
APPENDIX A

PROJECT PLANS

OWNER

A & Z DEVELOPMENT
2881 Hemlock Ave. San Jose
TEL: (408) 921-1882
Dradamaskari@GMAIL.COM

CIVIL ENGINEER



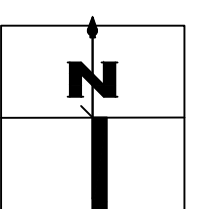
3350 Scott Blvd., Bldg. 22,
Santa Clara, CA 95054
TEL: (408) 727-6665
(408) 591-8801
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LANDSCAPE DESIGNER

SHILA YASMEH
628 N. MAPLE DR.
BEVERLY HILLS - CA 90210
SHILA.YASMEH@GMAIL.COM
TEL: (650) 492-3249

REVISIONS

REV.1	06/14/2021
REV.2	08/25/2021



SCALE : 1/16"=1'-0"

**PROJECT
INFORMATION &
TABLES
002-TS**

SP 21 - 006

DETAILS:

OWNER : _____ A & Z DEVELOPMENT
PROJECT ADDRESS : _____ 1065 S WINCHESTER BOULEVARD SAN JOSE, CA 95128
BUILDING CLASSIFICATION : _____ RESIDENTIAL (103440 SQ.FT.) & COMMERCIAL (17970 SQ.FT.) & PARKING (44112.2 SQ.FT.)
TYPE OF CONSTRUCTION : _____ TYPE I-A & III-A
ALLOWABLE HEIGHT : _____ 65'-0"
ALLOWABLE AREA : _____ UL
OCCUPANCY GROUP : _____ R2
GOVERNMENT BODY : _____ CITY OF SAN JOSE
LOT SIZE : _____ 40657.34 SQ.FT/ 0.93 ACRES
DENSITY : _____ 70 / 0.93= 75 UNITS/ACRES
LEGAL DESCRIPTION : _____ PARCEL NO. 2 OF MAPS MB 415/47



SETBACK TABULATION

FRONT SETBACK	----
SOUTH SIDE YARD SETBACK	15'-0"
NORTH SIDE YARD SETBACK	8'-5"
REAR SETBACK	20'-0"

LOT SIZE : 40657.34 SQ.FT/ 0.93 ACRES
SITE COVERAGE & PARKING & LOADING : 36220.04 SQ.FT (89.1%)
LANDSCAPE : 4437.30 SQ.FT (10.9%)

CONSTRUCTION TYPE SUMMARY

TYPE OF CONSTRUCTION	IIIA	IA
OCCUPANCY	R-2	S-2
NO. OF STORIES	5 (2ND-6TH FLOOR)	1+1BASEMENT
HEIGHT (ALLOWABLE)	65'	UNLIMITED

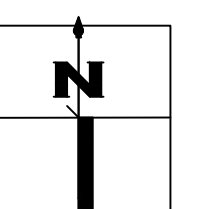
PARKING SPACE TABLE

RESIDENTIAL	LIVING UNIT SIZE	RATIO	REQUIRED
RESIDENTIAL	1 BEDROOM (40 UNITS)	1.25 PER UNITS	50 SPACES
	2 BEDROOM (13 UNITS)	1.7 PER UNITS	23 SPACES
	3 BEDROOM (17 UNITS)	2 PER UNITS	34 SPACES
* rounded up per code			107 SPACES
COMMERCIAL 0.5 FAR 20410 sq.ft.	@ 0.85 factor 17348.5 sq.ft.	1 PER 250 sq.ft.	70 SPACES
CLEAN AIR VEHICLE PARKING			10 SPACES
TOTAL PROJECT REQUIREMENT			177 SPACES
PARKING PROVIDED			105 SPACES
EV PARKING (30%)			105*30% = 32 SPACES
EVCS			4 SPACES
PARKING REDUCTION			72 SPACES
TDM REDUCTION			40.6%

