



SITE AREA (NET)	17.21 ACRES			
NEW BUILDING AREA	58,380 SF			
COMMERCIAL AREA	58,380 SF			
APARTMENTS	340,220 SF			
HOTEL	161,130 SF			
ASSISTED LIVING	154,680 SF			
TOWNHOUSES	25 UNITS			
SINGLE FAMILY HOMES	48 UNITS			
PARKING	98 STALLS			
SURFACE	98 STALLS			
BELOW GRADE	1,225 STALLS			
PRIVATE GARAGES	146 STALLS			
TOTAL PARKING PROPOSED	1,469 STALLS			
PARKING RATIOS				
TYPE	RATIO REQUIRED	STALLS REQUIRED	RATIO PROVIDED	STALLS PROVIDED
COMMERCIAL	6/1000	351 STALLS	6.3/1000	367 STALLS
APARTMENTS	1.5/UNIT	488 STALLS	1.5/UNIT	458 STALLS
HOTEL	1.2/ROOM	275 STALLS	1.2/ROOM	275 STALLS
ASSISTED LIVING	1.2/1000	186 STALLS	1.2/1000	186 STALLS
TOWNHOUSES	2.5/UNIT	63 STALLS	2.5/UNIT	63 STALLS
SINGLE FAMILY HOMES	2.5/HOME	120 STALLS	2.5/HOME	120 STALLS
TOTAL PARKING REQUIRED	1,453 STALLS			
TOTAL PARKING PROPOSED	1,469 STALLS			
OPEN SPACE	3.3 ACRES			
PUBLIC LANDSCAPE	3.3 ACRES			
PUBLIC HARDSCAPE	3.8 ACRES			
TOTAL PUBLIC LANDSCAPE AND HARDSCAPE	7.1 ACRES			
PRIVATE COMMERCIAL OPEN SPACE	0.8 ACRES			
PRIVATE RESIDENTIAL OPEN SPACE	2.7 ACRES			
TOTAL PRIVATE OPEN SPACE	3.5 ACRES			
TOTAL LANDSCAPE, HARDSCAPE AND OPEN SPACE	10.6 ACRES			
DENSITY	PARCEL AREA	DU/AC		
APARTMENTS	4.4 AC	305 DU		
TOWN HOMES	1.45 AC	25 DU		
SINGLE FAMILY HOMES	3.62 AC	48 DU		
TOTAL	9.47 AC	378 DU		
PROPOSED DENSITY	39.9 DU/AC			

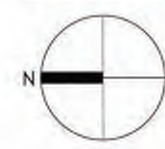
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE

14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA

WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
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San Francisco, CA 94111
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F 415 433 5003

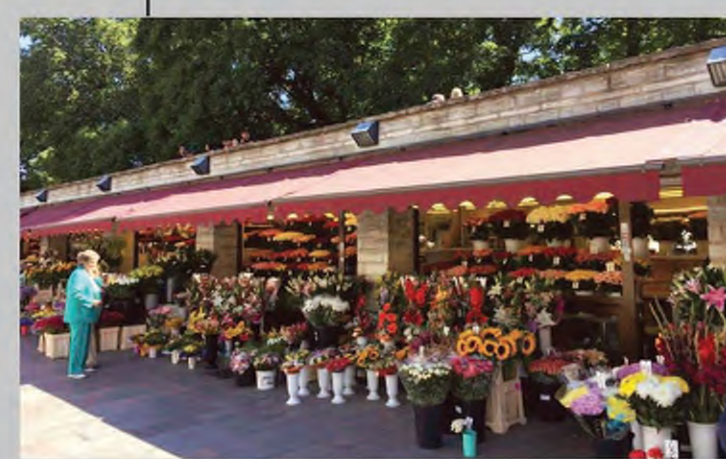
07.31.2020 31.616 PDC17-040



0' 50' 100'

CONCEPTUAL LANDSCAPE
PLAN - OVERALL

L10.10



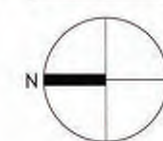
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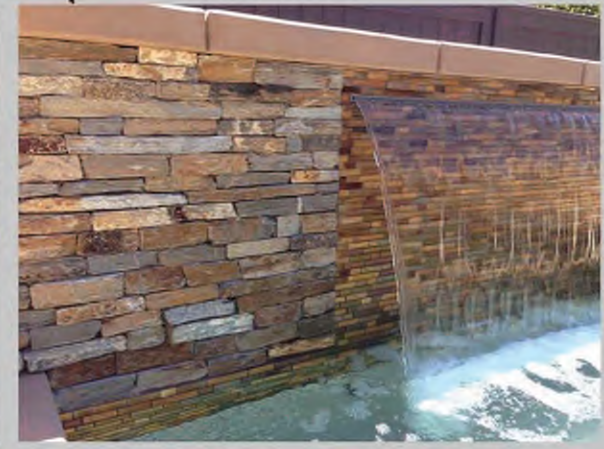
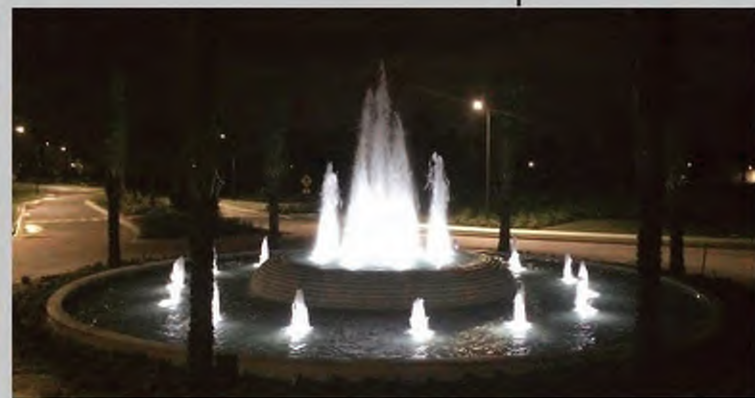
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0' 30' 60'

CONCEPTUAL LANDSCAPE
PLAN - ENLARGEMENT

L10.11



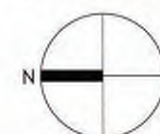
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0' 30' 60'

CONCEPTUAL LANDSCAPE
PLAN - ENLARGEMENT 2

L10.12



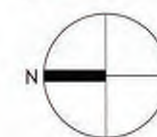
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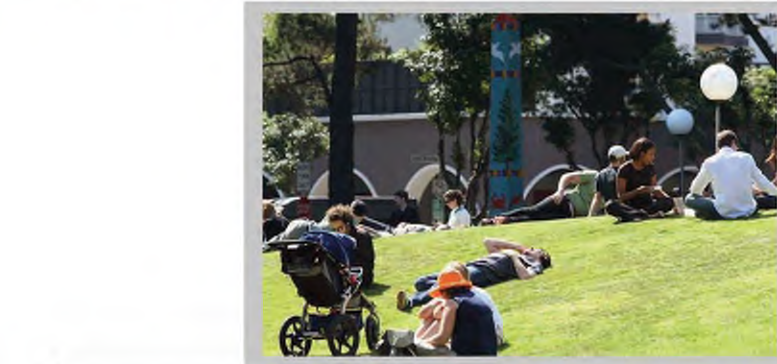
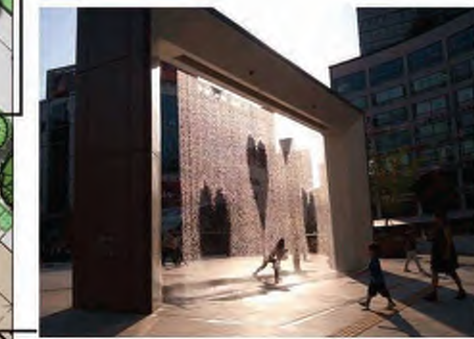
07.31.2020 31.616 PDC17-040



0' 30' 60'

CONCEPTUAL LANDSCAPE
PLAN - ENLARGEMENT 3

L10.13



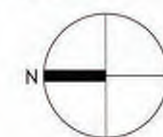
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0' 30' 60'

CONCEPTUAL LANDSCAPE
PLAN - ENLARGEMENT A

L10.14



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0' 30' 60'

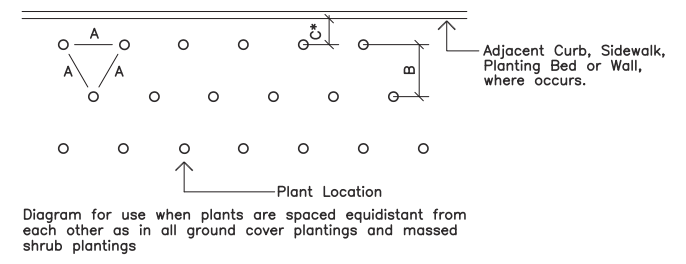
CONCEPTUAL LANDSCAPE
PLAN - ENLARGEMENT 5

L10.15

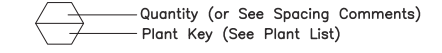
1. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of San Jose. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
11. The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
12. Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
13. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
14. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
15. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
16. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
17. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
18. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
19. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
20. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
21. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
22. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
23. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
24. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: Versicell Drainage Panel by Tournesol Siteworks, LLC. (800) 542-2282.
25. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
26. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$X,000.000 (X Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

27. Street trees shown in the public right-of-way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right-of-way. Actual street tree locations will be determined by the Public Works Department at the implementation stage on the Public Improvement Plan. The installation or removal of the street trees requires a permit from the Department of Transportation. The City Arborist will specify the species.
28. The project will not locate trees within the basin or bank planting zones of Bioretention Areas, per Appendix D of the SCVURPPP C.3 Stormwater Handbook. Trees will also not be located directly in-line with or next to stormwater inlets (curb openings, bubble box emitters, etc.). Trees will be offset or relocated where necessary outside of the Bioretention Area basin and back planting zones to maximize runoff dispersal throughout the Bioretention Areas.
29. Include 3 inches of compostable, non-floatable mulch in areas between stormwater treatment plantings. Refer to civil plans for mulch selection.
30. The plant palettes are suggested for use, but do not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project. All plants in stormwater treatment areas are to be consistent with Appendix D of the C.3 Stormwater Handbook, provided by the City of San Jose.

