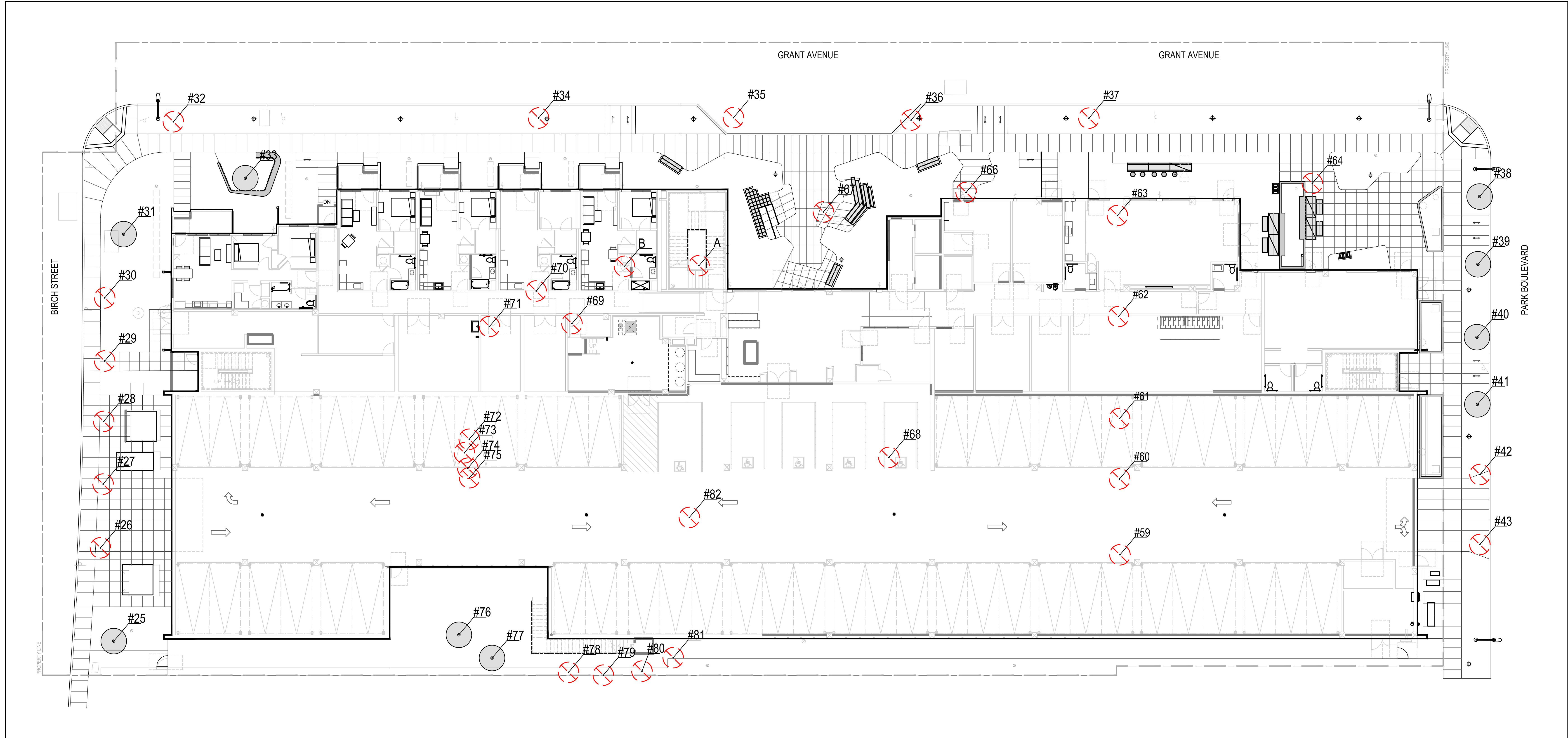
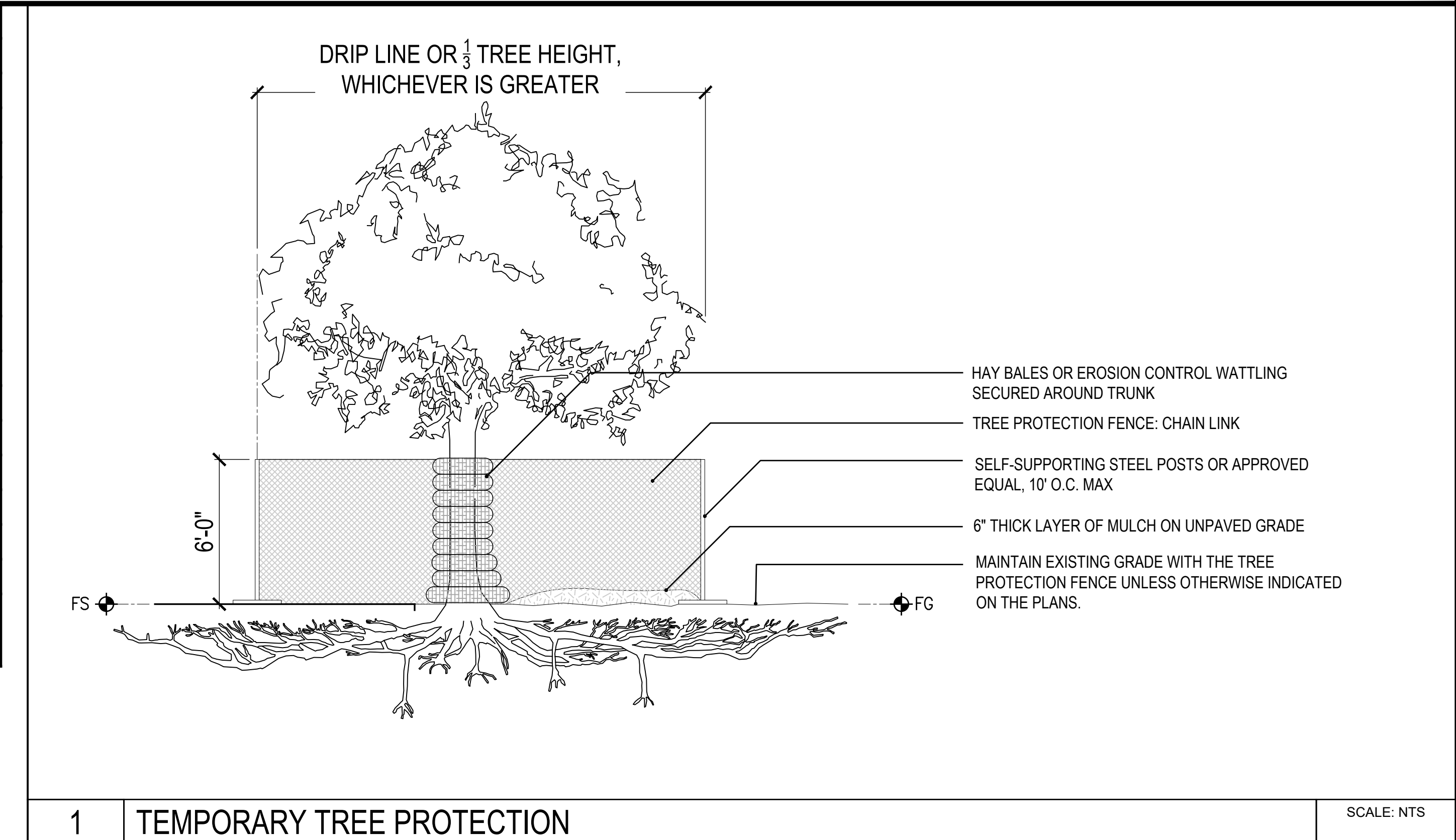