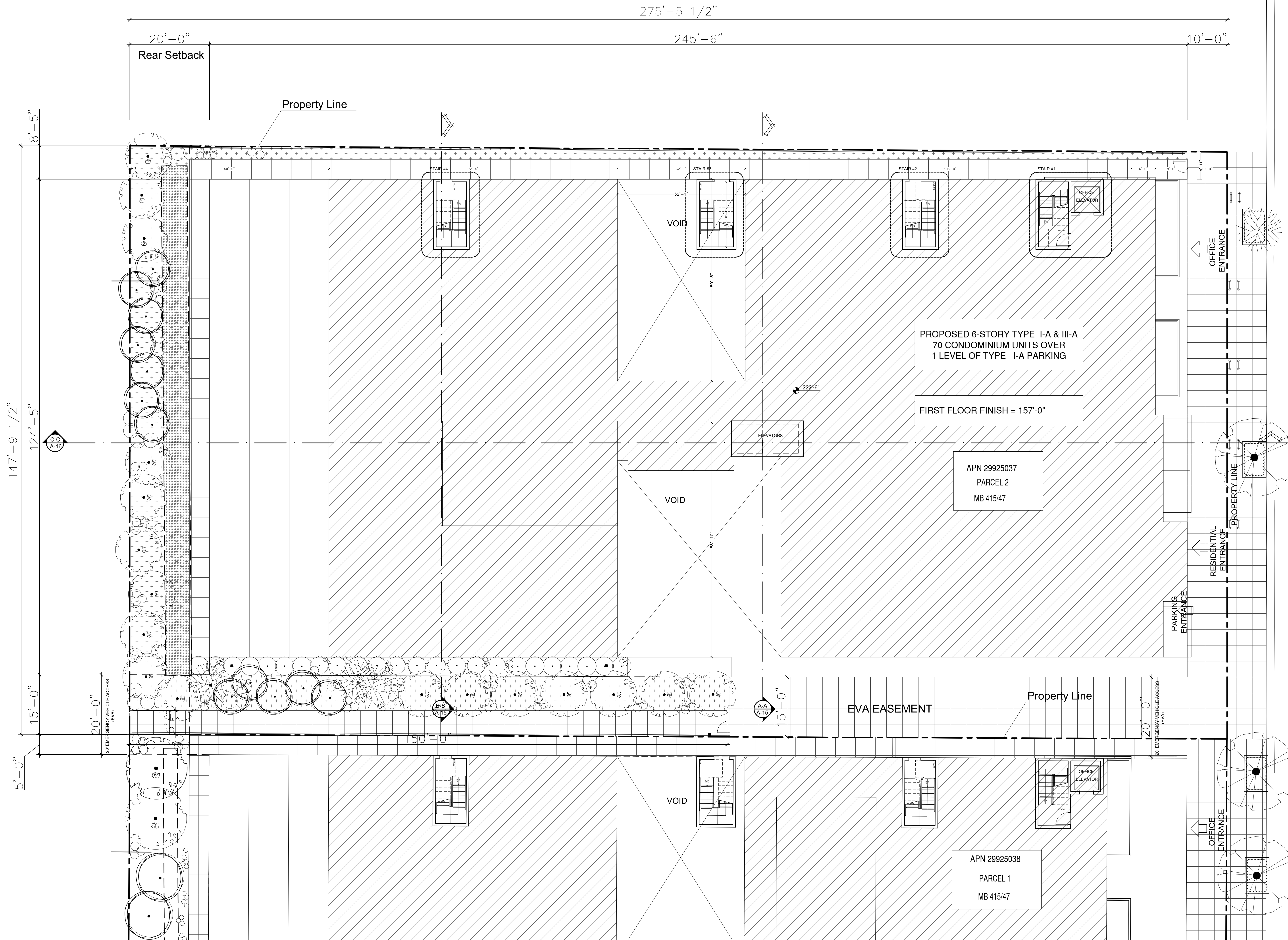
BICYCLE & MOTORCYCLE TABLE

		RATIO	REQUIRED
70 UNITS RESIDENTIAL	BICYCLE	1 PER 4 UNITS	18 SPACES
	MOTORCYCLE	1 PER 4 UNITS	18 SPACES
COMMERCIAL OFFICE 20410 sq.ft.	BICYCLE	1 PER 4000 sq.ft.	6 SPACES
	MOTORCYCLE	1 PER 20 PARKING SPACE	6 SPACES
SHORT TERM BICYCLE RACK (FIRST FLOOR)			18 SPACES
CARGO BICYCLE			4 SPACES
TOTAL PROJECT REQUIREMENT			24 SPACE BICYCLE 24 SPACE MOTORCYCLE
PROVIDED			44 SPACE BICYCLE 24 SPACE MOTORCYCLE
TDM REDUCTION			0 %

	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL NET AREA	RESIDENTIAL GROSS AREA	COMMERCIAL UNIT	COMMERCIAL NET AREA	COMMERCIAL GROSS AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	---	---	30214 sq.ft.	80	30214.0 sq.ft.
1st FLOOR	---	---	---	---	3966 sq.ft.	3	6835.0 sq.ft.	8029 sq.ft.	18038 sq.ft.	25	30033.0 sq.ft.
2nd FLOOR	4	3	1	9284.6 sq.ft.	29659.9 sq.ft.	6	9953.2 sq.ft.	12381 sq.ft.	---	---	29659.9 sq.ft.
3rd FLOOR	9	4	3	18860.5 sq.ft.	24926.8 sq.ft.	---	---	---	---	---	24926.8 sq.ft.
4th FLOOR	9	4	3	18692.0 sq.ft.	24758.4 sq.ft.	---	---	---	---	---	24758.4 sq.ft.
5th FLOOR	10	4	2	17808.0 sq.ft.	24299.0 sq.ft.	---	---	---	---	---	24299.0 sq.ft.
6th FLOOR	8	2	4	16679.0 sq.ft.	23230.0 sq.ft.	---	---	---	---	---	23230.0 sq.ft.
TOTAL	40 UNITS	17 UNITS	13 UNITS	81324.1 sq.ft.	130840.1 sq.ft.	9 UNITS	16788.2 sq.ft.	20410 sq.ft.	48252 sq.ft.	105 SPACES	187121.1 sq.ft.
	70 UNITS										



FILE NAME: 10053 WINCHESTER CONDOMINIUM 08 23 2021 REV.2





**CARPIRA
DESIGN
GROUP
PC
COMPANY**

CARPIRA DESIGN GROUP

30025 ALICIA PKWY
LAGUNA NIGUEL - CA 92677
TEL: (310) 795-4009
SAMCARPIRA@GMAIL.COM

OWNER

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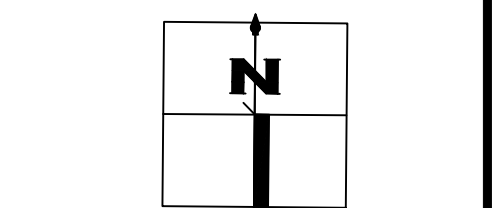
REVISIONS

△	REV.1	06/14/2021
△	REV.2	08/25/2021
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**SITE
PHOTOS**

005-S

SP 21 - 006

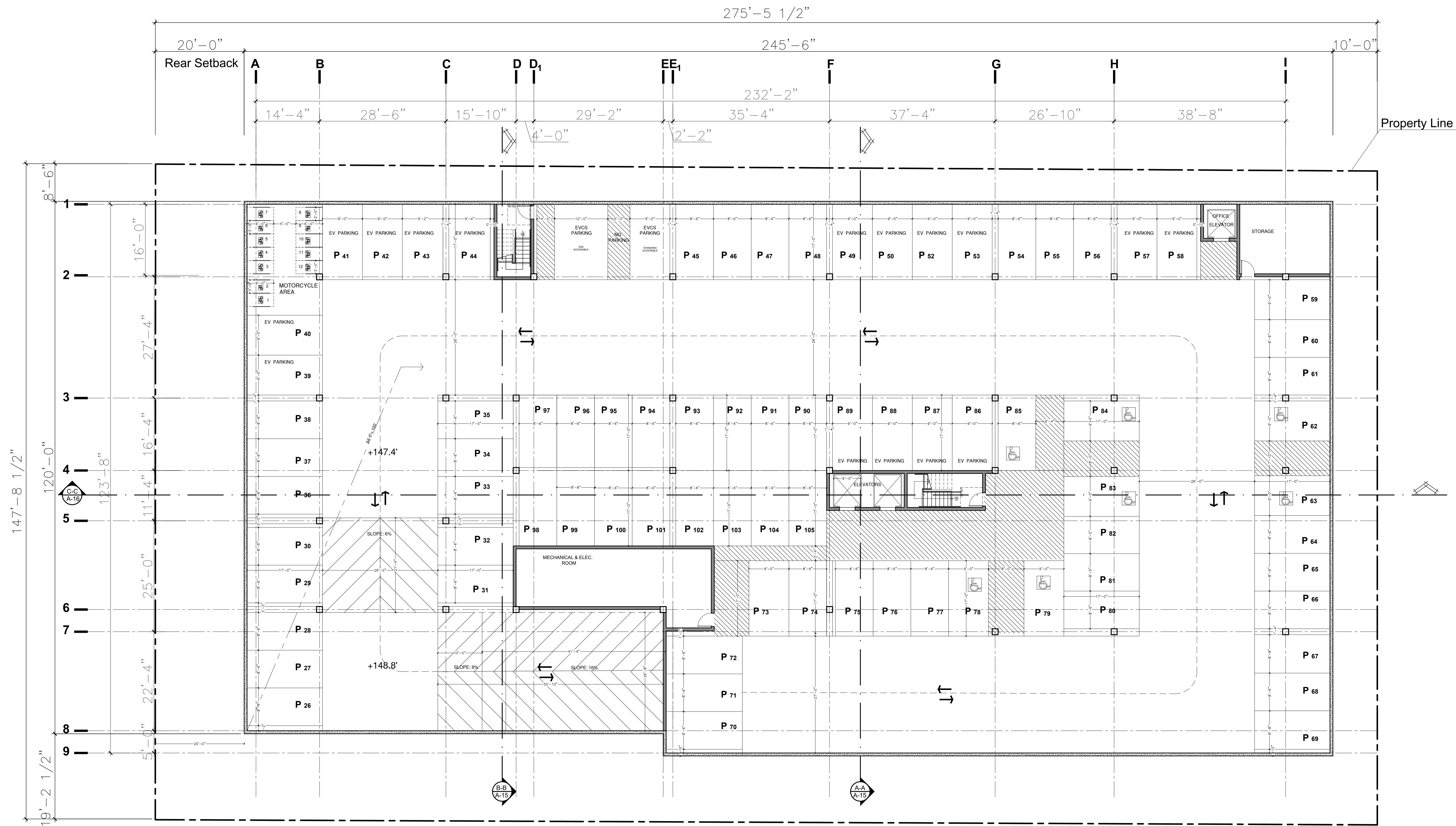


SCALE : 3/32" = 1'-0"