PLANT SPACING DIAGRAM



PLANT CALLOUT SYMBOL



PLANT QUANTITY DIAGRAM

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

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

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

CAMBRIAN PARK PLAZA MIXED-USE VILLAGE

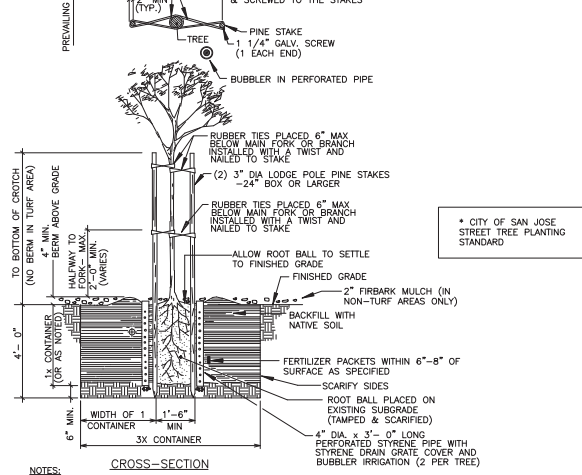
14200 & 14420 UNION AVE
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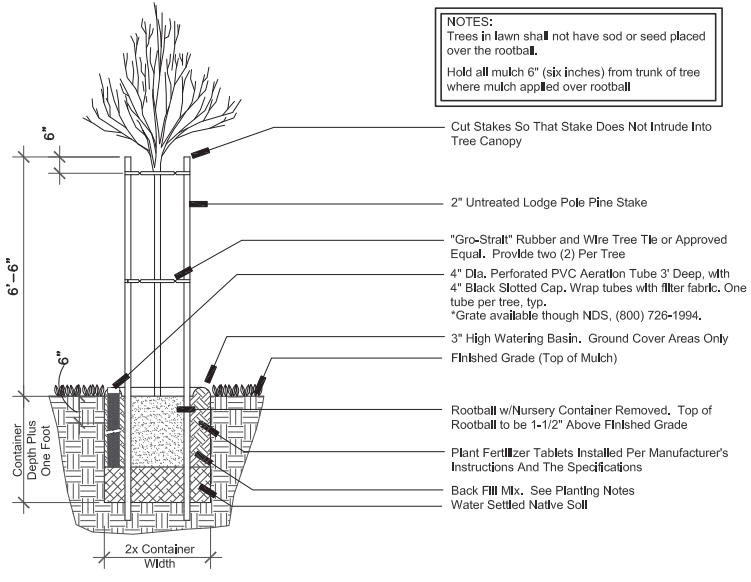


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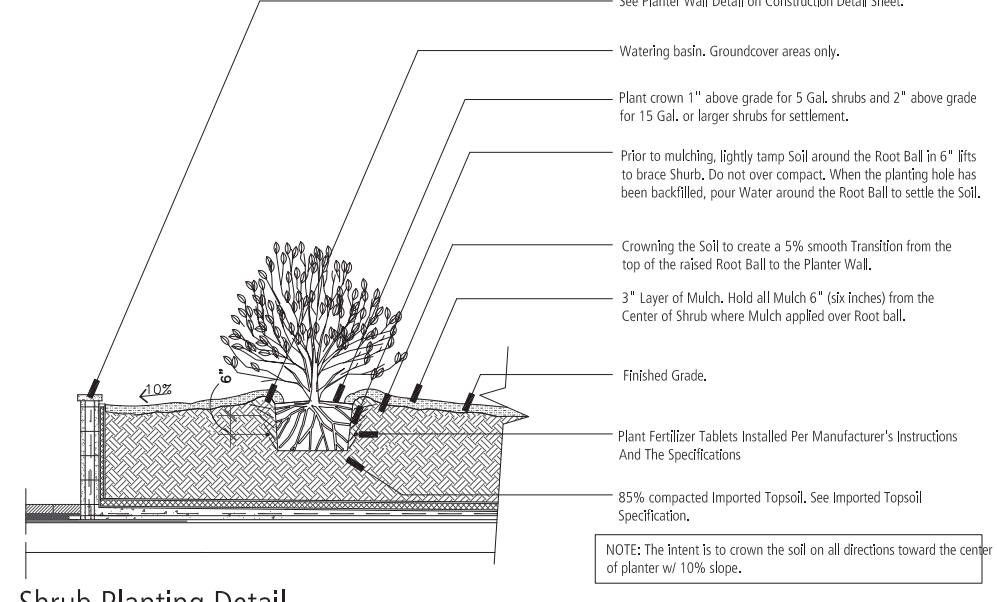
PLANTING NOTES AND LEGENDS



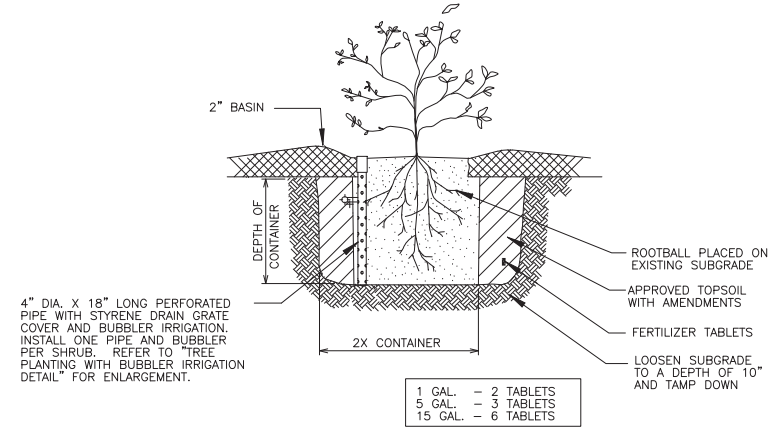
3 STANDARD TREE PLANTING WITH BUBBLER IRRIGATION
N.T.S.



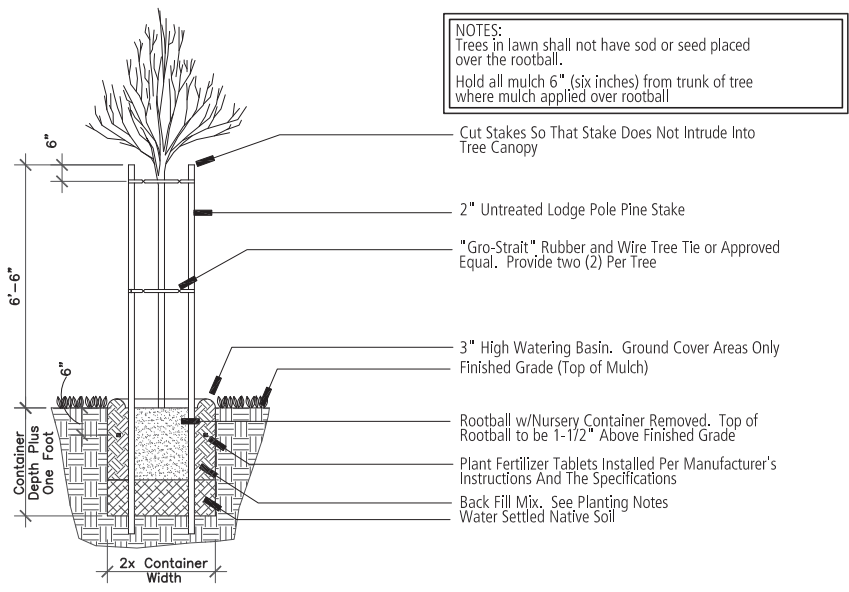
4 Tree Staking Diagram with Aeration Tube
N.T.S.



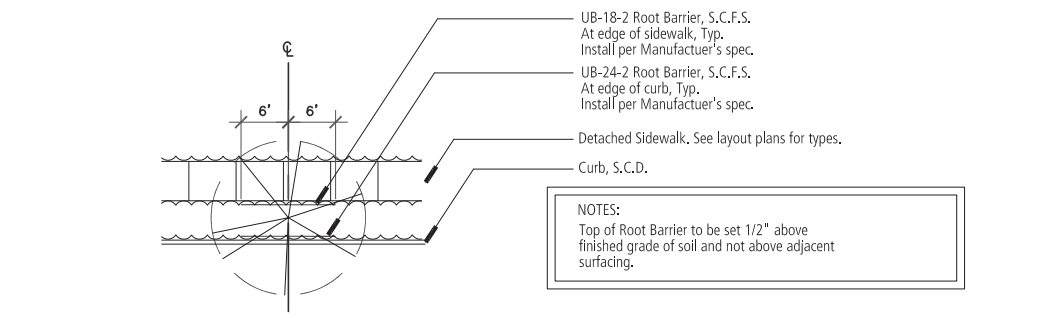
1 Shrub Planting Detail
N.T.S.