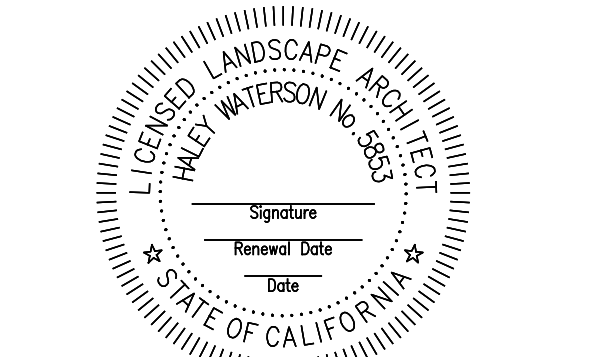
EXISTING TREE LEGEND		
SYMBOL	NOTES	QUANTITY
	TREES TO BE REMOVED	35
	TREES TO BE PROTECTED IN PLACE	9

LIST OF TREES TO BE REMOVED				
TREE TAG NUMBER	TREE SPECIES	COMMON NAME	DIAMETER (@54" ABOVE GRADE)	HEIGHT (IN FEET)
A	Unknown		8.0	20
B	Unknown		6.0	14
26	<i>Pistacia chinensis</i>	Chinese Pistache	6.0	20
27	<i>Pistacia chinensis</i>	Chinese Pistache	7.0	20
28	<i>Pistacia chinensis</i>	Chinese Pistache	7.2	22
29	<i>Pistacia chinensis</i>	Chinese Pistache	7.4	20
30	<i>Pistacia chinensis</i>	Chinese Pistache	7.9	30
32	<i>Magnolia grandiflora</i>	Southern Magnolia	9.1	20
34	<i>Magnolia grandiflora</i>	Southern Magnolia	23.1	40
35	<i>Magnolia grandiflora</i>	Southern Magnolia	19.7	30
36	<i>Magnolia grandiflora</i>	Southern Magnolia	15.1	30
37	<i>Magnolia grandiflora</i>	Southern Magnolia	17.7	30
42	<i>Platanus acerifolius</i>	London Plane	10.0	40
43	<i>Platanus acerifolius</i>	London Plane	12.1	40
59	<i>Pistacia chinensis</i>	Chinese Pistache	9.5	28
60	<i>Pistacia chinensis</i>	Chinese Pistache	8.6	25
61	<i>Pistacia chinensis</i>	Chinese Pistache	8.6	25
62	<i>Pistacia chinensis</i>	Chinese Pistache	8.7	25
63	<i>Pistacia chinensis</i>	Chinese Pistache	8.9	26

64	<i>Sequoia sempervirens</i>	Coastal Redwood	42.8	80
66	<i>Lagerstroemia hybrid</i>	Crepe Myrtle	6.5	20
67	<i>Cinnamomum camphora</i>	Camphor Tree	31.5	35
68	<i>Tristanopsis laurina</i>	Swamp Myrtle	9.5	28
69	<i>Ilex aquifolium</i>	Holly	7.1	12
70	<i>Lagerstroemia hybrid</i>	Crepe Myrtle	4.8	15
71	<i>Ilex aquifolium</i>	Holly	4.5	12
72	<i>Juniperus chinensis</i> 'Kaizuka'	Hollywood Juniper	6.0	18
73	<i>Juniperus chinensis</i> 'Kaizuka'	Hollywood Juniper	10.0	13
74	<i>Juniperus chinensis</i> 'Kaizuka'	Hollywood Juniper	4.1	12
75	<i>Juniperus chinensis</i> 'Kaizuka'	Hollywood Juniper	10.7	23
78	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	15.5	60
79	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	14.4	45
80	<i>Eucalyptus polyanthemos</i>	Silver Dollar Gum	26.0	85
81	<i>Ulmus parvifolia</i>	Chinese Elm	24.2	60
82	<i>Ulmus parvifolia</i>	Chinese Elm	21.5	50
TOTAL TREE COUNT TO BE REMOVED			35	



- ☐ CIVIL ENGINEER
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1730 N. FIRST ST. STE 600
SAN JOSE, CA 95112
- ☐ LANDSCAPE ARCHITECT
PLURAL
2742 17TH STREET
SAN FRANCISCO, CA 94110
- ☐ STRUCTURAL ENGINEER
HOHBACH-LEWIN INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- ☐ MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ☐ SUSTAINABILITY/ENERGY
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521
- ☐ JOINT TRENCH/DRIY UTILITY
MILLENNIUM DESIGN
PO BOX 737
ALAMO, CA, 94507



THIS SHEET REVIEWED BY:

AHJ	☒
3RD PARTY/STATE	☒

ID	DATE	NAME

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:

mercy HOUSING

abode communities
MERCY HOUSING/
ABODE COMMUNITIES

TREE REMOVAL & PROTECTION PLAN

JOB #: 1925
SCALE: 1"= 20'

L0.02

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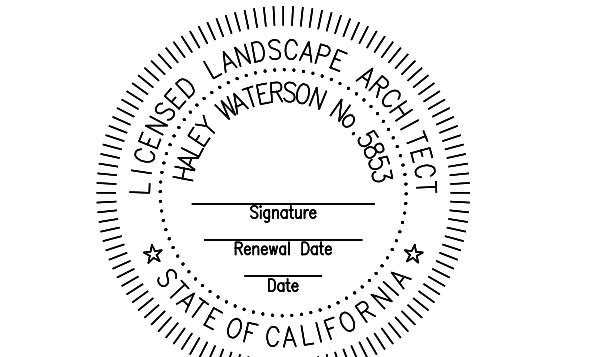
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plural
Landscape Architecture



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Client:

**mercy
HOUSING**

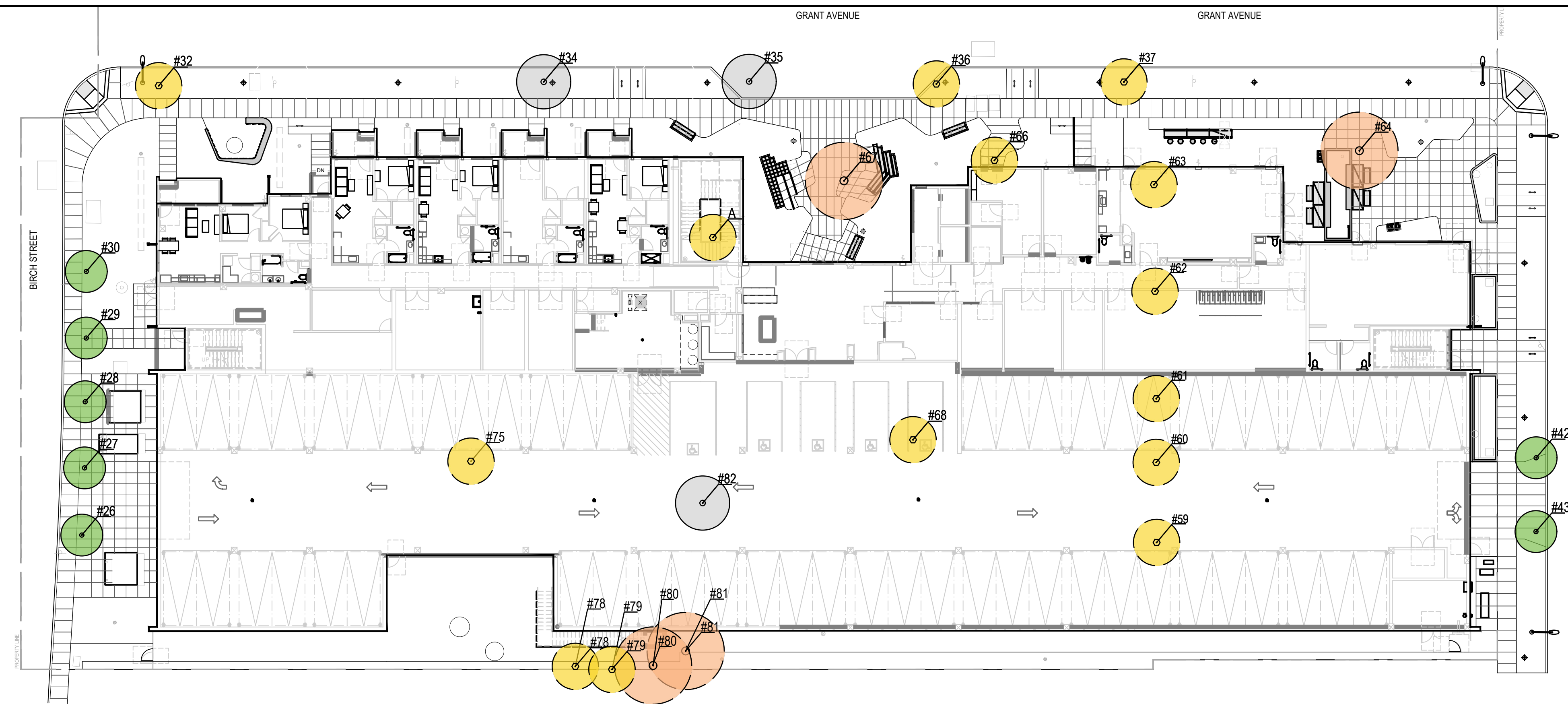
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communities**
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**TREE REPLACEMENT
PLAN**

