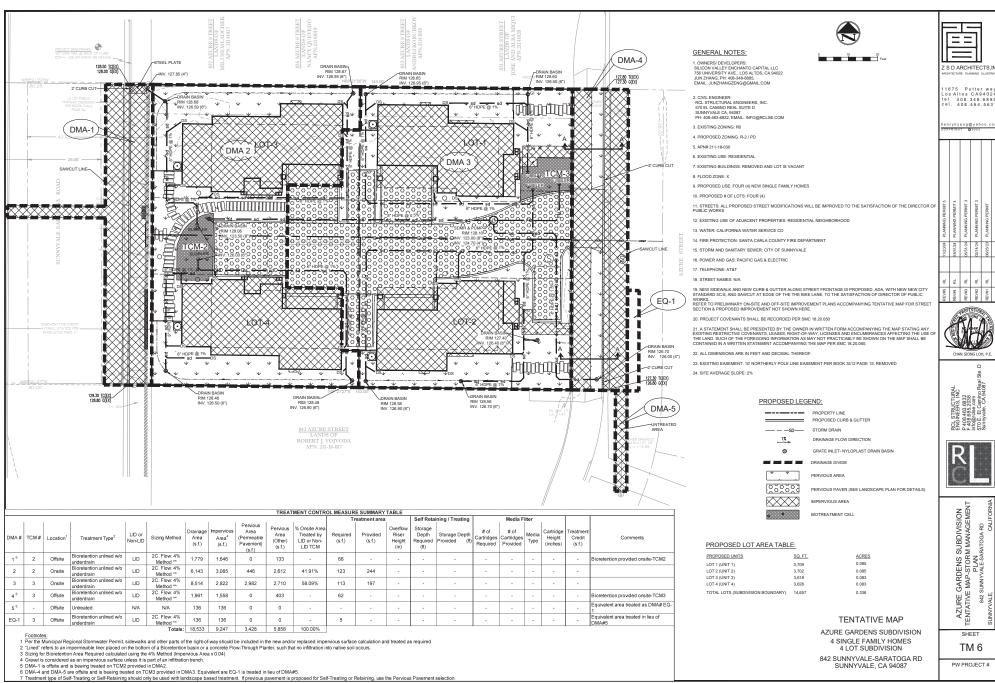


L STRUCTURAL GINEERS, INC 08.463.6832 08.685.2038 @rdse.com IE. El Camino Real S nnyvale, CA 94087

E GARDENS SUBDIVISION
ATIVE MAP-UTILITY PLAN
SUNNYVALE-SARATOGA RD
CALIFORNI
E.

TENTATIVE

SHEET TM 5





nenryhzeng@yahoo.co



E GARDENS SUBDIVISION F MAP-STORM MANAGEMENT PLAN PLAN PLAN PSARATOGA RD SA SA AZURE G 842 :

SHEET

TM₆ PW PROJECT #

OFF-SITE IMPROVEMENT PLANS

AZURE GARDENS SUBDIVISION 842 SUNNYVALE SARATOGA RD.

CITY OF SUNNYVALE, CALIFORNIA

AZURE STREET (62' WIDE) MAX SLOPE 29 STD CITY OF SUNNYVALE 6' WIDE DETACHED INSTALL 6" P.M.S. ASPHALT OVER 12" CLASS II BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL) SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE STD CITY OF SUNNYVALE CURB & GUTTER W/ 2' WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE

TYPICAL AZURE ST. SECTION (N.T.S)

ABBREVIATION

CL

LEGEND:

(Symbol Size May Vary)

Property Boundary/Lot Line Curb

Sanitary Sewer Lines Water Main Line Electrical Line Underground Electric/ Telephone

Underground Electric Underground Cable/ Fiber Optic

Domestic Water Service Line Fire Line

Proposed Type II Slurry

Grate Drain (Nyloplast) Sanitary Sewer Manhole

Spot Elevation

Proposed concrete sidewalk/pvmt.

Reinforced Concrete Pipe

PROPOSED

—sp—

112.00

+0+

Vitrified Clay Pipe Ductile Iron Pipe

Gas Meter

Hose Bib

Right of Way

Flow Line

Existing

South

East

FXISTING

SARATOGA SUNNYVALE RD (160' WIDE) 1.3" EX AC TO REM MAX SLOPE 5% MIN SLOPE 2% -STD CITY OF SUNNYVALE 5' WIDE ATTACHED SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE

> INSTALL 6" D.M.S. ASDHALT OVER 12" OLASS IL-BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL)

> > PAVING AND ROCK PER STD DTL 9C-1

TYPICAL SARATOGA SUNNYVALE RD. SECTION

- 1. RE-USE OF EXISTING CITY WATER SERVICE IS NOT ALLOWED

- LINES TO BE USED FOR THE PROJECT.

 ALL SANTARY SEVER LATERALS CONNECTING TO THE
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 MANIFOLE ALL STORM DRAIN LATERALS CONNECTING TO THE
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 SOLE RESPONSIBILITY OF THE PROPERTY MUST BETHER
 BE ABANDONED OR PRIVATE BE
 SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

SHEET INDEX:

PRELIMINARY IMPROVEMENT PLAN

PRELIMINARY UTILITY PLAN

Basis of Bearings:

THE BASIS OF BEARING FOR THIS SURVEY IS THAT CERTAIN "NEW" CENTERLINE OF SUNNYVALE-SARATOGA RD AS ESTABLISHED AND SHOWN ON RECORD OF SURVEY 470-M-36 AND IS TAKEN TO BE N 00°07'25" W.

SITE BENCHMARK:

STD CITY OF SUNNYVALE CURB & GUTTER W/ 2 WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE

ELEVATIONS ARE ON CITY OF SUNNYVALE. PROJECT BENCHMARK IS CITY OF SUNNYVALE BENCHMARK #75. BENCHMARK ELEVATION = 128.77 (NAVD 88) DATUM.