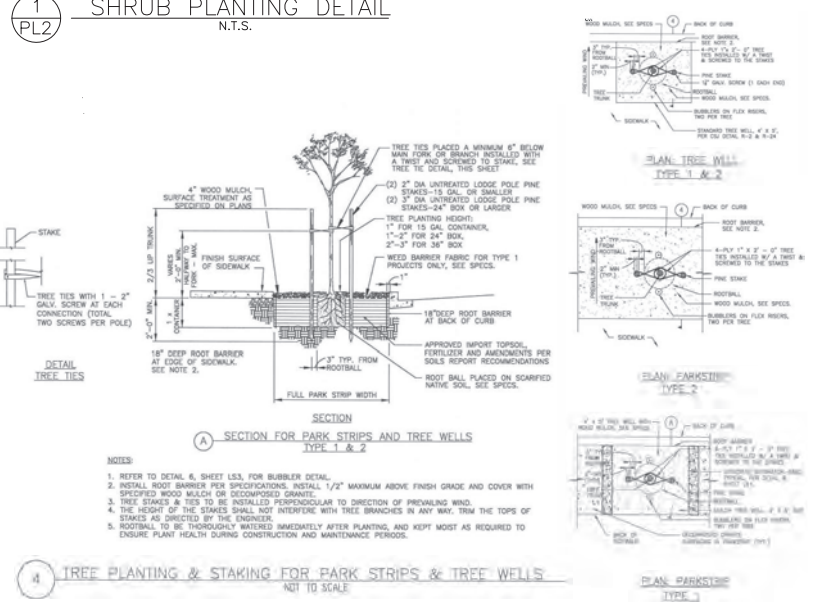
1 SHRUB PLANTING DETAIL
N.T.S.



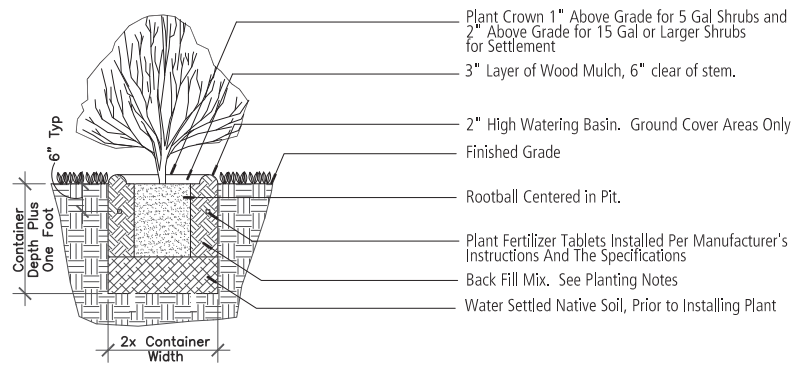
5 Tree Staking Diagram
N.T.S.



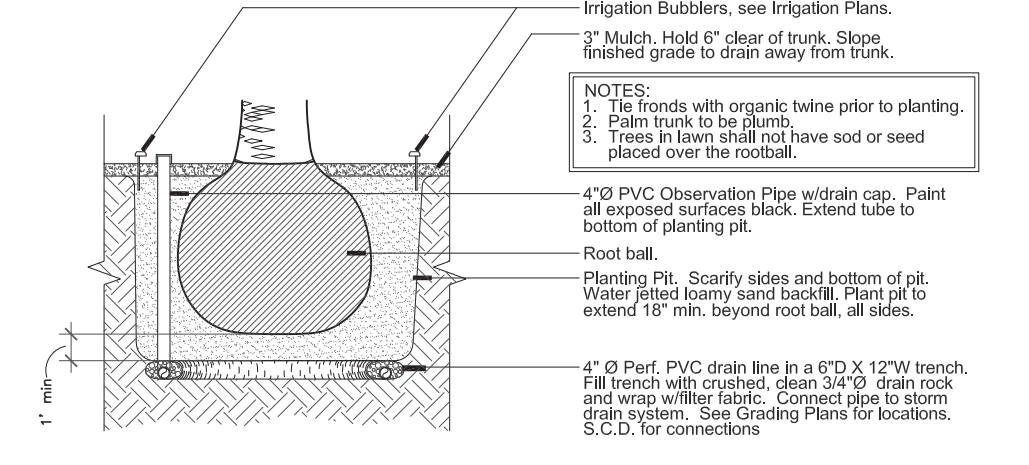
2 Root Barrier
N.T.S.



4 TREE PLANTING & STAKING FOR PARK STRIPS & TREE WELLS
NOT TO SCALE



6 Shrub Planting Detail
N.T.S.



3 Palm Tree Planting Diagram
N.T.S.

FOR PUBLIC STREET LANDSCAPE IMPROVEMENTS PROJECT NAME HERE STANDARD PLANTING DETAILS	PERMIT # 12 PROJECT # 2 SHEET NO. 13 DATE 07/31/2020	DEPARTMENT OF PUBLIC WORKS SAN JOSE, CALIFORNIA SAN JOSE D-OSYL SHEET LS10-13
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RECOMMENDATION	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING/NOTES	MOBILES	OR NATIVE
TREES	* For Tree Sizes See Planting Plans. (15 gallon minimum)					
ACE PAL	*	Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple		M	
ARB MAR	*	Arbutus 'Marina'	Marina Strawberry Tree		L	
BAM ALF	*	Bambusa m. 'Alphonse Karr'	'Alphonse Karr' Bamboo		L	
CAR FAS	*	Carpinus betulus 'Fastigata'	Pyramidal European Hornbeam		M	
CHA HUM	*	Chamaerops humilis	Mediterranean Fan Palm		L	
CUP SEM	*	Cupressus sempervirens	Italian Cypress		L	
FRA AME	*	Fraxinus americana 'Autumn Purple'	Autumn Purple Ash		M	
GIN BIL	*	Ginkgo biloba 'Fairmount'	Maidenhair Tree		M	
JAC MIM	*	Jacaranda mimosifolia	Jacaranda Tree		M	
LAG NAT	*	Lagerstroemia 'Natchez'	Crepe Myrtle	standard	L	
LIR TUL	*	Liriodendron tulipifera	Tulip Tree		M	
LYO FLO	*	Lyonothamnus floribundus	Catalina Ironwood		L	
OLE SWA	*	Olea e. 'Swan Hill'	Swan Hill Fruitless Olive	multi-trunk	L	
PHO CAN	*	Phoenix canariensis	Canary Island Date Palm	25' BTH	L	
PIS CHI	*	Pistacia chinensis	Chinese Pistache		L	
PLA COL	*	Platanus acerfolia 'Columbia'	London Plane Tree		M	
POD GRA	*	Podocarpus gracilior	Fern Pine	standard	M	
PRU AKE	*	Prunus akebono	Akebono Cherry	standard	M	
PYR CAL	*	Pyrus c. 'Aristocrat'	Flowering Pear		M	
QUE AGR	*	Quercus agrifolia	Coast Live Oak		VL	NATIVE
QUE FRA	*	Quercus frainetto 'Schmidt'	Hungarian Oak		L	
QUE LOB	*	Quercus lobata	Valley Oak		L	
QUE SUB	*	Quercus suber	Cork Oak		L	NATIVE
QUE VIR	*	Quercus virginiana	Live Oak		M	
TRI CON	*	Tristania conferta	Brisbane Box		M	
TRI LAU	*	Tristania laurina	Water Gum		M	
WAS FIL	*	Washingtonia filifera	California Fan Palm	25' BTH	L	
SHRUBS						
AN	1 gal	Anemone hybrida 'White'	Japanese Anemone	24" oc	M	
ABG	5 gal	Anigozanthos 'Bush Gold'	Yellow Kangaroo Paw	24" oc	L	
BS	5 gal	Buxus s. 'Green Beauty'	Boxwood	24" oc	M	
CC	5 gal	Ceanothus 'Concha'	California Lilac	48" oc	VL	NATIVE
CR	5 gal	Cycas revoluta	Sago Cycad	36" oc	M	
DB	5 gal	Dietes Bicolor (s)	Fortnight Lily	36" oc	L	
EM	15 gal	Elaeagnus 'Maculata'	Golden Elaeagnus	60" oc	L	
EC	5 gal	Euphorbia c. 'Wulfenii'	Euphorbia	30" oc	L	
EF	5 gal	Escallonia fradesii 'Pink Whisper'	Escallonia 'Pink Whisper'	42" oc	M	
HY	5 gal	Hypericum moserianum	Gold Flower	36" oc	M	
HME	5 gal	Hydrangea m. 'Endless Summer'	Hydrangea	36" oc	M	
HP	5 gal	Hesperaloe parvifolia	Red Yucca	36" oc	/	
LB	5 gal	Lavatera t. 'Barnsley'	Tree Mallow	48" oc	L	
LL	5 gal	Leonotis leonuris	Lion's Tail	36" oc	L	
LC	5 gal	Loropetalum c. 'Blush'	Red Fringe Flower	36" oc	L	
OL	5 gal	Olea e. 'Little Ollie'	Dwarf Olive	36" oc	VL	
PA	5 gal	Phormium 'Firebird'	New Zealand Flax	36" oc	L	
PD	5 gal	Phormium 'Dusky Chief'	New Zealand Flax	36" oc	L	
PY	5 gal	Phormium 'Yellow Wave'	New Zealand Flax	36" oc	L	
PRS	5 gal	Phormium 'Rainbow Sunrise'	New Zealand Flax	30" oc	L	
PRW	5 gal	Phormium 'Rainbow Warrior'	New Zealand Flax	30" oc	L	
PC	5 gal	Prunus caroliniana	Carolina Cherry Laurel	48" oc	L	
PL	5 gal	Prunus laurocerasus	English Laurel	48" oc	M	
RA	5 gal	Rhaphiolepis indica 'Ballerina'	Indian Hawthorne	36" oc	L	
RH	5 gal	Rhamnus californica	Coffeeberry	48" oc	L	NATIVE
RB	5 gal	Ribes sanguineum 'Claremont'	Pink Flowering Currant	48" oc	L	
RI	5 gal	Rosa 'Iceberg'	Iceberg Rose	42" oc	M	
RT	5 gal	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	36" oc	L	
ST	5 gal	Strelitzia reginae	Bird of Paradise	36" oc	M	
SLB	5 gal	Salvia leucantha 'Santa Barbara'	Mexican Sage	36" oc	L	
RHA	5 gal	Rhaphiolepis indica 'Clara'	Indian Hawthorn	36" O.C.	L	