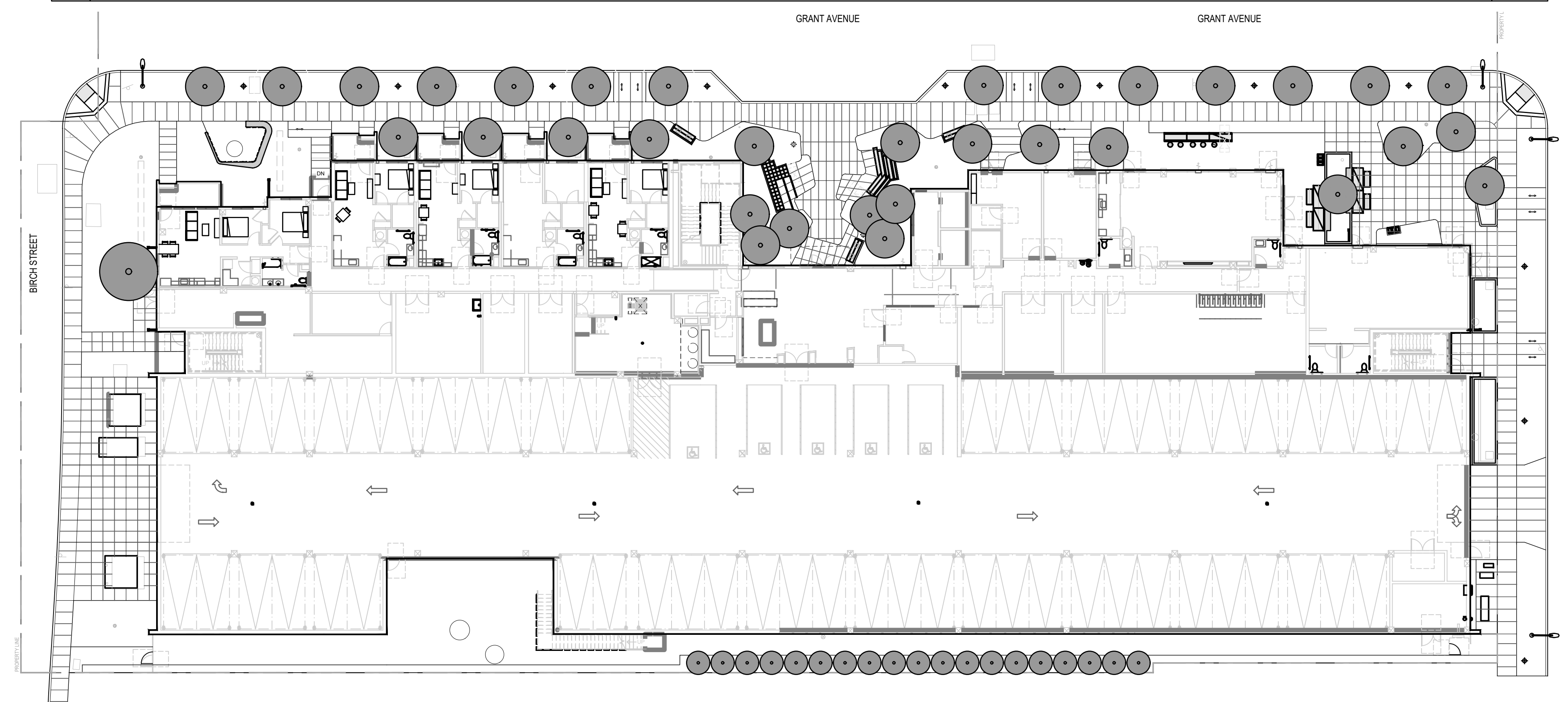
JOB #: 1925
SCALE: 1"= 20'

L4.01

AHJ PERMIT SUBMISSION | DATE: 05/13/2022



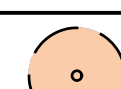
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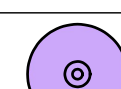
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TREE REPLACEMENT SCHEDULE

EXISTING TREE LEGEND

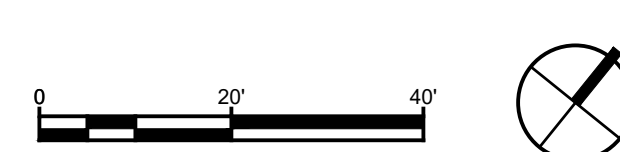
SYMBOL	NOTES	QUANTITY TO BE REMOVED	REPLACEMENTS REQUIRED PER TREE	TOTAL REPLACEMENT TREES REQUIRED
	TREES TO BE REMOVED 24" D.B.H. TREES TO BE REMOVED (COUNTY LAND)	4	4	16
	TREES TO BE PROTECTED IN PLACE 18"-24" D.B.H. TREES TO BE REMOVED (COUNTY LAND)	3	3	9
	5"-18" D.B.H. or 20' WCANOPY D.B.H. TREES TO BE REMOVED (COUNTY LAND)	14	2	28
	TOTAL			53
	TREES TO BE REMOVED (CITY LAND)	7		

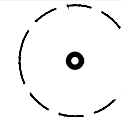
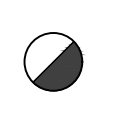
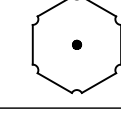
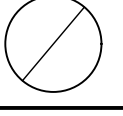
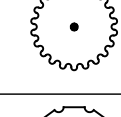
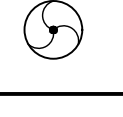
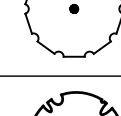
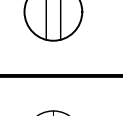
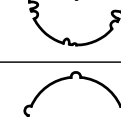
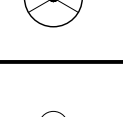
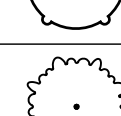
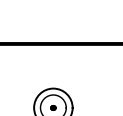
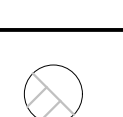
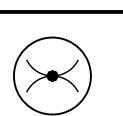
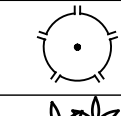
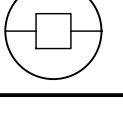
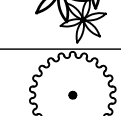
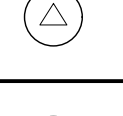
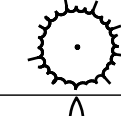
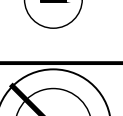
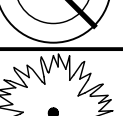
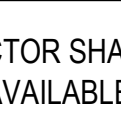
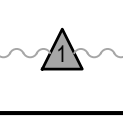
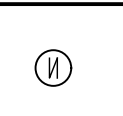
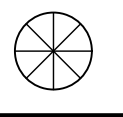
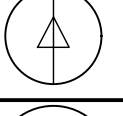
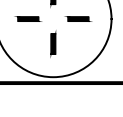
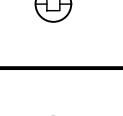
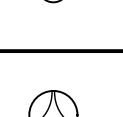
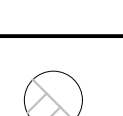
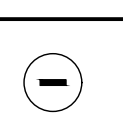
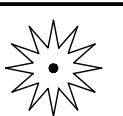
PROPOSED TREE REPLACEMENTS

SYMBOL	NOTES	QUANTITY
	REPLACEMENT TREES - SANTA CLARA COUNTY SIZES VARY. MINIMUM BOX SIZE=24" BOX	53
	REPLACEMENT TREES - CITY OF PALO ALTO SIZES VARY. MINIMUM BOX SIZE=24" BOX	0