**BASEMENT
FLOOR PLAN**

006-A

SP 21 - 006



	LIVING UNIT SIZE	RATIO	REQUIRED
RESIDENTIAL	1 BEDROOM (40 UNITS)	1.25 PER UNITS	50 SPACES
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TOTAL PROJECT REQUIREMENT			177 SPACES
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EV PARKING (30%)			105 * 30 = 32 SPACES
EVCS			4 SPACES
PARKING REDUCTION			72 SPACES
TDM REDUCTION			40.6%

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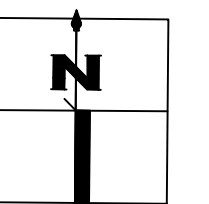
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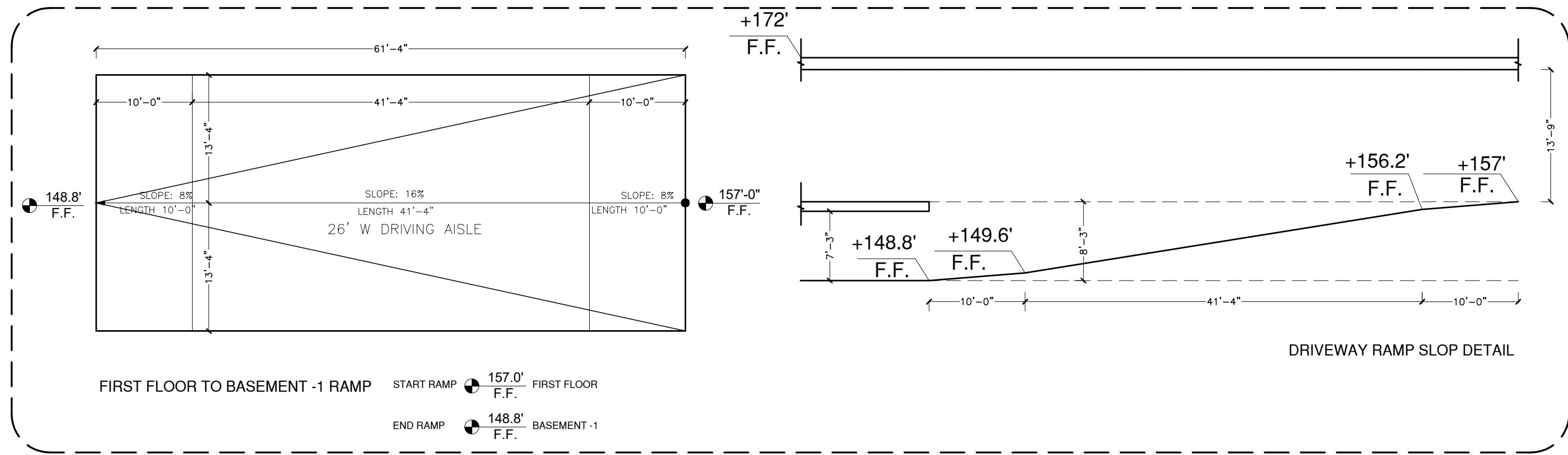
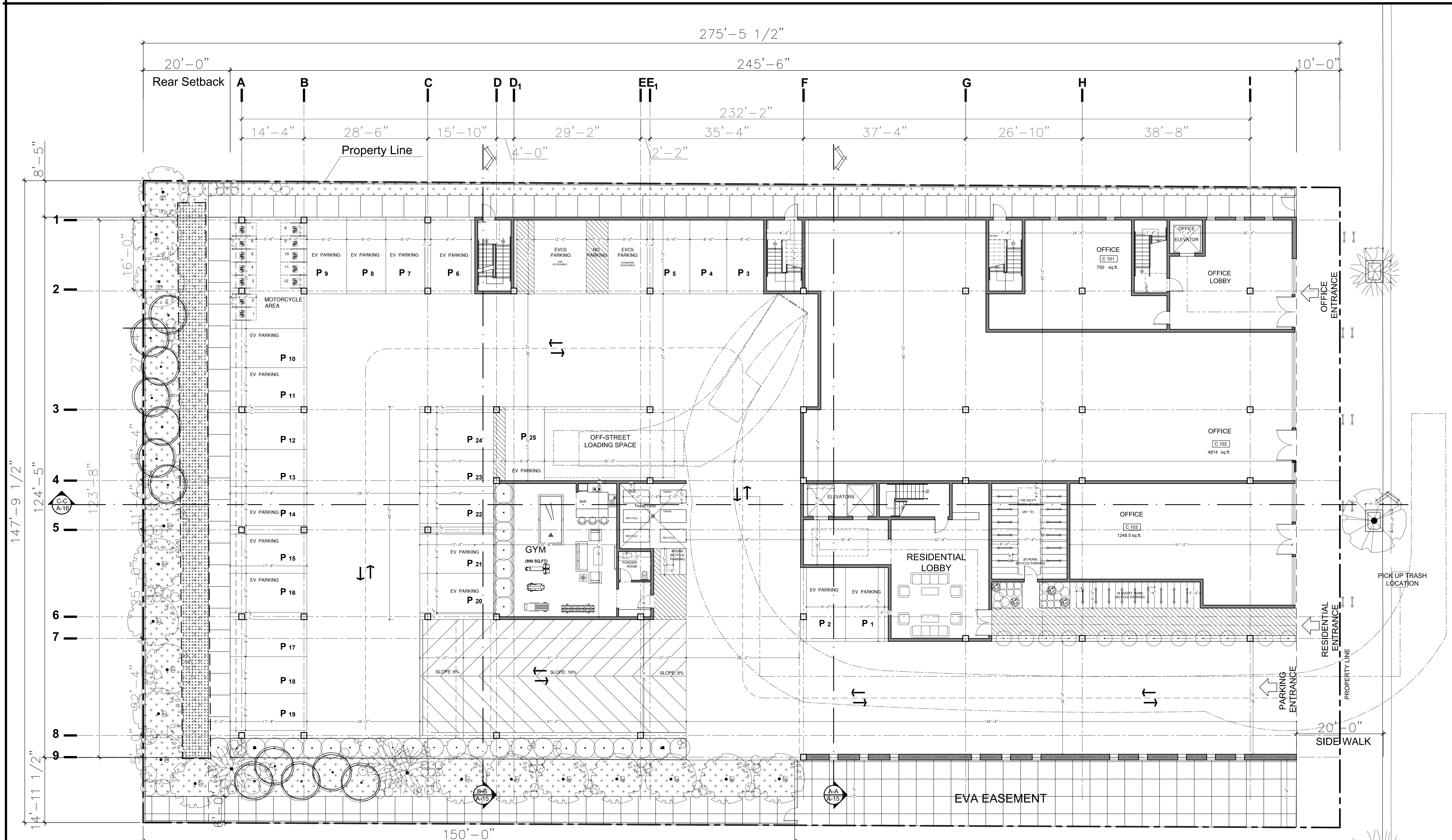