RECOMMENDATION	SIZE	COMMON NAME	SCIENTIFIC NAME	SPACING/NOTES	MOBILES	OR NATIVE
AP	5 gal	Arctostaphylos 'Pacific Mist'	Manzanita		30" oc	L
CEA	5 gal	Ceanothus g. h. 'Yankee Point'	Yankee Point Ceanothus		30" oc	L
CO	5 gal	Coleonema p. 'Sunset Gold'	Dwarf Breath of Heaven		30" oc	M
CV	5 gal	Coprosma p. Verde Vista'	Coprosma		36" oc	L
LAV	5 gal	Lavandula intermedia	Lavender		24" oc	L
LIR	1 gal	Liriope m. 'Big Blue'	Lily Turf		18" oc	M
MAH	5 gal	Mahonia repens	Creeping Mahonia		30" oc	L
RSC	5 gal	Rosa 'Flower Carpet Amber'	Amber Carpet Rose		36" oc	M
SBR	1 gal	Stachys byzantina	Lamb's Ear		24" oc	M
TEU	1 gal	Teucrium x lucidrys	Dwarf Germander		24" o.c.	L
TJA	5 gal	Trachelospermum jasminoides	Star Jasmine		36" o.c.	M
CUP	1 gal	Cuphea hyssopifolia	Mexican Heather		24" O.C.	M
EUO	1 gal	Euonymus fortunei	Wintercreeper		24" O.C.	L
GRASSES						
CDI	5 gal	Carex tumulicola	Berkeley Sedge		24" oc	M
CKF	5 gal	Calamagrostis 'Karl Foerster'	Feather Reed Grass		30" oc	L
CNU	1 gal	Calamagrostis nukaensis	Pacific Reed Grass		24" oc	L
CTE	5 gal	Chondropetalum tectorum (s)	Cape Rush		24" oc	L
LCP	1 gal	Leymus c. 'Canyon Prince'	Canyon Prince Wild Rye		30" oc	L
JPE	5 gal	Juncus patens 'Elk Blue' (s)	California Gray Rush		18" oc	L
MCR	5 gal	Muhlenbergia c. 'Regal Mist' (s)	Pink Muhly		36" oc	L
MRI	5 gal	Muhlenbergia rigens (s)	Deergrass		36" oc	L
OJ	1 gal	Ophiopogon japonicus	Black Mondo Grass		18" oc	M
STT	5 gal	Stipa tenuissima	Mexican Feather Grass		24" oc	L
FEB	1 gal	Festuca glauca 'Elijah Blue'	Blue Fescue		18" oc	L
LOM	5 gal	Lomandra 'Sea Breeze'	Sea Breeze Lomandra		36" oc	L
FERNS						
NC	5 gal	Nephrolepis cordifolia	Southern Sword Fern		36" oc	M
PM	5 gal	Polystichum munitum	Western Sword Fern		30" oc	M
VINES						
BG	5 gal	Bougainvillea 'California Gold'	Bougainvillea			L
CC	5 gal	Clytostoma callistigiodes	Violet Trumpet Vine			M
FP	1 gal	Ficus pumila	Creeping Fig			M
PT	1 gal	Parthenocissus tricuspidata	Boston Ivy			M
RSJ	5 gal	Rosa 'Joseph's Coat'	Joseph's Coat Rose			M
LAWN						
MED	SOD	Medallion Plus	Medallion Plus			H
NMF	SOD	No mow fescue	Delta sod fescue			M

PROPOSED STORMWATER TREATMENT PLANT PALETTE

PROPOSED STORMWATER TREATMENT AREAS SHRUBS, PERENNIALS, AND GRASSES								
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	BASIN	BANK	UPLAND
AR	5 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" O.C.	Native/Low Water Use		•	•
CD	5 Gal	Carex divulsa c. tumulicola	Berkeley Sedge	24" O.C.	Low Water Use	•	•	•
CT	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" O.C.	Low Water Use	•	•	•
ER	1 Gal	Erigeron glaucus 'Wayne Roderick'	Beach Aster	18" O.C.	Native/Low Water Use		•	•
JT	1 Gal	Juncus patens	California Gray Rush	18" O.C.	Native/Low Water Use	•	•	•
MC	5 Gal	Muhlenbergia capillaris	Pink Muhly Grass	30" O.C.	Native/Low Water Use		•	•
PH	5 Gal	Penstemon heterophyllus 'Blue Springs'	Foothill Penstemon	24" O.C.	Native/Low Water Use		•	•
RS	5 Gal	Ribes sanguineum	Red-Flowering Currant	60" O.C.	Native/Low Water Use		•	•

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

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

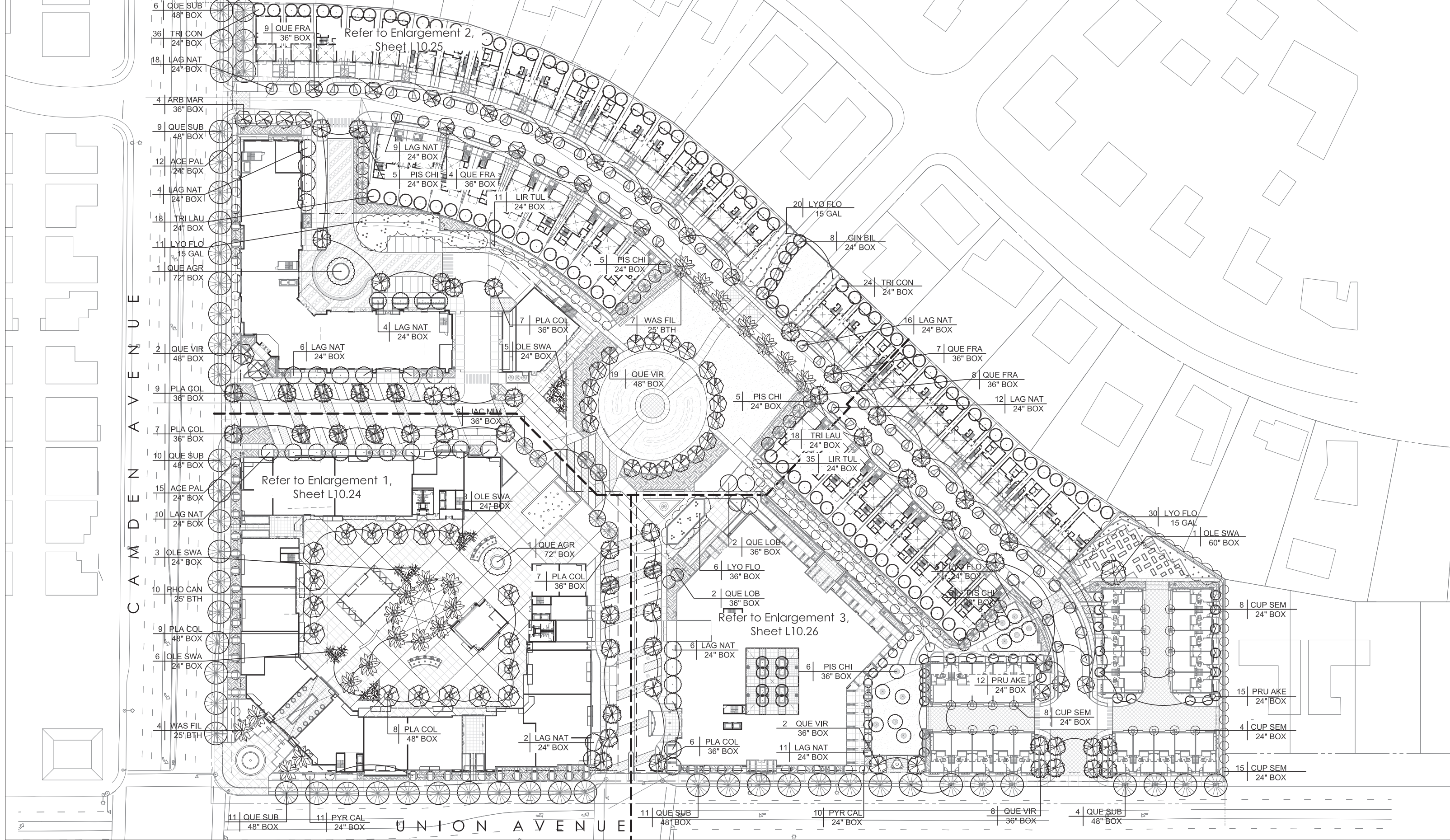
The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain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