NOTES:

- REFER TO L4.02 TREE REMOVAL PLAN FOR ADDITIONAL INFORMATION REGARDING TREES TO BE REMOVED.
- "PROTECTED TREES" REQUIRING REPLACEMENT IN SANTA CLARA COUNTY ARE DEFINED UNDER THE COUNTY MUNICIPAL CODE "SEC. C16.2 - DEFINITIONS."
- THE NUMBER OF REQUIRED REPLACEMENT TREES IN SANTA CLARA COUNTY IS PER "GUIDELINES FOR TREE PROTECTION AND SPECIFICATION FOR LAND USE PROJECTS" DATED 3/8/10.
- REFER TO L4.00, L4.11 AND L4.12 FOR TREE SPECIES.
- REFER TO "ASSESSMENT OF AND RECOMMENDATIONS FOR PRIVATE TREES AND STREET TREES AT AND ADJACENT TO 231 GRANT PALO ALTO, CALIFORNIA (SANTA CLARA COUNTY LAND) BY WALTER LEVISON" FOR MORE INFORMATION REGARDING EXISTING TREES.



PLANTING SCHEDULE: TREES							UNDERSTORY PLANTING					
ON-GRADE							ON-GRADE					
TAG	SYMBOL	NAME	QTY	SIZE	NOTES	WUCOLS	SYMBOL	NAME	SIZE	QUANTITY	SPACING	WUCOLS
EX TREE		EXISTING TREE - TO REMAIN	8		PROTECT IN PLACE			ARCTOSTAPHYLOS 'EMERALD CARPET' CARPET MANZANITA	5 GAL	57	3'-0"	LOW
CER OCC		CERCIS OCCIDENTALIS WESTERN REDBUD	7 2	24" BOX 36" BOX	36" BOX SIZE NOTED ON PLANS. ALL OTHER TREES TO BE 24" BOX	LOW		CEANOTHUS 'CENTENNIAL' CENTENNIAL CEANOTHUS	15 GAL	65	5'-0"	LOW
PIT TEN		PITTIOSPORUM TENUIFOLIUM KOHUHU	19	24" BOX	-	LOW		CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA	1 GAL	116	3'-0"	LOW
PRU ILL		PRUNUS ILLICIFOLIA 'LYONII' CATALINA CHERRY	4	24" BOX	-	LOW		FESTUCA MAIREA ATLAS FESCUE	1 GAL	159	3'-0"	LOW
QUE AGR		QUERCUS AGRIFOLIA COAST LIVE OAK	4	48" BOX	-	LOW		GALVEZIA SPECIOSA 'FIRECRACKER' ISLAND SNAPDRAGON	10 GAL	38	4'-0"	LOW
QUE TOM		QUERCUS TOMENTELLA ISLAND OAK	4	36" BOX	-	LOW		HEUCHERA MAXIMA 'GREEN SPICE' CORAL BELLS	1 GAL	20	1'-6"	
QUE LOB		QUERCUS LOBATA VALLEY OAK	5 4	24" BOX 36" BOX	36" BOX SIZE NOTED ON PLANS. ALL OTHER TREES TO BE 24" BOX	LOW		JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH	1 GAL	119	2'-0"	LOW
QUE VIR		QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL SOUTHERN LIVE OAK	4	36" BOX	-	MOD		LOROPETALUM CHINENSE 'EMERALD SNOW' FRINGE FLOWER	5 GAL	31	3'-0"	LOW
ON-STRUCTURE												
TAG	SYMBOL	NAME	QTY	SIZE	NOTES	WUCOLS						
ACE PAL		ACER PALMATUM DISSECTUM 'RED DRAGON' RED DRAGON JAPANESE MAPLE	10	15 GAL	-	MOD		PITTIOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTIOSPORUM	5 GAL	67	4'-0"	LOW
CYC REV		CYCAS REVOLUTA SAGO PALM	18	15 GAL	-	MOD		RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY	15 GAL	26	5'-0"	LOW
LAU NOB		LAURUS NOBILIS 'SARATOGA' SARATOGA LAUREL	4	24" BOX	alt: LUMA APICULATA CHILEAN MYRTLE	LOW		SALVIA CLEVELANDII CLEVELAND SAGE	5 GAL	41	3'-0"	LOW
LYO FLO		LYONOTHAMNUS FLORIBUNDUS SANTA CRUZ ISLAND IRONWOOD	4	24" BOX	-	LOW		SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALATAN SWEET BOX	1 GAL	25	3'-0"	LOW
TRA FOR		TRACHYCARPUS FORTUNEI WINDMILL PALM	6	24" BOX	-	LOW		SYMPHORICARPOS ALBUS SNOWBERRY	10 GAL	6	6'-0"	LOW
TREE PLANTING NOTES:								WOODWARDIA FIMBRIATA GIANT CHAIN FERN	5 GAL	10	4'-0"	MOD
1. CONTRACTOR SHALL PROVIDE TREE LIST AND PRELIMINARY SOURCES TO ENSURE ADEQUATE QUANTITIES AND SIZES OF PLANT MATERIAL WILL BE AVAILABLE IN TIME FOR SCHEDULED INSTALLATION. 2. CONTRACTOR SHALL SUBMIT PHOTOS AND SIZE SPECS FOR ALL TREES FOR PRELIMINARY REVIEW. FOLLOWING REVIEW A TREE TAGGING SCHEDULE SHALL BE SUBMITTED. 3. ALL TREES 36" AND LARGER SHALL BE TAGGED AT THE NURSERY BY LANDSCAPE ARCHITECT 4. LOCATION OF TREE ON PLANS IS DIAGRAMMATIC. CONTRACTOR SHALL REVIEW FINAL LAYOUT PRIOR TO PLANTING WITH THE LANDSCAPE ARCHITECT. 5. ALL TREES TO HAVE PLANTING PIT PREPARED AND BACKFILLED WITH APPROVED SOIL PER SOILS PLANS AND SCHEDULE. 6. ALL TREES TO BE IRRIGATED WITH AUTOMATIC BUBBLER IRRIGATION SYSTEM. 7. ALL TREES TO BE SET WITH CROWN 3" ABOVE ADJACENT FINISH GRADE. 8. MULCH RINGS OF 3" DIAMETER SHALL BE PROVIDED AT ALL ON-GRADE TREES.							VINES					
								TRACHELOSPERMUM JASMINOIDES STAR JASMINE	15 GALLON	5	PER PLAN	LOW
							ON-STRUCTURE					
								AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL	17	3'-0"	LOW
								ASPARAGUS DENSIFLORUS 'MYERSI' MYERS ASPARAGUS FERN	5 GAL	21	3'-0"	MOD
								CAREX DIVULSA BERKELEY SEDGE	1 GAL	121	2'-0"	LOW
								CLIVIA MINIATA CLIVIA	5 GAL	32	3'-0"	MOD
								CORDYLINE 'CABERNETT' CABERNETT CORDYLINE	15 GAL	8	5'-0"	LOW
								FATSIA JAPONICA 'VARIEGATA' CAMOUFLAGE VARIEGATED JAPANESE ARALIA	15 GAL	16	5'-0"	MOD
								HEUCHERA 'LIME RICKEY' CORAL BELLS	1 GAL	61	1'-6"	MOD
								LIRIOPE MUSCARI 'SUPER BLUE' UPPER BLUE LILYTURF	1 GAL	109	2'-0"	MOD
								LOMANDRA 'LOMLON' LIME TUFF MATT RUSH	1 GAL	39	3'-0"	LOW
								LOROPETALUM CHINENSE 'SHANG-WHITE' EMERALD SNOW FRINGE FLOWER	1 GAL	27	3'-0"	LOW
								SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALAYAN SWEET BOX	1 GAL	25	3'-0"	LOW
								STRELITZIA REGINAE BIRD OF PARADISE	15 GAL	14	5'-0"	MOD