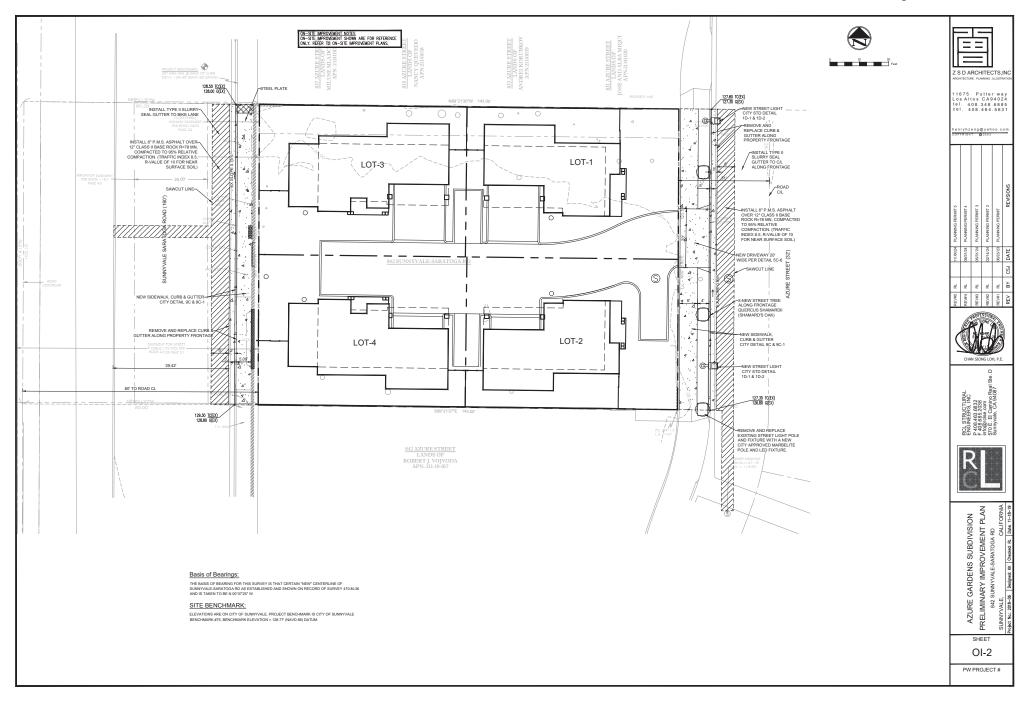
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8 8 COVER SHEET 842 /ALE

SHEET OI-1

PW PROJECT # DP-19-19



OFF-SITE IMPROVEMENT PLANS

AZURE GARDENS SUBDIVISION 842 SUNNYVALE SARATOGA RD.

CITY OF SUNNYVALE, CALIFORNIA

AZURE STREET (62' WIDE) MAX SLOPE 29 STD CITY OF SUNNYVALE 6' WIDE DETACHED INSTALL 6" P.M.S. ASPHALT OVER 12" CLASS II BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL) SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE STD CITY OF SUNNYVALE CURB & GUTTER W/ 2' WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE

TYPICAL AZURE ST. SECTION

(N.T.S)

ABBREVIATION

CL

LEGEND:

(Symbol Size May Vary)

Property Boundary/Lot Line Curb

Sanitary Sewer Lines Water Main Line Electrical Line Underground Electric/ Telephone

Underground Electric Underground Cable/ Fiber Optic

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Proposed Type II Slurry

Grate Drain (Nyloplast) Sanitary Sewer Manhole

Spot Elevation

Proposed concrete sidewalk/pvmt.

Reinforced Concrete Pipe

PROPOSED

—sp—

112.00

+0+

Vitrified Clay Pipe Ductile Iron Pipe

Gas Meter

Hose Bib

Right of Way

Flow Line

Existing

South

East

FXISTING

Basis of Bearings: SARATOGA SUNNYVALE RD (160' WIDE) 1.3" EX AC TO REM MAX SLOPE 5% MIN SLOPE 2% -STD CITY OF SUNNYVALE 5' WIDE ATTACHED SIDEWALK AND ROCK PER STD. DTL 9C-1 ADA COMPLIANCE INSTALL 6" D.M.S. ASDHALT OVER 12" OLASS IL-BASE ROCK R=78 MN, COMPACTED TO 95% RELATIVE COMPACTION. (TRAFFIC INDEX 8.5, R-VALUE OF 10 FOR NEAR SURFACE SOIL) STD CITY OF SUNNYVALE CURB & GUTTER W/ 2 WIDE GUTTER PLAN PER STD. DTL 9C-1A DRIVEWAY SHALL BE PER CITY STD. DTL 5C-6 ADA COMPLIANCE PAVING AND ROCK PER STD DTL 9C-1

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SHEET INDEX:

PRELIMINARY IMPROVEMENT PLAN

PRELIMINARY UTILITY PLAN

THE BASIS OF BEARING FOR THIS SURVEY IS THAT CERTAIN "NEW" CENTERLINE OF SUNNYVALE-SARATOGA RD AS ESTABLISHED AND SHOWN ON RECORD OF SURVEY 470-M-36 AND IS TAKEN TO BE N 00°07'25" W.

SITE BENCHMARK:

ELEVATIONS ARE ON CITY OF SUNNYVALE. PROJECT BENCHMARK IS CITY OF SUNNYVALE BENCHMARK #75. BENCHMARK ELEVATION = 128.77 (NAVD 88) DATUM.

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8 8 COVER SHEET 842 /ALE

SHEET OI-1

PW PROJECT # DP-19-19

TYPICAL SARATOGA SUNNYVALE RD. SECTION

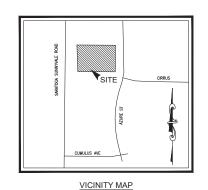
PRELIMINARY GRADING AND DRAINAGE PLAN

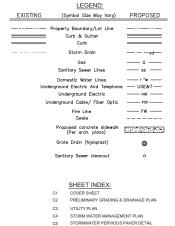
AZURE GARDENS SUBDIVISION 842 SUNNYVALE SARATOGA RD.