CAMBRIAN PARK PLAZA MIXED-USE VILLAGE

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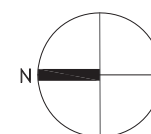
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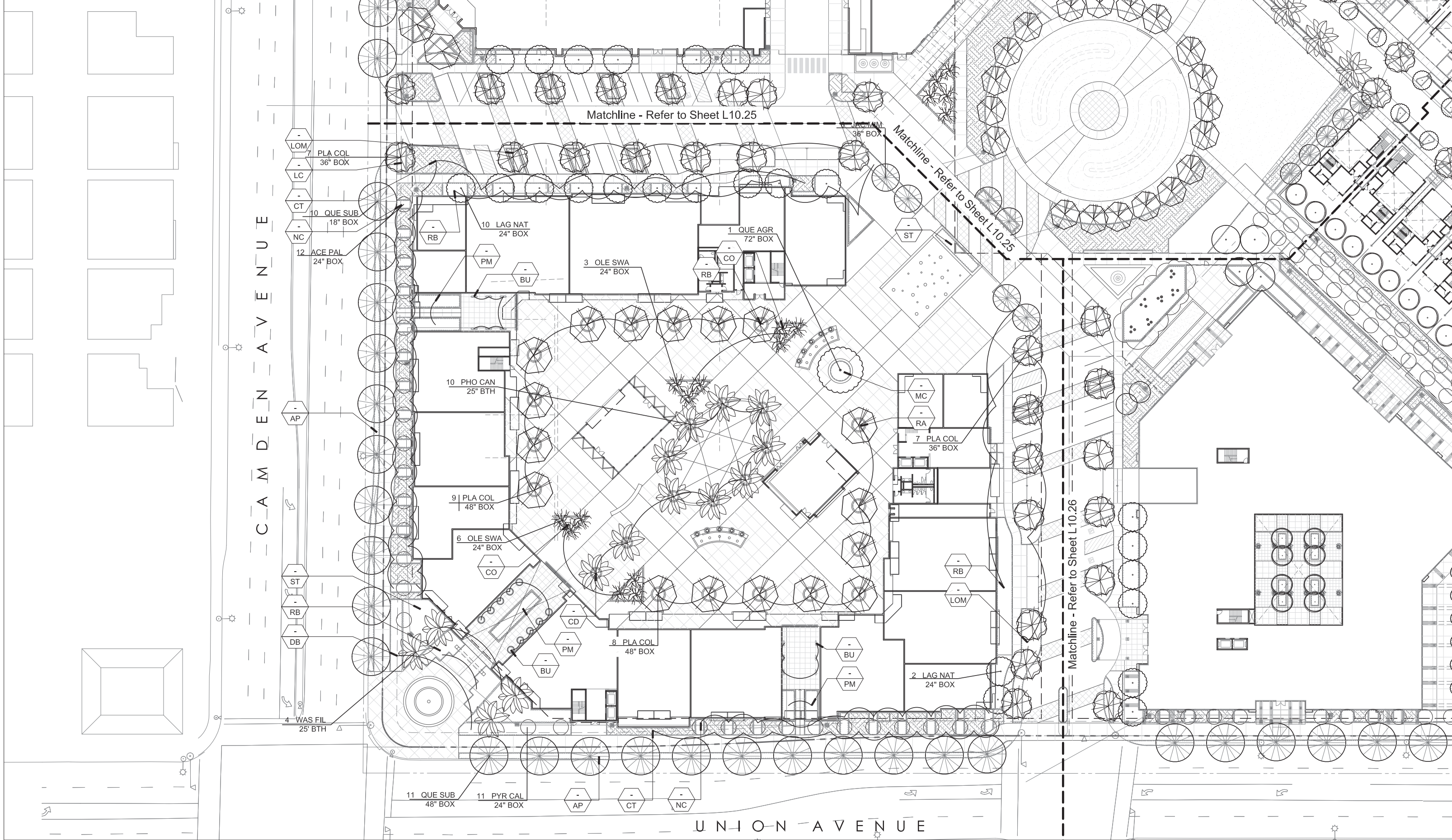
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0' 50' 100'

CONCEPTUAL TREE
PLANTING PLAN

L10.23



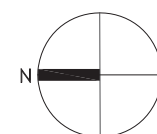
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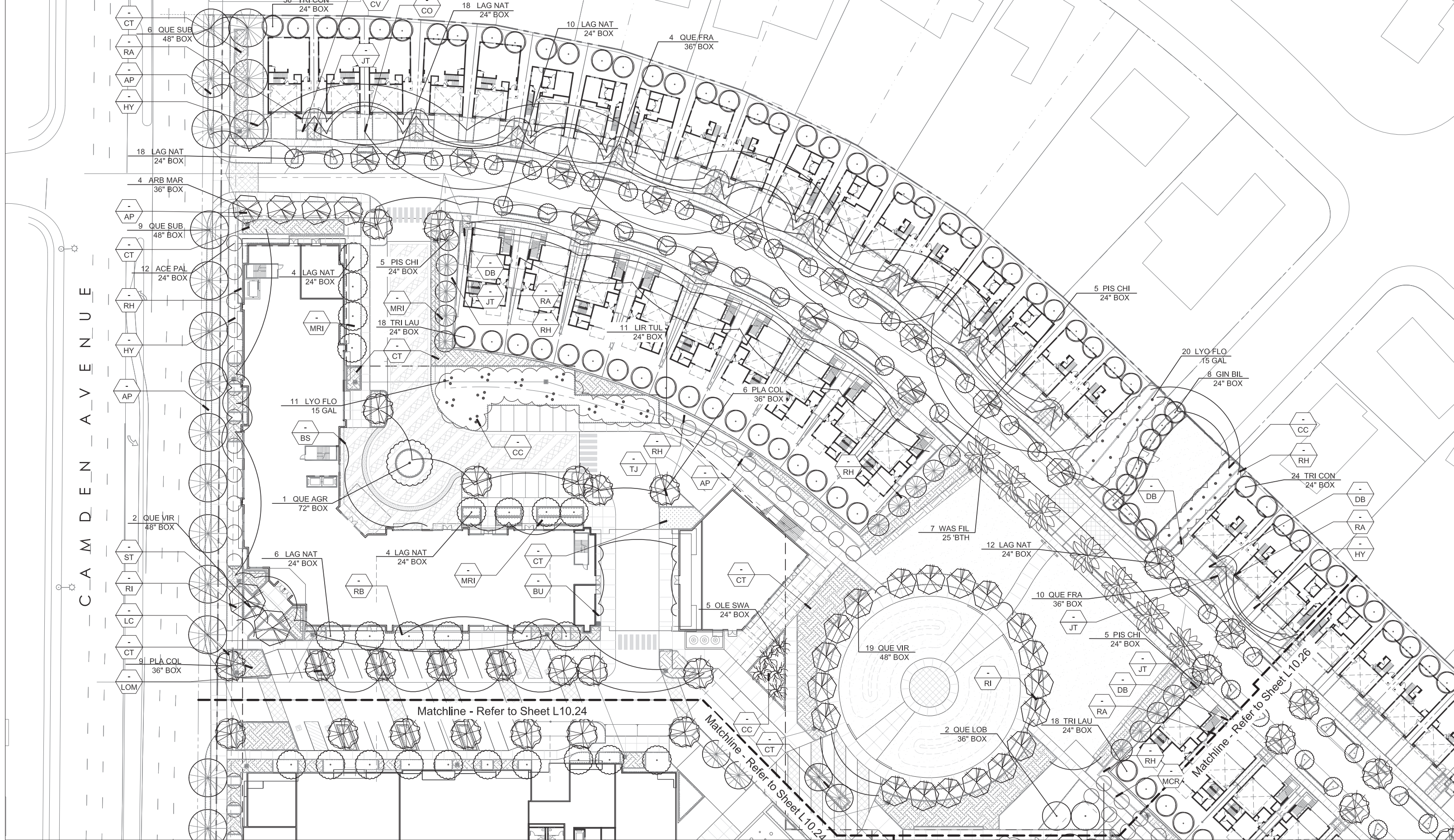
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0' 30' 60'