SCALE : 3/32" = 1'-0"

**FIRST FLOOR
PLAN**

007-A

SP 21 - 006



RAMP DETAIL

	LIVING UNIT SIZE	RATIO	REQUIRED
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CARGO BICYCLE			4 SPACES
TOTAL PROJECT REQUIREMENT			24 SPACE BICYCLE 24 SPACE MOTORCYCLE
PROVIDED			44 SPACE BICYCLE 24 SPACE MOTORCYCLE
TDM REDUCTION			0 %

FILE NAME: 1065 WINCHESTER CONDOMINIUM 08-23-2021 REV.2

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CIVIL ENGINEER



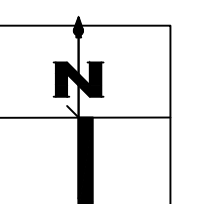
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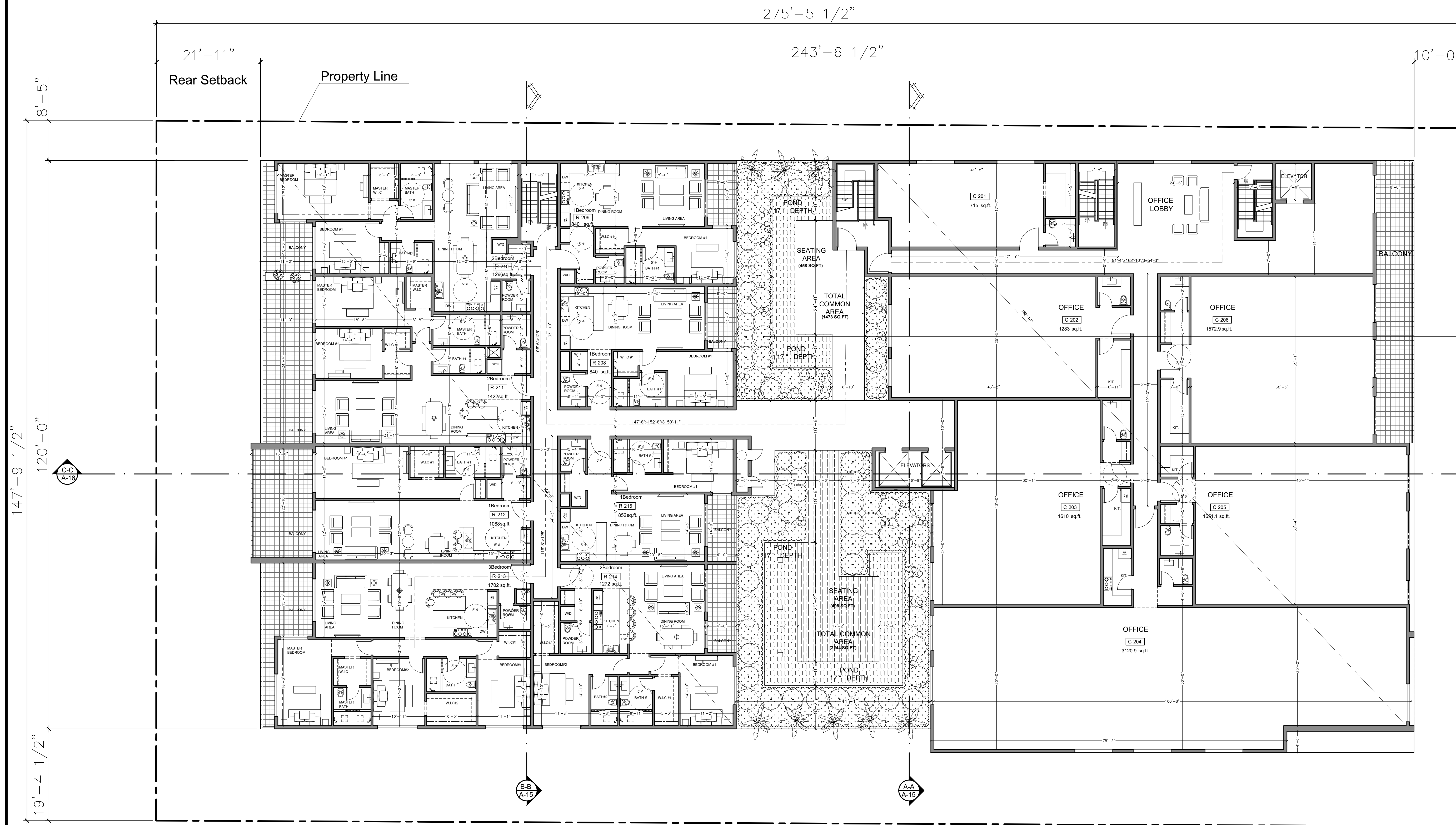


SCALE : 3/32" = 1'-0"

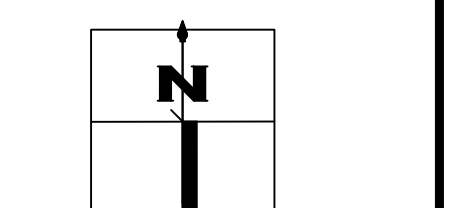
2ND FLOOR
PLAN

008-A

SP 21 - 006



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL NET AREA	RESIDENTIAL GROSS AREA	COMMERCIAL UNIT	COMMERCIAL NET AREA	COMMERCIAL GROSS AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	---	---	30214 sq.ft.	80	30214.0 sq.ft.
1st FLOOR	---	---	---	---	3966 sq.ft.	3	6835.0 sq.ft.	8029 sq.ft.	18038 sq.ft.	25	30033.0 sq.ft.
2nd FLOOR	4	3	1	9284.6 sq.ft.	29659.9 sq.ft.	6	9953.2 sq.ft.	12381 sq.ft.	---	---	29659.9 sq.ft.
3rd FLOOR	9	4	3	18860.5 sq.ft.	24926.8 sq.ft.	---	---	---	---	---	24926.8 sq.ft.
4th FLOOR	9	4	3	18692.0 sq.ft.	24758.4 sq.ft.	---	---	---	---	---	24758.4 sq.ft.
5th FLOOR	10	4	2	17808.0 sq.ft.	24299.0 sq.ft.	---	---	---	---	---	24299.0 sq.ft.
6th FLOOR	8	2	4	16679.0 sq.ft.	23230.0 sq.ft.	---	---	---	---	---	23230.0 sq.ft.
TOTAL	40 UNITS	17 UNITS	13 UNITS	81324.1 sq.ft.	130840.1 sq.ft.	9 UNITS	16788.2 sq.ft.	20410 sq.ft.	48252 sq.ft.	105 SPACES	187121.1 sq.ft.
		70 UNITS									