CITY OF SUNNYVALE, CALIFORNIA

AC	Asphalt Concrete	TC	Top of Curb
ROW	Right of Way	RCP	Reinforced Concrete Pip
FL	Flow Line	CI	Cast Iron
D/W	Driveway	VCP	Vitrified Clay Pipe
ΕX	Existing	DIP	Ductile Iron Pipe
S	South	CL	Class
Ε	East	GM	Gas Meter
w	West	HB	Hose Blb
		MB	Mailbox

ABBREVIATION:





STORMWATER - PROPOSED PERVIOUS/IMPERVIOU





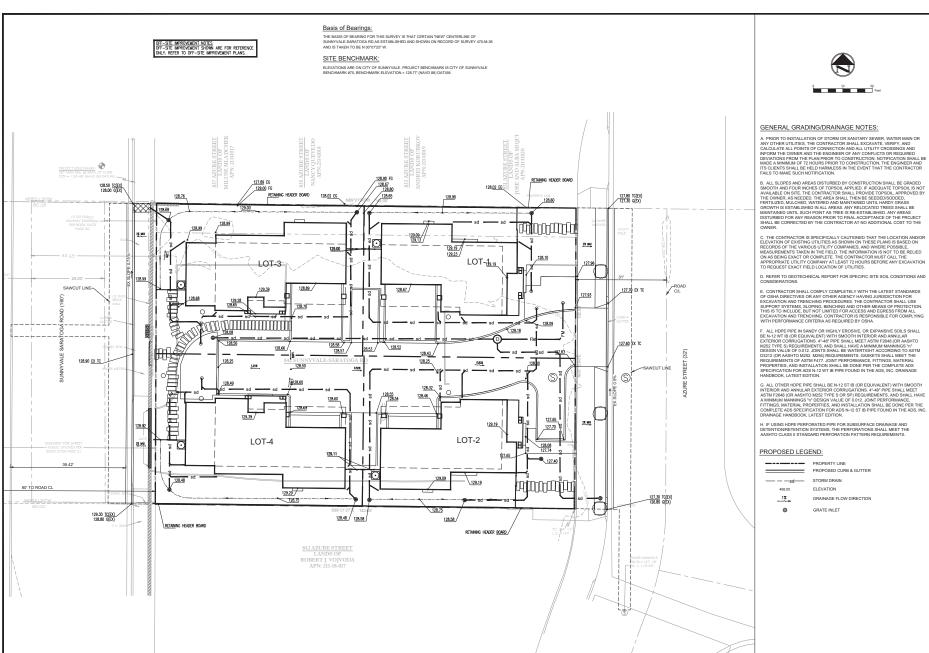


P S E COVER SHEET SUNNYVALE-SARATOGA

SHEET C1

PW PROJECT #

PRELIMINARY PLANS NOT APPROVED FOR CONSTRUCTION





A. PRIOR TO INSTALLATION OF STORM OR SANITARY SEVER, WATER MAN OR ANY OTHER UTLITIES. THE CONTRACTOR SHALL EXCAVATE, YESPIFY, AND NORMS THE OWNER AND THE ENGINEER OF ANY COMPLICTOR REQUIRED DEVATIONS FROM THE PLAN PRIOR TO CONSTRUCTION. NOTIFICATION SHALL BE MADE ANNIMAD OF 2 HOUSE PRIOR TO CONSTRUCTION. THE ENGINEER AND TIS CLEINTS SHALL BE RELD HARMLESS IN THE EVENT THAT THE CONTRACTOR THAN STORMS SHALL BE RELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FALS TO MARE SUCH ONFORTION.

C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE FELLED APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC SITE SOIL CONDITIONS AND

E. CONTRACTOR SHALL COMEN' COMENTER: WITH THE LATEST STANDARDS OF OSNA DIRECTINES OF ANY OTHER CARDY HAVING AURISOLITION FOR EXCLANTION AND TERNICHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SUPPORE SHOWNING AND OTHER HAVES OF PROTECTION. EXCLANTION AND TERNICHING CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA SE REQUIRED BY OSHA.



enryhzeng@yahoo.com

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	REVISIONS	DATE	CS	REV BY CSJ DATE	REV
	PLAN CHECK #1	1/20/20		RL	REVW1 RL
	PLAN CHECK #2	3/3/20		RL	REVW2 RL
	5/28/20 PLAN CHECK #3	6/28/20		R	REV#3 RL
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	11/20/24 PLANNING PERMIT 6	11/20/24		zi.	REV#5 RL



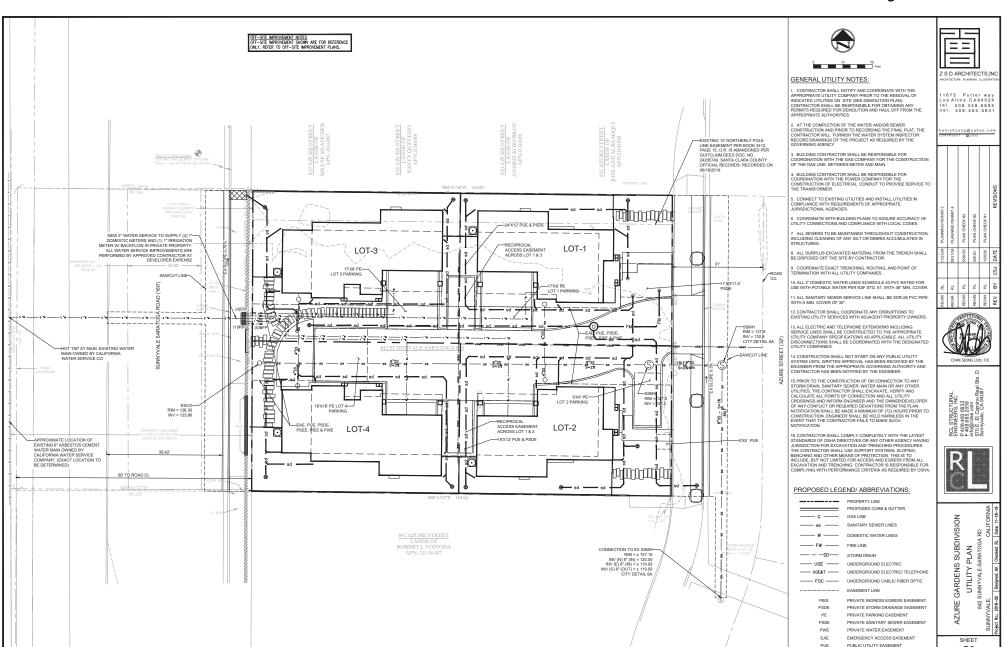
L STRUCTURAL GINEERS, INC 08.463.6832 08.685.2038 @rdse.com IE. El Camino Real S nnyvale, CA 94087