CONCEPTUAL PLANTING
PLAN - ENLARGEMENT

L10.24



C A M B R I A N P A R K P L A Z A M I X E D - U S E V I L L A G E

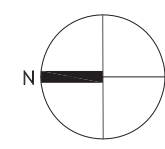
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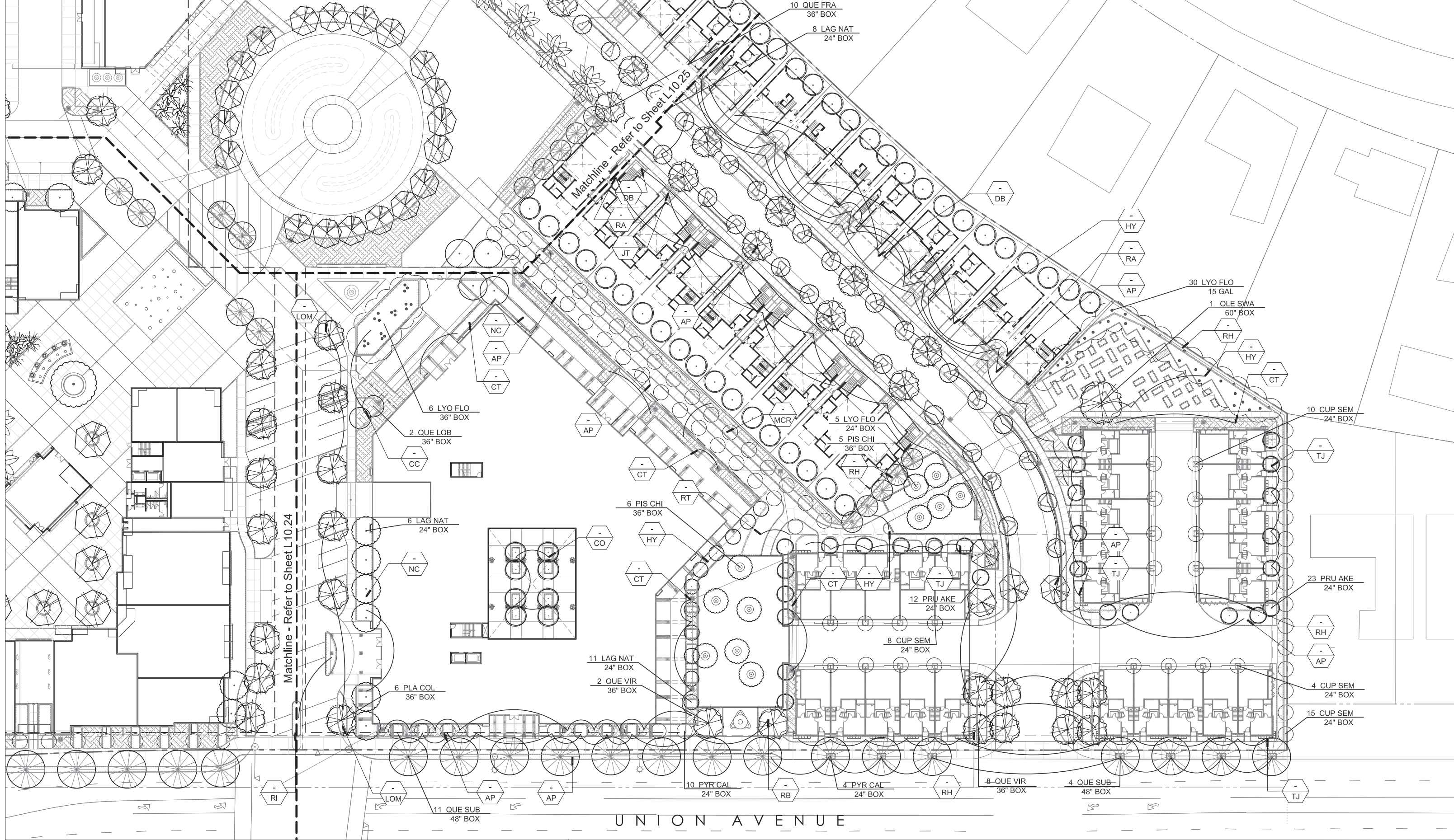
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CONCEPTUAL PLANTING
PLAN - ENLARGEMENT 2

L10.25



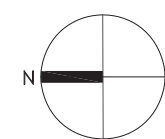
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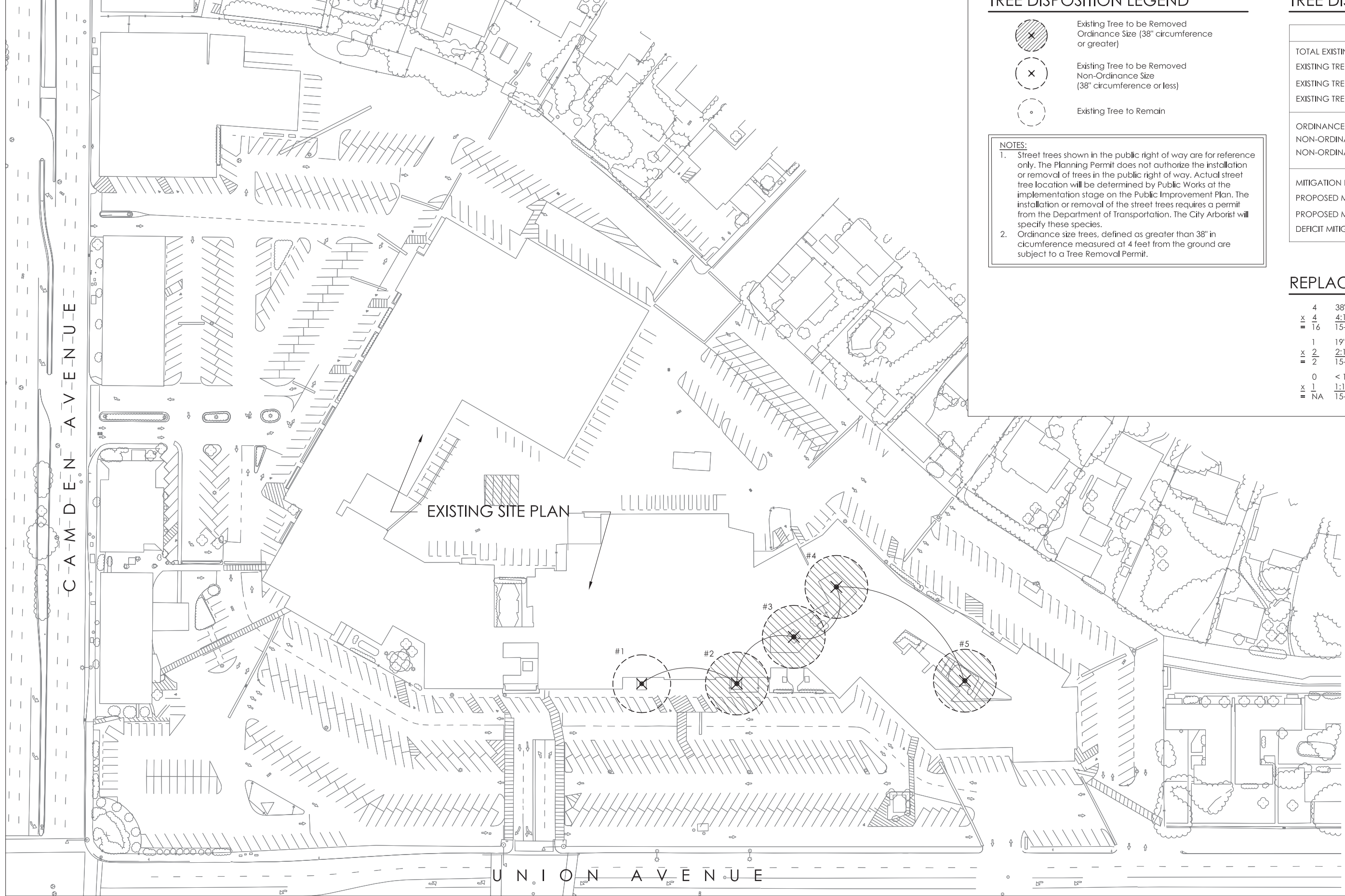
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CONCEPTUAL PLANTING
PLAN - ENLARGEMENT 3

L10.26



TREE DISPOSITION LEGEND

-  Existing Tree to be Removed Ordinance Size (38" circumference or greater)
-  Existing Tree to be Removed Non-Ordinance Size (38" circumference or less)
-  Existing Tree to Remain

NOTES:

- Street trees shown in the public right of way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right of way. Actual street tree location will be determined by Public Works at the implementation stage on the Public Improvement Plan. The installation or removal of the street trees requires a permit from the Department of Transportation. The City Arborist will specify these species.
- Ordinance size trees, defined as greater than 38" in circumference measured at 4 feet from the ground are subject to a Tree Removal Permit.

TREE DISPOSITION SUMMARY

	QTY
TOTAL EXISTING TREES ON SITE	5
EXISTING TREES TO REMAIN	0
EXISTING TREES TO BE REMOVED	5
EXISTING TREES TO BE TRANSPLANTED	0
ORDINANCE SIZED - 38" OR GREATER CIRC.	4
NON-ORDINANCE SIZED - 19" - 38" CIRC.	1
NON-ORDINANCE SIZED - < 19" CIRC.	0
MITIGATION REQUIREMENT - 15 GALLON	18
PROPOSED MITIGATION (NEW) TREES - 24" BOX*	9
PROPOSED MITIGATION (NEW) TREES - 15 GALLON	0
DEFICIT MITIGATION TREES	0

* (1) 24-INCH BOX IS EQUAL TO (2) 15-GALLON T

REPLACEMENT RATIO FOR TREES:

4	38" + CIRC. ORDINANCE TREES REMOVED
x 4	4:1 NON-NATIVE MITIGATION REQUIREMENT
= 16	15-GALLON REPLACEMENT TREES REQUIRED
1	19"- 38" CIRC. NON-ORDINANCE TREES REMOVED
x 2	2:1 NON-NATIVE MITIGATION REQUIREMENT
= 2	15-GALLON REPLACEMENT TREES REQUIRED
0	< 19" NON-ORDINANCE TREES REMOVED
x 1	1:1 NON-NATIVE MITIGATION REQUIREMENT
= NA	15-GALLON REPLACEMENT TREES REQUIRED