- ☐ CIVIL ENGINEER

BKF-SAN JOSE
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SAN JOSE, CA 95112

☐ LANDSCAPE ARCHITECT

PLURAL
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SAN FRANCISCO, CA 94110

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☐ MEP ENGINEER

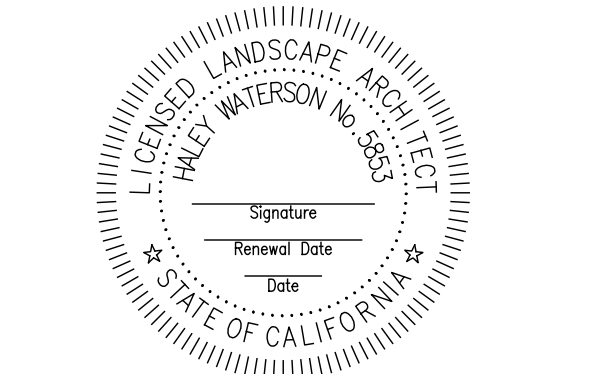
EMERALD CITY ENGINEERS
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Client:

mercy
HOUSING

abode
communities

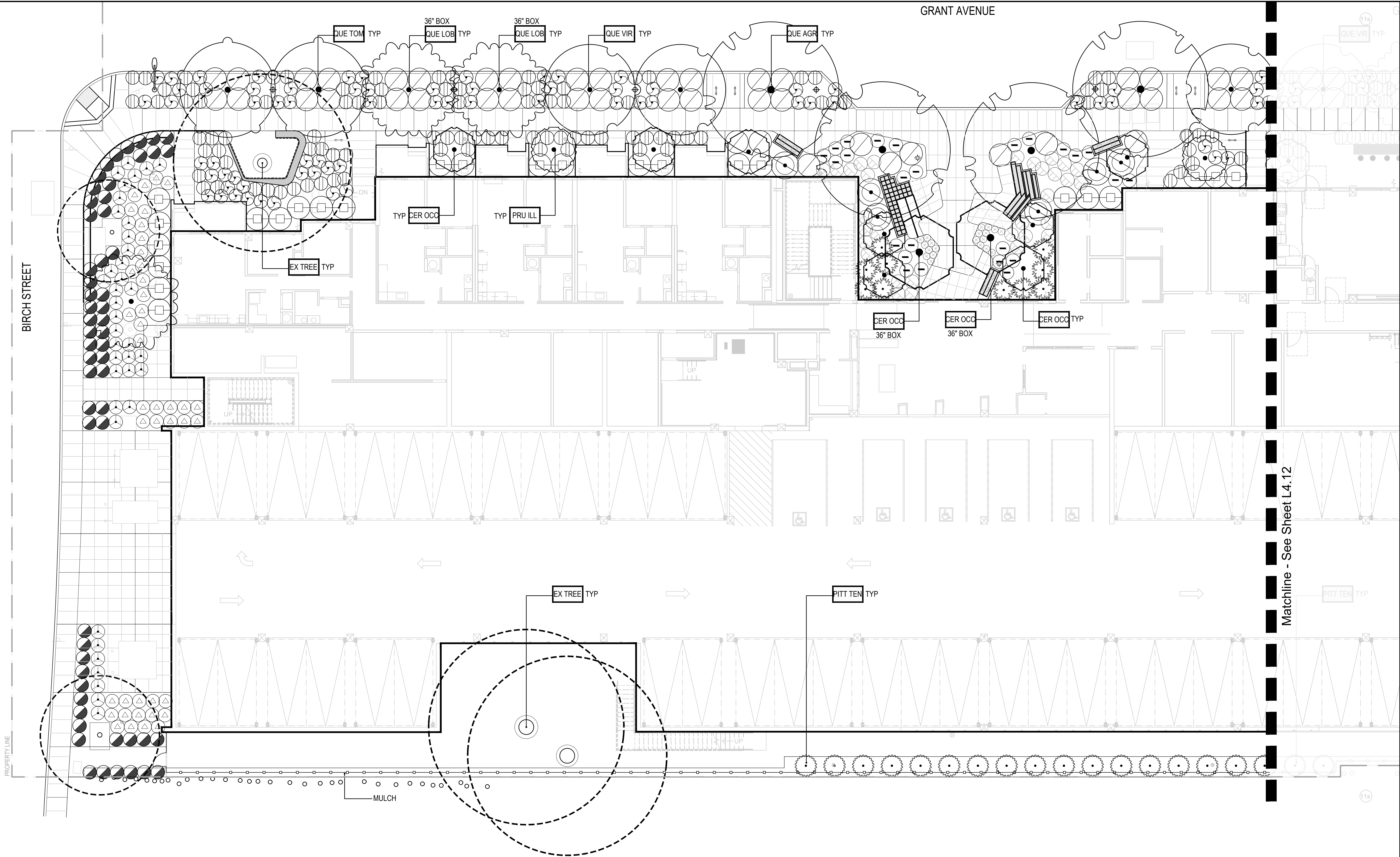
MERCY HOUSING/
ABODE COMMUNITIES

PLANTING SCHEDULE
AND NOTES

JOB #: 1925

SCALE:

L4.00



PLANTING SCHEDULE: TREES

ON-GRADE		
TAG	SYMBOL	NAME
EX TREE		EXISTING TREE - TO REMAIN
CER OCC		CERCIS OCCIDENTALIS WESTERN REDBUD
PIT TEN		PITTOSPORUM TENUIFOLIUM KOHUJU
PRU ILL		PRUNUS ILLICIFOLIA 'LYONI' CATALINA CHERRY
QUE AGR		QUERCUS AGRIFOLIA COAST LIVE OAK
QUE TOM		QUERCUS TOMENTELLA ISLAND OAK
QUE LOB		QUERCUS LOBATA VALLEY OAK
QUE VIR		QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL SOUTHERN LIVE OAK

UNDERSTORY PLANTING

ON-GRADE	
SYMBOL	NAME
	ARCTOSTAPHYLOS 'EMERALD CARPET' CARPET MANZANITA
	CEANOTHUS 'CENTENNIAL' CENTENNIAL CEANOTHUS
	CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA
	FESTUCA MAIREA ATLAS FESCUE
	GALVEZIA SPECIOSA 'FIRECRACKER' ISLAND SNAPDRAGON
	HEUCHERA MAXIMA 'GREEN SPICE' CORAL BELLS
	JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH
	LOROPETALUM CHINENSE 'EMERALD SNOW' FRINGE FLOWER

UNDERSTORY PLANTING

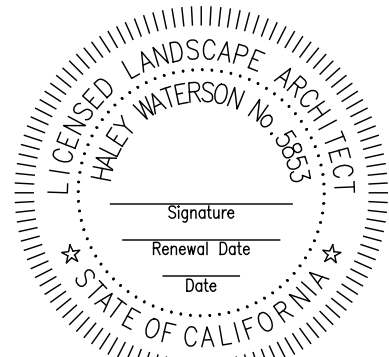
ON-GRADE	
SYMBOL	NAME
	PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTOSPORUM
	RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY