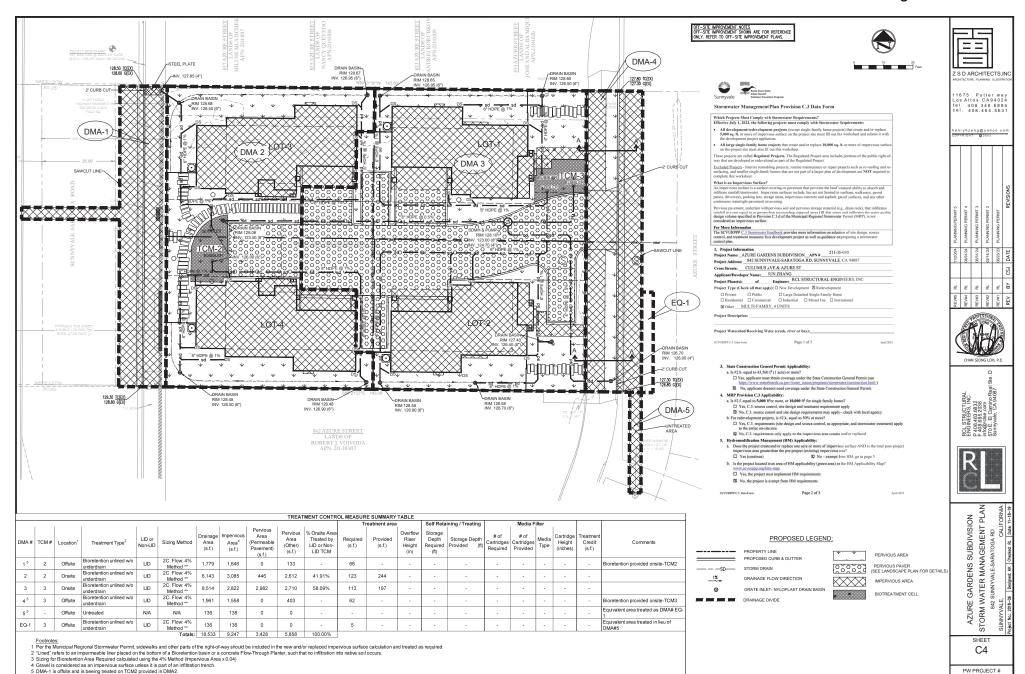
GARDENS SUBDIVISION GRADING PRELIMINARY C 842 SUN SUNNYVALE, AZURE (

SHEET C2

C3
PW PROJECT #

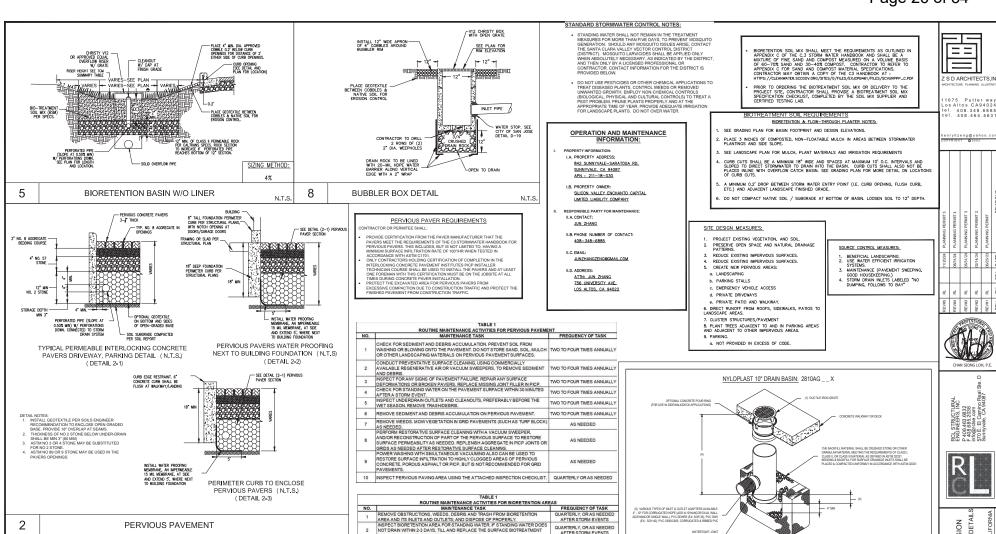
(See Corrected Attachment 5, posted 20250807)





5 DMA-1 is offsite and is beeing treated on TCM2 provided in DMA2.

6 DMA-4 and DMA-5 are offsite and is beeing treated on TCMS provided in DMA3. Equivalent are EQ-1 is treated in lieu of DMA#5.
7 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If previous pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement sele-



SOIL WITH THE APPROVED SOIL MIX AND REPLANT.
CHECK UNDERDRAINS FOR CLOGGING, USE THE CLEANOUT RISER TO CLEAN ANY

CLOGGED UNDERDRAINS.

MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING

THE CORRECT AMOUNT OF WATER (IF APPLICABLE).
ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE

FILTERING AND PROTECT SOLS FROM EROSION, PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.

USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZER

INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN

EVERY YEAR.

INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING
ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.
INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS

FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.
REPLACE BIOTREATMENT SOIL AND MUICH, IF NEEDED, CHECK FOR STANDING
WATER, STRUCTURAL FALINE AND CLOGGED OVERFLOWS. REMOVE TRASH AND
DEBRIS, REPLACE DEAD PLANTS.

INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.