CAMBRIAN PARK PLAZA MIXED-USE VILLAGE

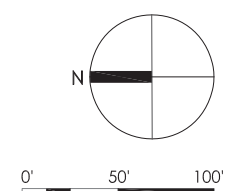
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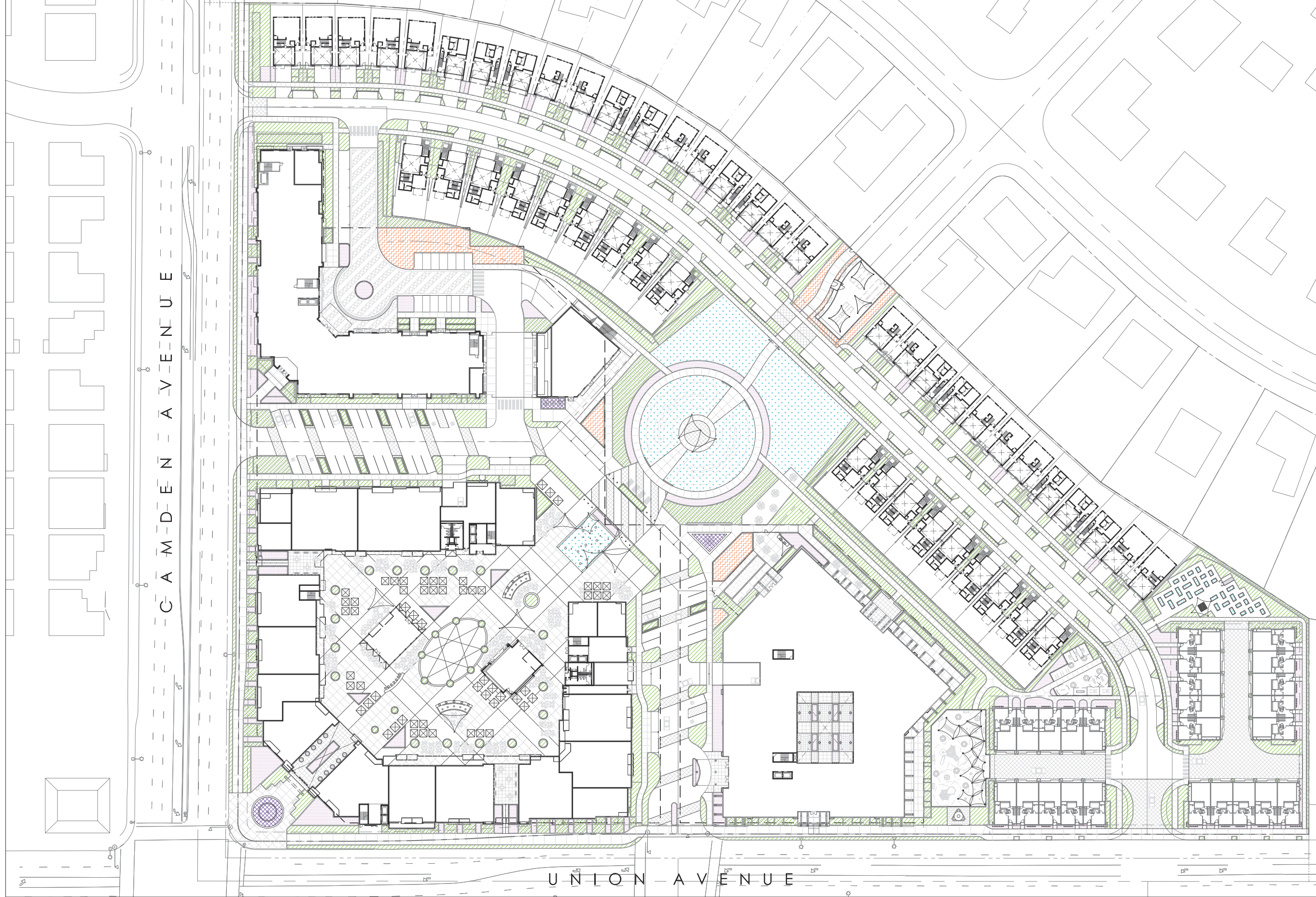
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TREE DISPOSITION PLAN

L10.30



WATER USE LEGEND

Key	WUCOLS Category
	Very Low Water Use
	Low Water Use
	Medium Water Use
	High Water Use
	Special Landscape Area (Recreational lawn, Splash Park, Raised Garden Beds)

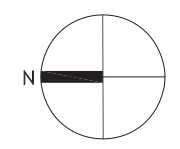
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CONCEPTUAL IRRIGATION WATER USE DIAGRAM

L10.40

IRRIGATION NOTES

All irrigation systems shall meet the minimum requirements of the City Landscape Ordinance and specifications

1. Planting Areas and Method of Irrigation

- All trees shall be irrigated with tree bubblers on a separate valve in compliance with City specifications.
- All shrubs shall be irrigated with drip irrigation systems.
- All lawn areas (if specified on the plans) shall be irrigated with high efficiency steam rotor heads or sub-surface drip irrigation systems.
- All planted areas are to be watered with an approved automatic underground irrigation system. The system shall be designed to make efficient use of water through conservation techniques, and be in compliance with the City's Water Efficient Landscape Ordinance 238.

2. Irrigation Equipment

- Point of Connection: A dedicated irrigation water meter will be provided for the project in accordance with city specifications. Water pressure will be approximately 60 psi. A master valve and flow sensor shall be provided to provide water conservation operation.
- Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to supply efficient water application to each hydrozone. Rain sensors and moisture sensors shall be used where appropriate to provide efficient water application.
- Irrigation application method shall comply with City ordinance requirements for planting area widths.
- See Irrigation Equipment Legend for Irrigation Materials.
- Irrigation controllers shall be smart controllers that are weather-based to create an efficient water use system.
- Irrigation backflow devices shall be provided in accordance with City Specification and screened from view.
- The final construction documents will provide the contractor with an understanding of the design intent for the maintenance of the planting areas regarding care and pruning of the site. The maintenance contractor shall furnish all labor, equipment, materials and supervision required to properly maintain the landscaped areas in an attractive condition and as described in the project maintenance specifications.

PRELIMINARY IRRIGATION SYSTEM LEGEND

	IRRIGATION BACKFLOW PREVENTION DEVICE - FEBCO-825Y-BV	
	IRRIGATION SUPPLYLINE- 2" AND LARGER	-18" COVER
	IRRIGATION SUPPLYLINE- 1.5" & SMALLER	-18" COVER
	IRRIGATION SPRINKLERLINE	-12" COVER
	ELECTICAL CONDUIT	-24" COVER
	SLEEVE	-24" COVER

WATER EFFICIENT LANDSCAPE WORKSHEET
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto)	Hydrozone #	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^a
45.3								
Regular Landscape Areas								
	Low Water-Use Plants	0.3	Drip	0.81	0.37	99,110	36,707	1,030,964
	Moderate Water-Use Plants	0.5	Drip	0.81	0.62	23,642	14,594	409,882
	High Water-Use Plants	0.8	Spray	0.75	1.07	1,439	1,535	43,110
	Very Low Water-Use Plants	0.1	Drip	0.81	0.12	8,690	1,073	30,132
						(A)	(B)	
						132,881	53,909	
Special Landscape Areas								
	Great Lawn				1	24,056	24,056	
	Splash Park				1	1,859	1,859	
	Garden Beds				1	609	609	
						(C)	(D)	
						26,524	26,524	
								ETWU Total
								1,514,088
								Maximum Allowed Water Allowance (MAWA) ^b
								1,885,689

ETAF Calculations
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas	Total ETAF x Area (B)	53,909
Total Area (A)	132,881	
Average ETAF	0.405693872016371	

All Landscape Areas

Total ETAF x Area (B+D)	80,433
Total Area (A+C)	159,405
Sitewide ETAF (B+D) ÷ (A+C)	0.504582713281236



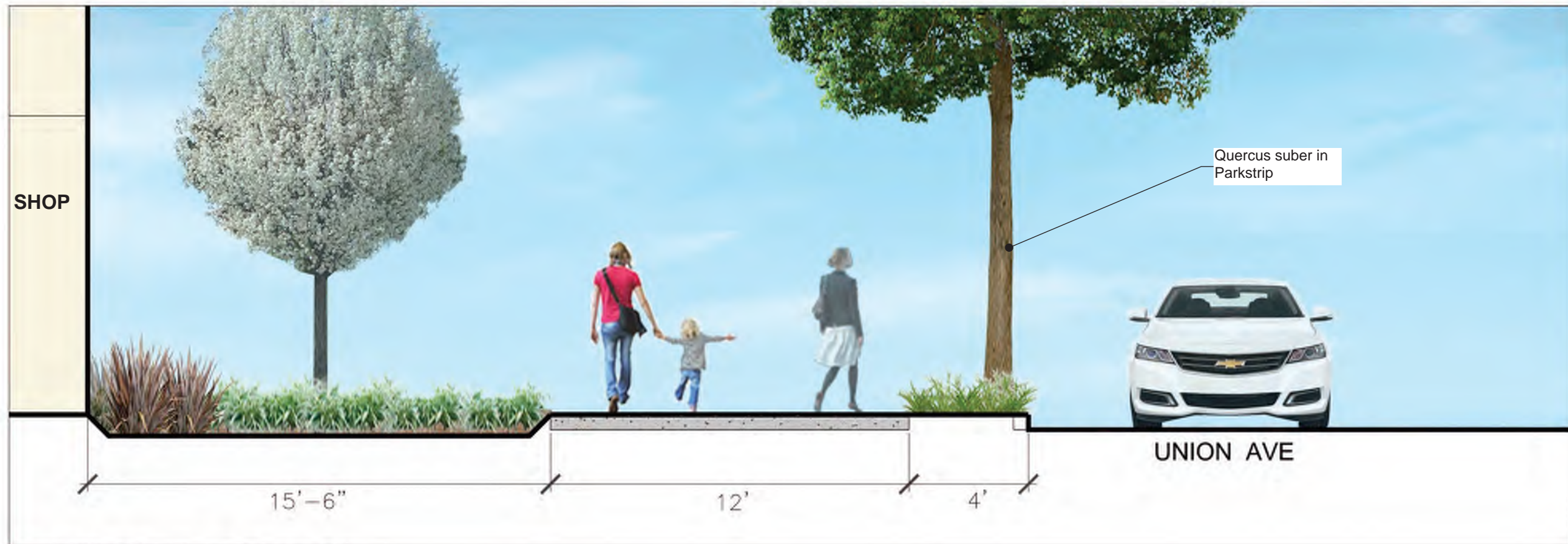
CAMDEN AVENUE - SECTION A

Scale: 1/2"=1'-0"