	SALVIA CLEVELANDII CLEVELAND SAGE
	SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALATAN SWEET BOX
	SYMPHORICARPOS ALBUS SNOWBERRY
	WOODWARDIA FIMBRIATA GIANT CHAIN FERN
VINES	
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE

VAN METER
WILLIAMS
POLLACK LLP

ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MINNEAPOLIS
320 Bryant Street, Suite 200, San Francisco, CA 94107 T 415.594.0322

- ☐ CIVIL ENGINEER
BKF-SAN JOSE
1730 N. FIRST ST. STE 600
SAN JOSE, CA 95112
- ☐ LANDSCAPE ARCHITECT
PLURAL
2742 17TH STREET
SAN FRANCISCO, CA 94110
- ☐ STRUCTURAL ENGINEER
HOHBACH-LEWIN INC
250 SHERIDAN AVE STE 100
PALO ALTO, CA 94306
- ☐ MEP ENGINEER
EMERALD CITY ENGINEERS
21705 HIGHWAY 99
LYNWOOD, WA 98036
- ☐ SUSTAINABILITY/ENERGY
REDWOOD ENERGY
1887 Q STREET
ARCATA, CA 95521
- ☐ JOINT TRENCH/DIY UTILITY
MILLENNIUM DESIGN
PO BOX 737
ALAMO, CA, 94507

plural
Landscape Architecture



THIS SHEET REVIEWED BY:

AHJ ☒
3RD PARTY/STATE ☒

ID	DATE	NAME

Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:



PLANTING PLAN -
LEVEL 1 - WEST

JOB #: 1925

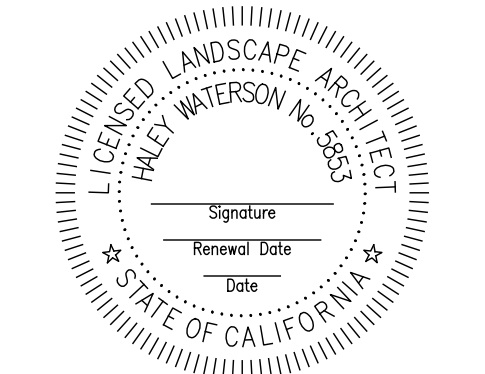
SCALE: 1"= 10'

L4.11

AHJ PERMIT SUBMISSION | DATE: 05/13/2022



- ☐ CIVIL ENGINEER
BKF-SAN JOSE
1730 N. FIRST ST. STE 600
SAN JOSE, CA 95112
- ☐ LANDSCAPE ARCHITECT
PLURAL
2742 17TH STREET
SAN FRANCISCO, CA 94110
- ☐ STRUCTURAL ENGINEER
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MILLENIUM DESIGN
PO BOX 737
ALAMO, CA, 94507



THIS SHEET REVIEWED BY:

AHJ ☒
3RD PARTY/STATE ☒

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Project:

EDUCATOR HOUSING
231 GRANT AVENUE

231 GRANT AVENUE
PALO ALTO, CA 94306

Client:

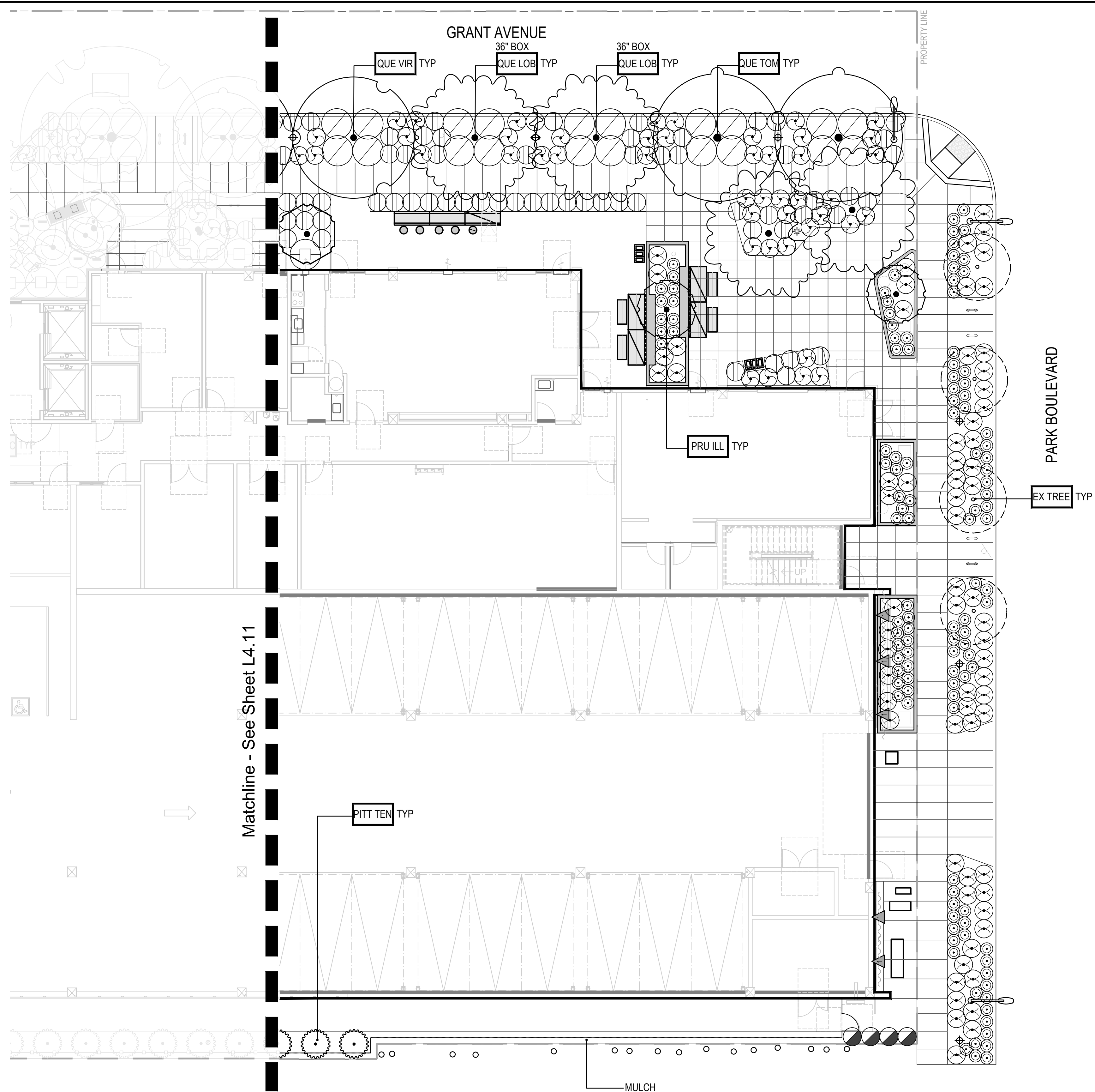
MERCY HOUSING/
ABODE COMMUNITIES

PLANTING PLAN -
LEVEL 1 - EAST

JOB #: 1925
SCALE: 1"= 10'

L4.12

AHJ PERMIT SUBMISSION | DATE: 05/13/2022



PLANTING SCHEDULE: TREES			UNDERSTORY PLANTING		UNDERSTORY PLANTING	
ON-GRADE			ON-GRADE		ON-GRADE	
TAG	SYMBOL	NAME	SYMBOL	NAME	SYMBOL	NAME
EX TREE		EXISTING TREE - TO REMAIN		ARCTOSTAPHYLOS 'EMERALD CARPET' CARPET MANZANITA		PITTOSPORUM TOBIRA 'WHEELER'S DWARF' WHEELER'S DWARF JAPANESE PITTOSPORUM
QUE OCC		CERCIS OCCIDENTALIS WESTERN REDBUD		CEANOTHUS 'CENTENNIAL' CENTENNIAL CEANOTHUS		RHAMNUS CALIFORNICA 'EVE CASE' COFFEEBERRY
PIT TEN		PITTOSPORUM TENUIFOLIUM KOHUJU		CORREA 'DUSKY BELLS' RED AUSTRALIAN FUCHSIA		SALVIA CLEVELANDII CLEVELAND SAGE
PRU ILL		PRUNUS ILLICIFOLIA 'LYONII' CATALINA CHERRY		FESTUCA MAIREA ATLAS FESCUE		SARCOCOCCA HOOKERIANA VAR. HUMILIS HIMALATAN SWEET BOX
QUE AGR		QUERCUS AGRIFOLIA COAST LIVE OAK		GALVEZIA SPECIOSA 'FIRECRACKER' ISLAND SNAPDRAGON		SYMPHORICARPOS ALBUS SNOWBERRY
QUE TOM		QUERCUS TOMENTELLA ISLAND OAK		HEUCHERA MAXIMA 'GREEN SPICE' CORAL BELLS		WOODWARDIA FIMBRIATA GIANT CHAIN FERN
QUE LOB		QUERCUS LOBATA VALLEY OAK		JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH	VINES	
QUE VIR		QUERCUS VIRGINIANA 'CATHEDRAL' CATHEDRAL SOUTHERN LIVE OAK		LOROPETALUM CHINENSE 'EMERALD SNOW' FRINGE FLOWER		TRACHELOSPERMUM JASMINOIDES STAR JASMINE