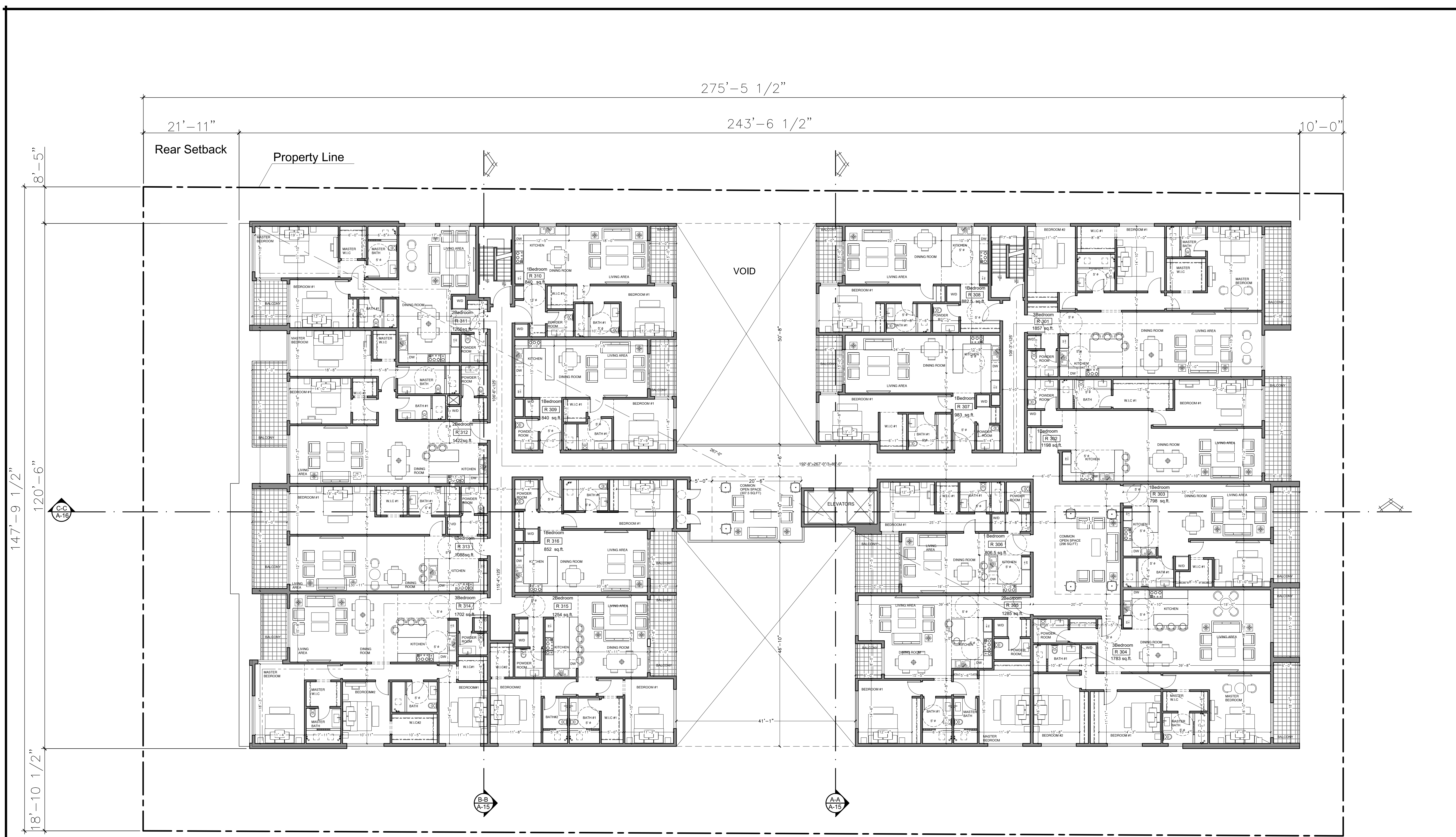


SCALE : 3/32" = 1'-0"

3RD FLOOR
PLAN

009-A

SP 21 - 006



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL NET AREA	RESIDENTIAL GROSS AREA	COMMERCIAL UNIT	COMMERCIAL NET AREA	COMMERCIAL GROSS AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	---	---	30214 sq.ft.	80	30214.0 sq.ft.
1st FLOOR	---	---	---	---	3966 sq.ft.	3	6835.0 sq.ft.	8029 sq.ft.	18038 sq.ft.	25	30033.0 sq.ft.
2nd FLOOR	4	3	1	9284.6 sq.ft.	29659.9 sq.ft.	6	9953.2 sq.ft.	12381 sq.ft.	---	---	29659.9 sq.ft.
3rd FLOOR	9	4	3	18860.5 sq.ft.	24926.8 sq.ft.	---	---	---	---	---	24926.8 sq.ft.
4th FLOOR	9	4	3	18692.0 sq.ft.	24758.4 sq.ft.	---	---	---	---	---	24758.4 sq.ft.
5th FLOOR	10	4	2	17808.0 sq.ft.	24299.0 sq.ft.	---	---	---	---	---	24299.0 sq.ft.
6th FLOOR	8	2	4	16679.0 sq.ft.	23230.0 sq.ft.	---	---	---	---	---	23230.0 sq.ft.
TOTAL	40 UNITS	17 UNITS	13 UNITS	81324.1 sq.ft.	130840.1 sq.ft.	9 UNITS	16788.2 sq.ft.	20410 sq.ft.	48252 sq.ft.	105 SPACES	187121.1 sq.ft.
		70 UNITS									

OWNER

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CIVIL ENGINEER



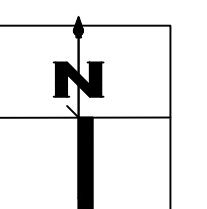
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REVISIONS