UNDERDRAIN. CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED

PERVIOUS PAVEMENT

AFTER STORM EVENTS

QUARTERLY OR AS NEEDED

AFTER STORM EVENTS QUARTERLY

ANNUALLY, BEFORE THE WET

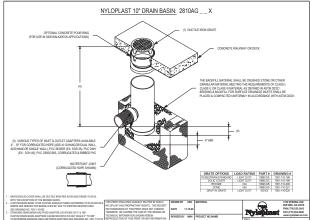
ANNUALLY, BEFORE THE WET

SEASON BEGINS

ANNUALLY, BEFORE THE WET

NUALLY, BEFORE THE WET

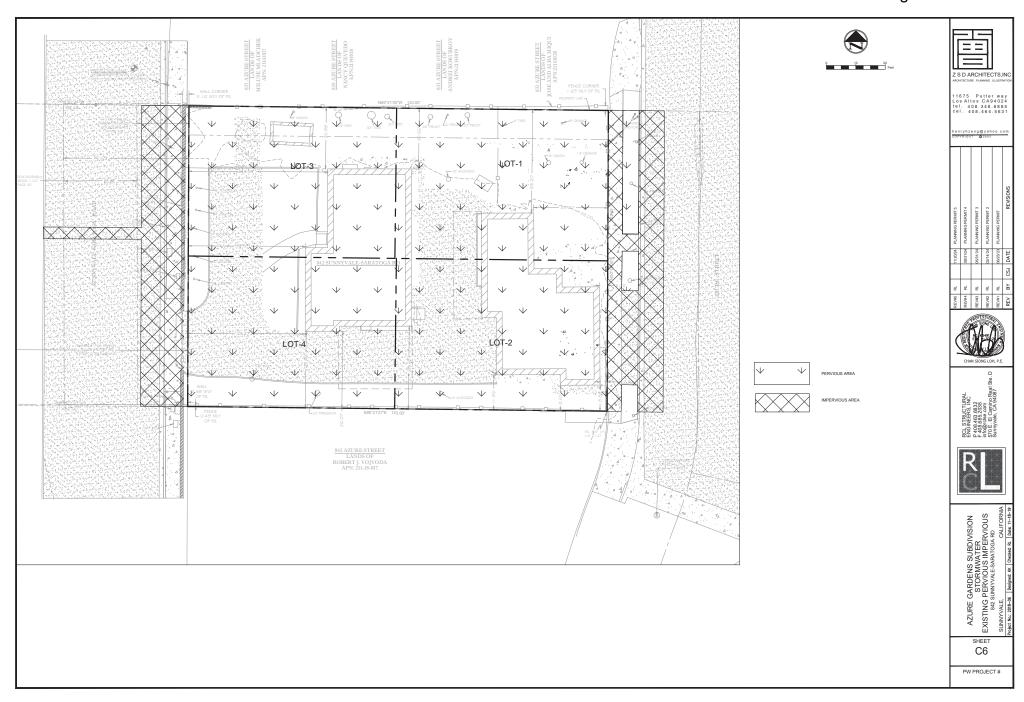
QUARTERLY, OR AS NEEDED AFTER STORM EVENTS

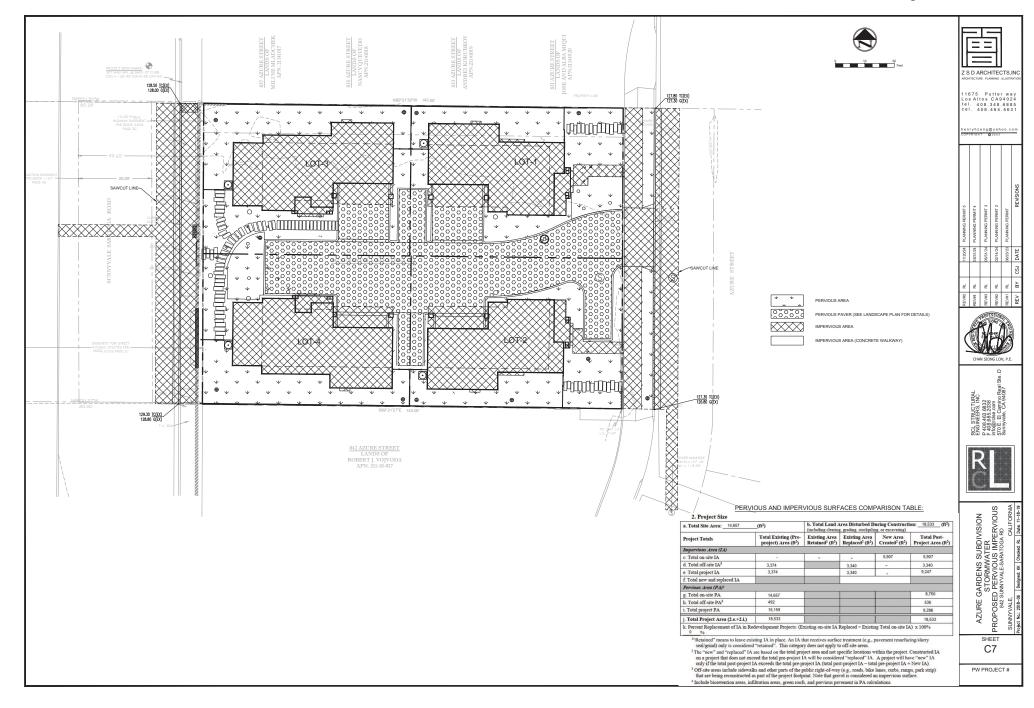


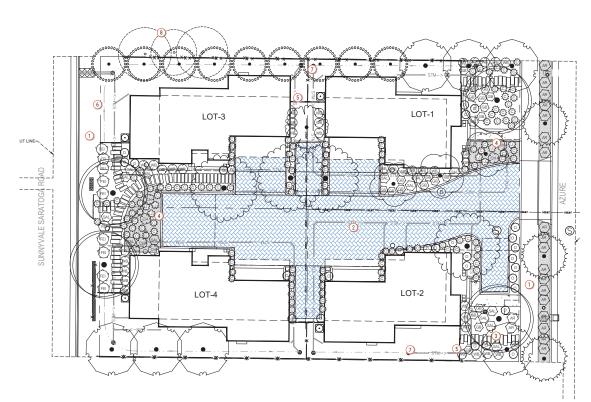


SUBDIVISION GARDENS AZURE 842 /ALE

> SHEET C5







PLANTING NOTES

CONTRACTOR SHALL SUBMIT LABELED PHOTOS OF ALL PLANT MATERIAL. TREES AND GROUNDCOVERS. PHOTOS SHALL BE OF THE SPECIFIED CONTAINER SIZE. PHOTOS SHALL BE SUBMITTED AS A COMPLETE SUBMITTAL PACKAGE FOR REVIEW AND APPROVAL INCLIDE PHOTOS OF ANY SUBSTITUTES, CLEARLY LABELED.

ALL PLANTED AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A HEALTHY, GROWING CONDITION, SHALL RECEIVE REGULAR PRINNING, FERTILIZING, MOWING, AND TRIMMING, AND SHALL BE KEPT FREE OF WEEDS AND DEBRIS BY THE OWNER OR PERSON IN POSSESSION OF SUCH AREAS. ANY DAMAGED, DEAD OR DECAYING PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS FROM THE DATE OF DAMAGE.

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

PLANT SCHEDULE ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK. NOTIFY PROJECT LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE CONSTRUCTED AND FINISHED AHEAD OF PLANTING.

ADJUST PLANT MATERIAL AS NECESSARY AROUND UTILITY LOCATIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY MAJOR CONFLICTS OR NECESSARY ADJUSTMENTS.

SOILS SHALL BE AMENDED PER A SOILS FERTILITY ANALYSIS AS EXPLAINED IN THE COMPLIANCE WITH MWELO NOTES ON THE IRRIGATION PLAN. SOIL AMENDMENTS AND PREPARATION SHALL CONFORM TO STATE AB1881 AND LOCAL WATER FERFICIENT LANSCAPE ORDINANCES.