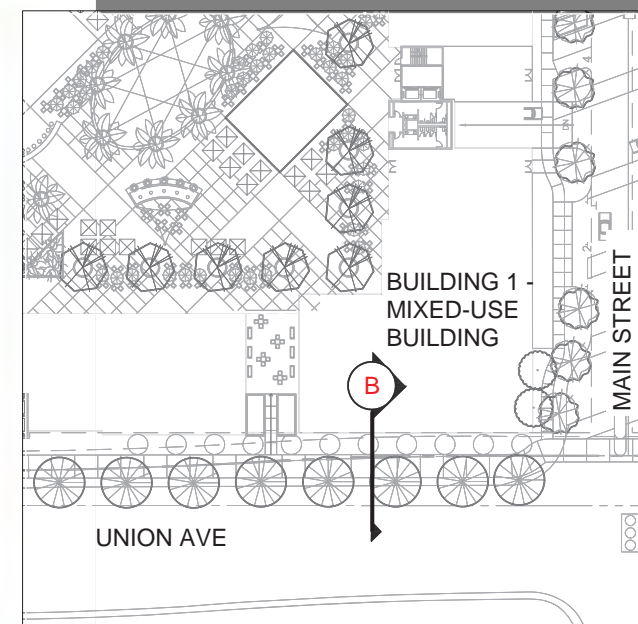
KEY PLAN

SCALE 1"



UNION AVENUE - SECTION B

Scale: 1/2"=1'-0"



KEY PLAN

SCALE 1"

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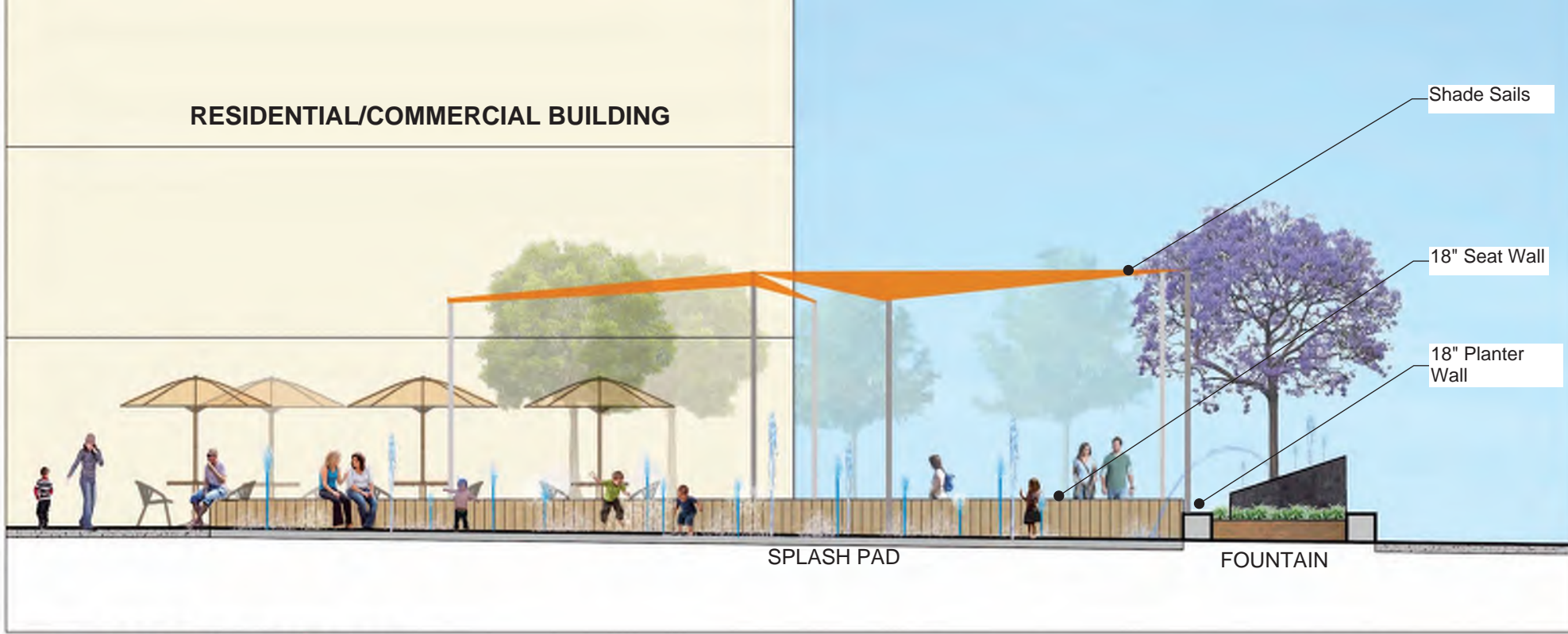
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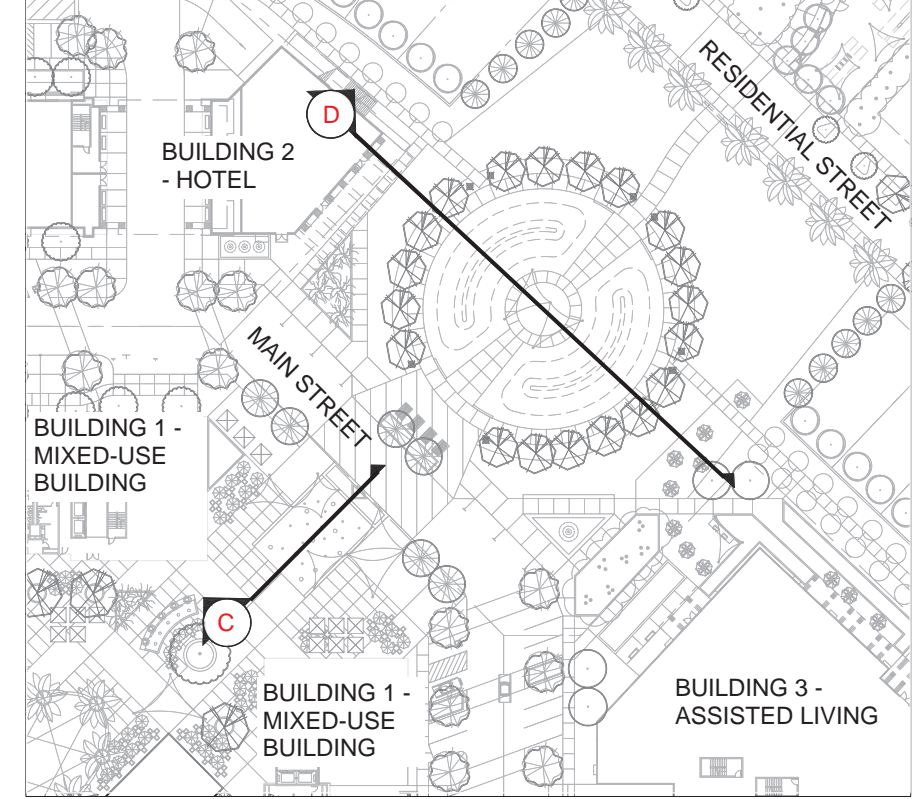
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CONCEPTUAL SITE SECTIONS

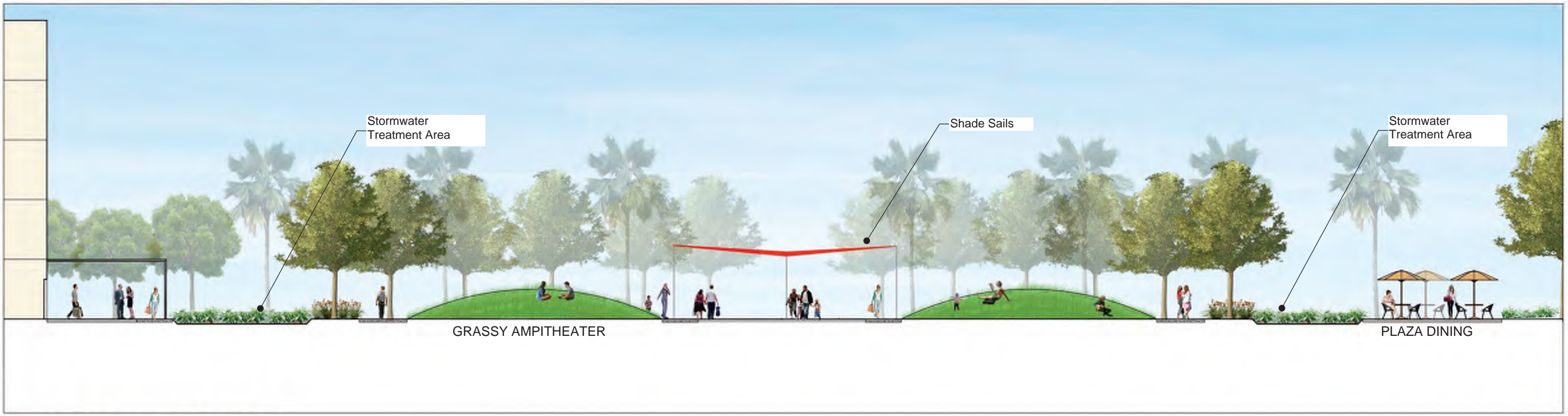
110.50



SPLASH PAD - SECTION C
Scale: 1/4"=1'-0"



KEY PLAN SCALE 1"=50'



AMPHITHEATER - SECTION D
Scale: 1/8"=1'-0"

CAMBRIAN PARK PLAZA MIXED-USE VILLAGE

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