REV.1	06/14/2021
REV.2	08/25/2021



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

4TH FLOOR
PLAN

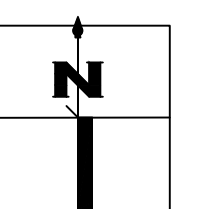
010-A

SP 21 - 006



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL NET AREA	RESIDENTIAL GROSS AREA	COMMERCIAL UNIT	COMMERCIAL NET AREA	COMMERCIAL GROSS AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	---	---	30214 sq.ft.	80	30214.0 sq.ft.
1st FLOOR	---	---	---	---	3966 sq.ft.	3	6835.0 sq.ft.	8029 sq.ft.	18038 sq.ft.	25	30033.0 sq.ft.
2nd FLOOR	4	3	1	9284.6 sq.ft.	29659.9 sq.ft.	6	9953.2 sq.ft.	12381 sq.ft.	---	---	29659.9 sq.ft.
3rd FLOOR	9	4	3	18860.5 sq.ft.	24926.8 sq.ft.	---	---	---	---	---	24926.8 sq.ft.
4th FLOOR	9	4	3	18692.0 sq.ft.	24758.4 sq.ft.	---	---	---	---	---	24758.4 sq.ft.
5th FLOOR	10	4	2	17808.0 sq.ft.	24299.0 sq.ft.	---	---	---	---	---	24299.0 sq.ft.
6th FLOOR	8	2	4	16679.0 sq.ft.	23230.0 sq.ft.	---	---	---	---	---	23230.0 sq.ft.
TOTAL	40 UNITS	17 UNITS	13 UNITS	81324.1 sq.ft.	130840.1 sq.ft.	9 UNITS	16788.2 sq.ft.	20410 sq.ft.	48252 sq.ft.	105 SPACES	187121.1 sq.ft.

REV.1	06/14/2021
REV.2	08/25/2021



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

5TH FLOOR
PLAN

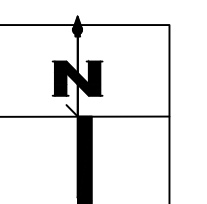
011-A

SP 21 - 006



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL NET AREA	RESIDENTIAL GROSS AREA	COMMERCIAL UNIT	COMMERCIAL NET AREA	COMMERCIAL GROSS AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	---	---	30214 sq.ft.	80	30214.0 sq.ft.
1st FLOOR	---	---	---	---	3966 sq.ft.	3	6835.0 sq.ft.	8029 sq.ft.	18038 sq.ft.	25	30033.0 sq.ft.
2nd FLOOR	4	3	1	9284.6 sq.ft.	29659.9 sq.ft.	6	9953.2 sq.ft.	12381 sq.ft.	---	---	29659.9 sq.ft.
3rd FLOOR	9	4	3	18860.5 sq.ft.	24926.8 sq.ft.	---	---	---	---	---	24926.8 sq.ft.
4th FLOOR	9	4	3	18692.0 sq.ft.	24758.4 sq.ft.	---	---	---	---	---	24758.4 sq.ft.
5th FLOOR	10	4	2	17808.0 sq.ft.	24299.0 sq.ft.	---	---	---	---	---	24299.0 sq.ft.
6th FLOOR	8	2	4	16679.0 sq.ft.	23230.0 sq.ft.	---	---	---	---	---	23230.0 sq.ft.
TOTAL	40 UNITS	17 UNITS	13 UNITS	81324.1 sq.ft.	130840.1 sq.ft.	9 UNITS	16788.2 sq.ft.	20410 sq.ft.	48252 sq.ft.	105 SPACES	187121.1 sq.ft.
		70 UNITS									

REV.1	06/14/2021
REV.2	08/25/2021



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

6TH FLOOR
PLAN

012-A

SP 21 - 006



	1BEDROOM UNIT	2BEDROOM UNIT	3BEDROOM UNIT	RESIDENTIAL NET AREA	RESIDENTIAL GROSS AREA	COMMERCIAL UNIT	COMMERCIAL NET AREA	COMMERCIAL GROSS AREA	PARKING AREA	PARKING SPACES	FLOOR AREA
PARKING LEVEL -1	---	---	---	---	---	---	---	---	30214 sq.ft.	80	30214.0 sq.ft.
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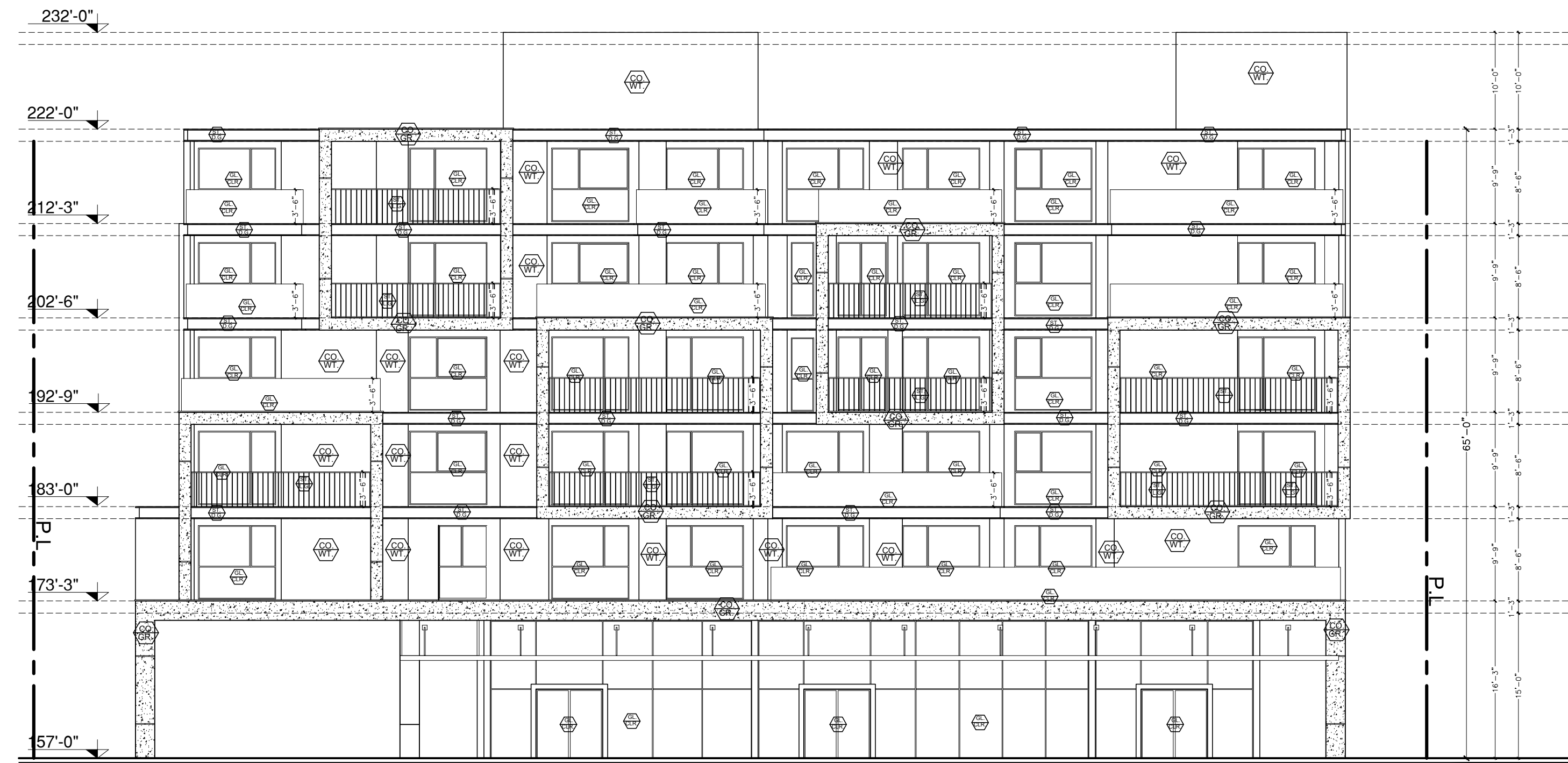
△ REV.1 06/14/2021
△ REV.2 08/25/2021