ALL WORK ON THE IRRIGATION SYSTEM INCLUDING OPERATIONAL TESTS, AND BACKFILLING OF TRENCHES SHALL BE COMPLETED AHEAD OF PLANTING.

LOCATIONS OF ALL PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO PLANTING. THE REPRESENTATIVE RESERVES THE RIGHT TO MAKE ANY ADJUSTMENTS, SUBSTITUTIONS, ADDITIONS, AND DELETIONS TO THE PLANT LAYOUT AS WORK PROGRESSES.

ALL GROUNDCOVER SHALL BE TRIANGULARLY SPACED, UNLESS OTHERWISE NOTED.

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

INSTALL TREE ROOT BARRIERS FOR TREES LOCATED WITHIN 5 OF ANY UNDERGROUND UTILITY - SEE CIVIL ENGINEERS PLANS FOR REFERENCE.

ALL PLANTING AREAS TO RECEIVE 3' THICK LAYER OF STRINGY CEDAR BARK

PLANTING SYMBOL	SCHED CODE	DULE ALL TREES AND PLANTS PROPOSED ARE BOTANICAL / COMMON NAME	WUCOLS :	= LOW QTY
TREES	ARB TRE	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK	24" BOX	1
(\cdot)	ARB MIY	ARBUTUS X'MARINA' / MARINA STRAWBERRY TREE	36" BOX	4
\bigcirc	LAG N40	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	15 GAL.	3
20000000000000000000000000000000000000	OLE WI2	OLEA EUROPAEA 'WILSONII' / WILSON OLIVE	15 GAL.	9
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / COLUMBIA LONDON PLANE TREE - MULTI TRUNK	15 GAL.	4
A CONTRACTOR OF THE PARTY OF TH	QUE SHU	QUERCUS SHUMARDII / SHUMARD OAK	15 GAL.	3
\bigcirc	TRI BRI	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	7
SHRUBS	AR	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAI	20
\	C	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL.	119
(CH-)	CH	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH	5 GAL.	7
	FEI	FELIOA SELLOWIANA / PINEAPPLE GUAVA	5 GAL.	10
3	J	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL.	7
0	0	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	30
SAL	SAL	SALVIA LEUCANTHA / MEXICAN BUSH SAGE	1 GAL.	16
(WB)	WB	WESTRINGIA FRUTICOSA 'WES03' TM / BLUE GEM COAST ROSEMARY	5 GAL.	33
(GB)	GB	WESTRINGIA FRUTICOSA "WESO4" / GREY BOX" COAST ROSEMARY	5 GAL.	24

DESIGN KEY

- 1) NEW SIDEWALK PER CIVIL SHEET 0I-2 / INSTALLED PER CITY DETAIL 9C+9C-1
- 2 PERMEABLE PAVER DRIVEWAY PER CIVIL SHEET C5 / DIAGRAM 2 PERMEABLE PAVER SYSTEM SHOWN IN BLUE TONE
- (3) LANDSCAPE STEPPERS PRECAST CONCRETE FROM AIRVOL BLOCK OR EQUAL. SET OVER 4" DEPTH OF COMPACTED DECOMPOSED GRANITE
- 4) BIORETENTION BASIN PER CIVIL SHEET C5 / DIAGRAM 5
- 5 PRIVATE YARD PRIVACY FENCE AND GATE
- 6 PROPERTY LINE
- 7) PRIVATE YARDS WITH BARK MULCH, TYP
- (8) EXISTING TREES TO REMAIN





AZURE RESIDENCES 842 SUNNYVALE SARATOGA ROAD . SUNNYVALE . CA . 94086 LANDSCAPE PLANS

ITEM DATE

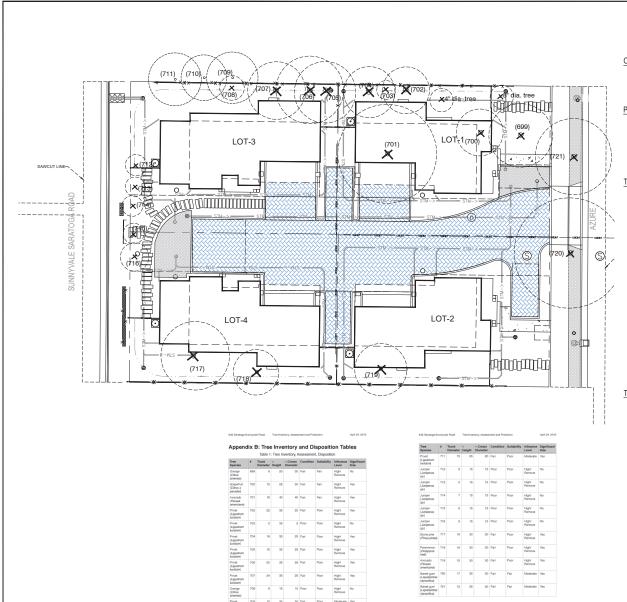
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01.27.2025

LANDSCAPE PLANTING PLAN

(In Feet)
1 inch = 10 feet

L-1.0



Call before you die

OFF SITE TREE NOTES - COA BP - 11 AND BP-22

ALL OFF-SITE ADJACENT EXISTING TREES TO BE PROTECTED AS PER COA BP-11 AND COA BP-32. OFF SITE EXISTING TREE PROTECTION TO SATISFY ALL MUNICIPAL CODES AND REGULATIONS. VERIFY PRIOR TO CONSTRUCTION.

PLANT SYMBOLS

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION NOTES

PROTECT EXISTING TREES (SHOWN ON PLAN TO REMAIN) BY FOLLOWING THESE INSTRUCTIONS:

- 1. THE GRADE BETWEEN THE DRIPLINE AND ROOT CROWN OF THE TREES SHALL NOT BE CUT AND CAN BE FILLED BY ONLY 3" EXCEPT WITHIN 5" OF THE TRUNK WHERE THE GRADE SHALL NOT BE DISTURBED.
- 2 IRRIGATION AND RAIN WATER SHALL RE ARLE TO DRAIN AWAY FROM THE ROOT CROWN OF THE TREE
- 3. DO NOT DRIVE OR PARK VEHICLES WITH IN THE DRIPLINE AREA OF THE TREES UNLESS NECESSARY TO DO PAVING CONSTRUCTION. IF THERE HAS BEEN ANY VEHICULAR TRAFFIC WITHIN THE DRIPLINE, THE GROUND SHALL BE SCARIFIED BY HAND TO A DEPTH OF 12" TO DE-COMPACT.
- 4. DO NOT ALLOW CONTRACTORS TO DUMP WASTE CONCRETE, PLASTER, ETC. UNDER DRIPLINE OF TREES.
 DO NOT ALLOW PAINTERS OR OTHER TO CLEAN EQUIPMENT UNDER DRIPLINE UPHILL OF EXISTING TREES WHERE NATURAL DRAINAGE WOULD CAUSE WASTE TO RUN WITHIN DRIPLINE. DO NOT ALLOW ANY WASTE TO BE DUMPED IN SOIL ON SITE.
- 5. TREES SHALL NOT BE PRUNED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR
- 6. IF IT IS NECESSARY TO PRUNE OR CUT ANY ROOTS LARGER THAN 1" IN DIAMETER, THE ROOTS SHALL BE CUT CLEANLY AND ROOT SEALED. WHERE EXCAVATION IS REQUIRED AROUND TREES (FOR WALL, PAVING, ECT.) THE REPLACED SOIL SHALL BE 1/3 SOIL AMENDMENT AND 2/3 NATIVE SOIL.
- NO IRRIGATION SHALL BE INSTALLED WITHIN 5-0" OF THE TRUNK. NO SPRAY SHALL HIT THE TRUNKS OF TREES. ALL TRENCHING WITHIN THE DRIPLINE WILL BE DONE BY HAND. ALL PIPING SHALL RUN PERPENDICULAR TO THE TRUNK WITHIN THE DRIPLINE EXCEPT AT FACE OF CURB. PLANTER, OR PAVING.

TREE REPLACEMENT - SEE SHEET L1.0 FOR REPLACEMENT TREES

- 11 TREES REMOVED: 12'-18' = 11 24" BOX REPLACEMENT TREES
- 3 TREES REMOVED: 19'-24'= 3-36" BOX REPLACEMENT TREES
- 0 TREES REMOVED: 25' OR GREATER





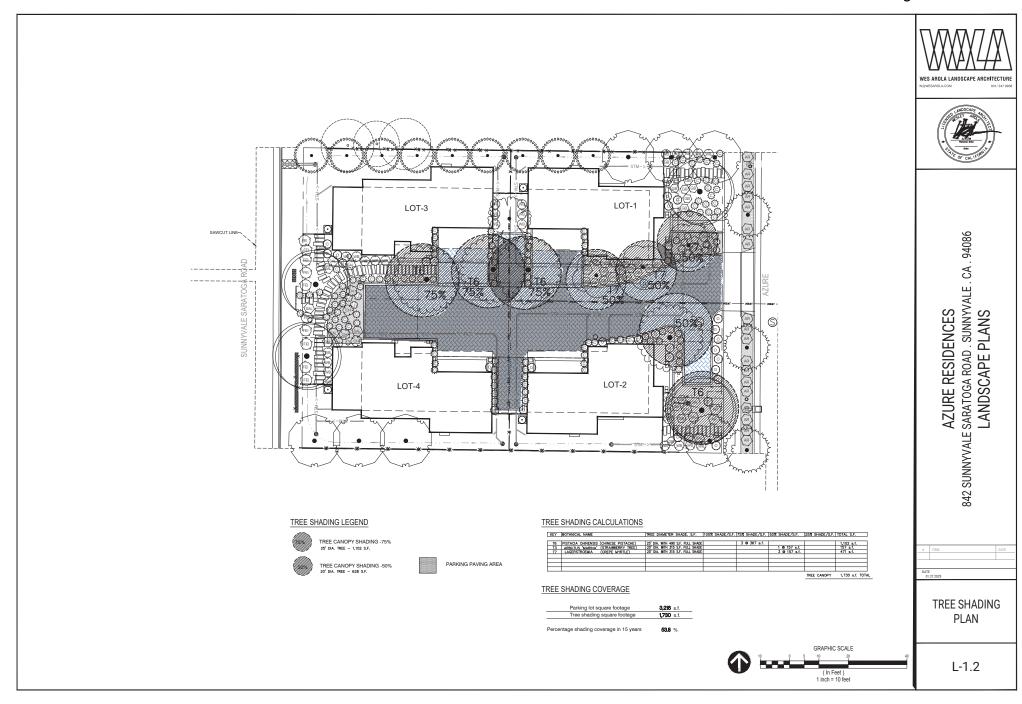


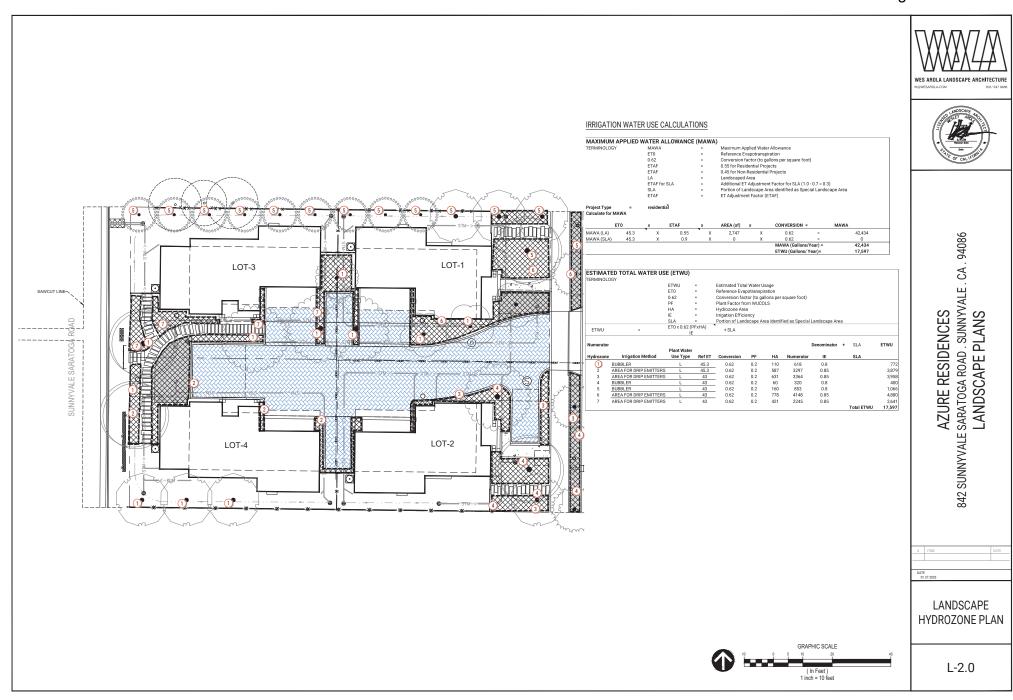
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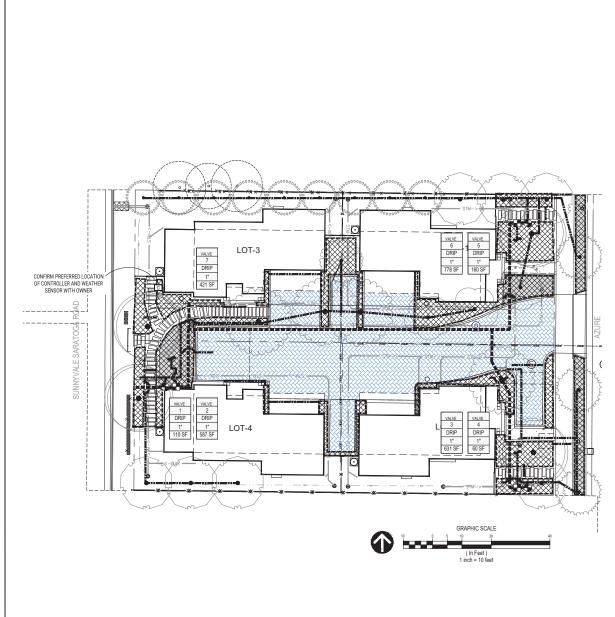
TREE REMOVAL PLAN