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

**FRONT&REAR
ELEVATION**

014-A

SP 21 - 006



FRONT ELEVATION



REAR ELEVATION

LEGEND:

MATERIAL	COLOR	ABBREVIATION
WOOD PANEL	BROWN	
CONCRETE	WHITE	
GLASS	CLEAR	
CONCRETE	GRAY	
STEEL	LIGHT GRAY	
STEEL	DARK GRAY	

OWNER

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2881 Hemlock Ave. San Jose
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Dradamaskari@GMAIL.COM

CIVIL ENGINEER



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REVISIONS

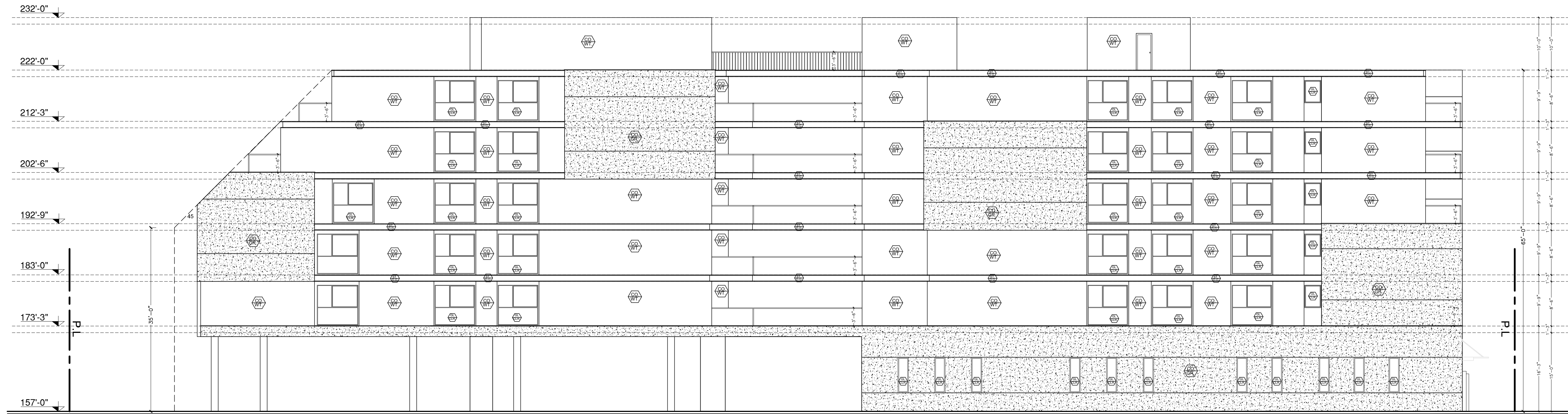
▲ REV.1 06/14/2021
▲ REV.2 08/25/2021

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

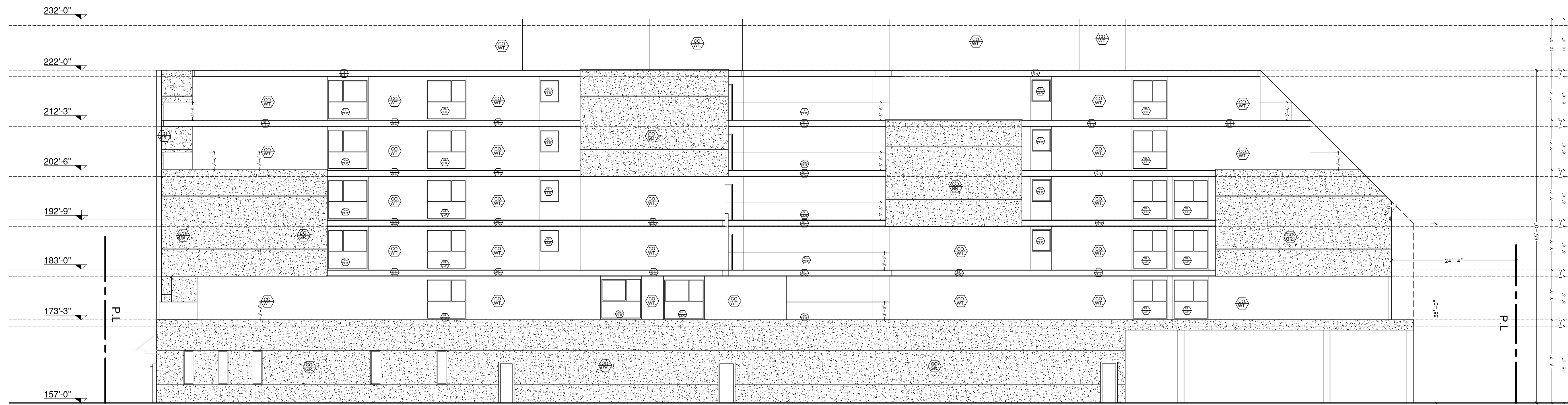
RIGHT & LEFT
ELEVATION

015-A

SP 21 - 006



LEFT ELEVATION



RIGHT ELEVATION

LEGEND:

MATERIAL	COLOR	ABBREVIATION
WOOD PANEL	BROWN	WD BR
CONCRETE	WHITE	CO WT
GLASS	CLEAR	GL CLR
CONCRETE	GRAY	CO WT
STEEL	LIGHT GRAY	ST LG
STEEL	DARK GRAY	ST DG