(In Feet) 1 inch = 10 feet

L-1.1







IRRIGATION SCHEDULE

MANUFACTURER/MODEL/DESCRIPTION SYMBOL

TORO DZK-700-1 DRIP CONTROL VALVE KIT. WITH 1

IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO Y-FILTER, PRESSURE REGULATOR AND FITTINGS.

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С

AREA TO RECEIVE DRIP EMITTERS AT EACH PLANT PROVIDE (1) 1 GALEMITTER / 1 GALLON PROVIDE (3) 1 GAL EMITTER / 15 GALLON

TREE BUBBLER TREES TORO FR-50-PC 2 BUBBLERS PER TREE

> IRRITROL 100P1-S GLOBE PRESSURE REDUCING STEM ELECTRIC REMOTE CONTROL VALVE, 1', GLOBE BODY CONFIGURATION, FLOW CONTROL

¥ PVC WHITE BALL VALVE FOR SCH 40 AND SCH 80 PIPE THREADED ENDS COMPLY WITH ASTM F1498, WITH 'T'
HANDLE, SAME SIZE AS MAINLINE. 1/2' - 4'.

TYPICAL HOSE BIB

FEBCO 825Y 3/4"

REDUCED PRESSURE BACKFLOW PREVENTER WITH LOCKING BLANKET

IRRITROL TC-9FX-R

HYBRID CONTROLLER, 9- STATION, EXTERIOR MODEL, CLIMATE LOGIC COMPATIBLE,

AND REMOTE-READY

IRRITROL RS1000 WIRELESS RAIN SENSOR

POINT OF CONNECTION - CONFIRM LOCATION AND SIZE ON CIVIL PLANS

IRRIGATION MAINLINE: PVC SCHEDULE 40 1.5"

IRRIGATION LATERAL LINE: PVC SCHEDULE 40

PVC SCHEDULE 40 IRRIGATION PIPE.

LATERAL SIZING MINIMUM LATERAL SIZE SHALL BE 3/4". SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED: X - STATION # 9.1-18 GPM 1 1/4" 18.1-30 GPM

IRRIGATION NOTES

IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT THE TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN THE SAME TRENCH WHEN POSSIBLE

40.1-60 GPM

- 2. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING, TO COMPLETE THE WORK, SHALL BE PROVIDED BY THE
- 3. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND/OR SPECIFICATIONS.
- ALL PIPING RUNNING UNDER HARDSCAPE/WALLS SHALL BE SLEEVED. MINIMIZE SLEEVING AS MUCH AS POSSIBLE BY LOCATING LATERALS AND MAINLINE IN PLANTING AREAS.
- FOR DRIP IRRIGATION AREAS, CONTRACTOR SHALL INSTALL AIR RELIEF VALVES, OPERATION INDICATORS, AND FLUSH VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
- CONTRACTOR SHALL COORDINATE POWER TO CONTROLLERS AND DEDICATE ONE (1) 20 AMP BREAKER FOR EACH CONTROLLER. THE AUTHORIZED REPRESENTATIVE SHALL REVIEW CONTROLLER LOCATIONS PRIOR TO INSTALLATION. 120
 VOLT SERVICE AND HOOK-UP TO THE CONTROLLER SHALL BE COMPLETED BY A LICENSED ELECTRICAL CONTRACTOR. THIS COST IS TO BE A PART OF THE LANDSCAPE CONTRACTOR'S BID.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SITE CONDITIONS PRIOR TO BEGINNING WORK. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- DO NOT WILLET LIVENSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS ORVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO EXPENSE TO THE OWNER.
- CONTRACTOR SHALL SLEEVE UNDER PAVING PER PLANS AND SPECIFICATIONS. ALL SLEEVES UNDER PAVING SHALL RECEIVE IDENTIFYING MARK ON TOP OF CONCRETE. EXTEND ALL SLEEVES 18" BEYOND EDGE OF PAVING.
- 10. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 24" COIL OF EXCESS WIRE AT EACH SPLICE LABEL ALL WIRES W/ WATERPROOF MARKERS AT ALL SPLICES AND VALVE MANIFOLDS
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL MATERIAL APPEARING ON PLAN.
- 12. ALL EXISTING UTILITIES, WATER LINES AND FIRE HYDRANTS SHALL REMAIN CONNECTED AND N FULL CONTINUOUS OPERATION DURING AND FOLLOWING ALL CONTRACT WORK.
- 13. CONTRACTOR SHALL NOT INSTALL ANY PLANTING UNTIL THE FOLLOWING ARE COMPLETED: 1. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. 2. HYDROSTATIC PRESSURE TESTS SHALL BE PERFORMED ON MAIN AND LATERAL LINES. 3 ALL ZONES SHALL PASS A COVERAGE TEST. 4. CONTROLLERS SHALL BE FULLY OPERATIONAL.



WES AROLA LANDSCAPE ARCHITECTUR



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LANDSCAPE **IRRIGATION PLAN**

L-2.1