OWNER

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CIVIL ENGINEER

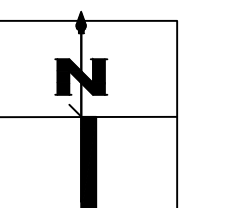
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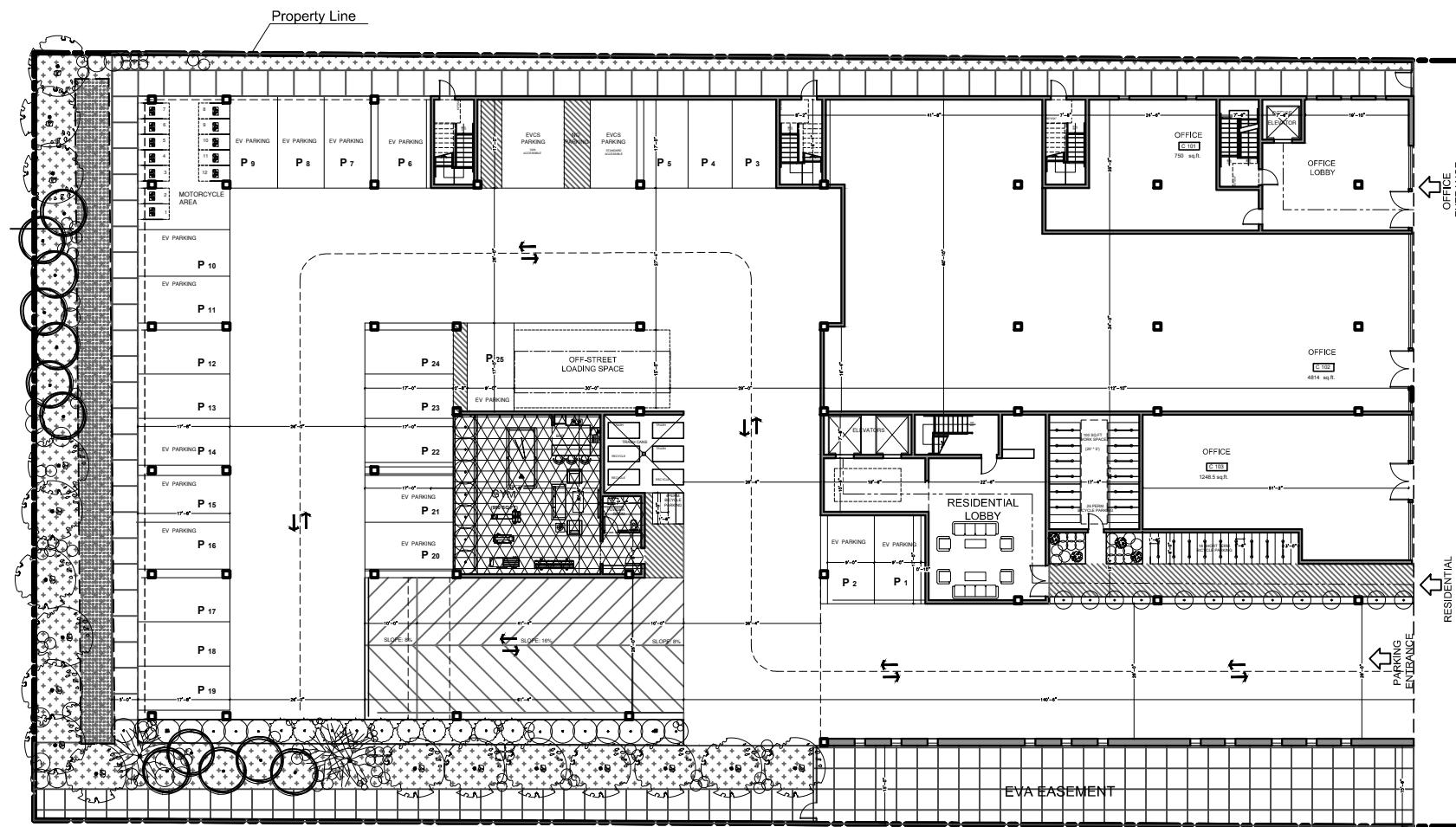


SCALE : 1/32" = 1'-0"

OPEN SPACE
STUDY

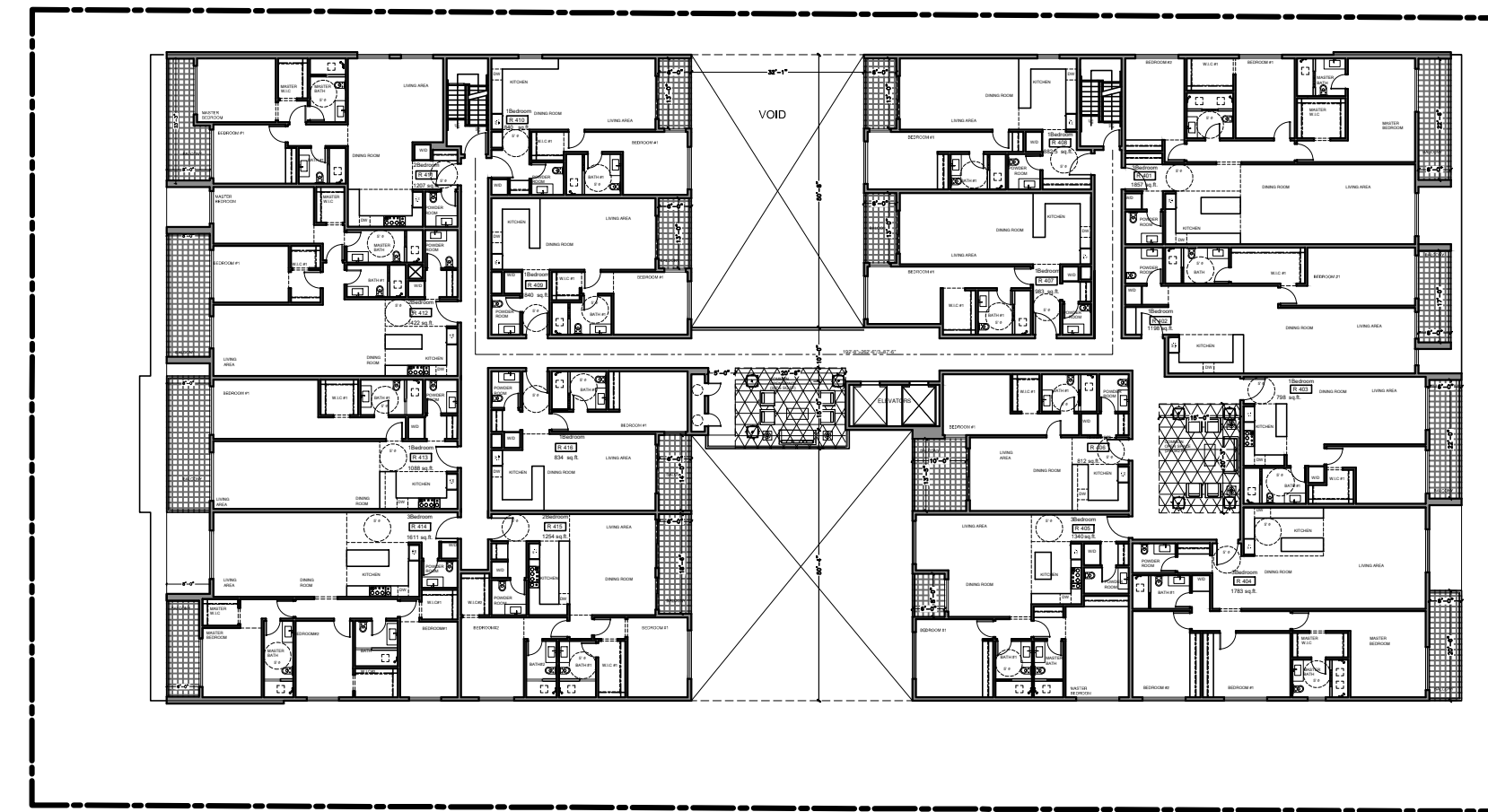
029-A

SP 21 - 006



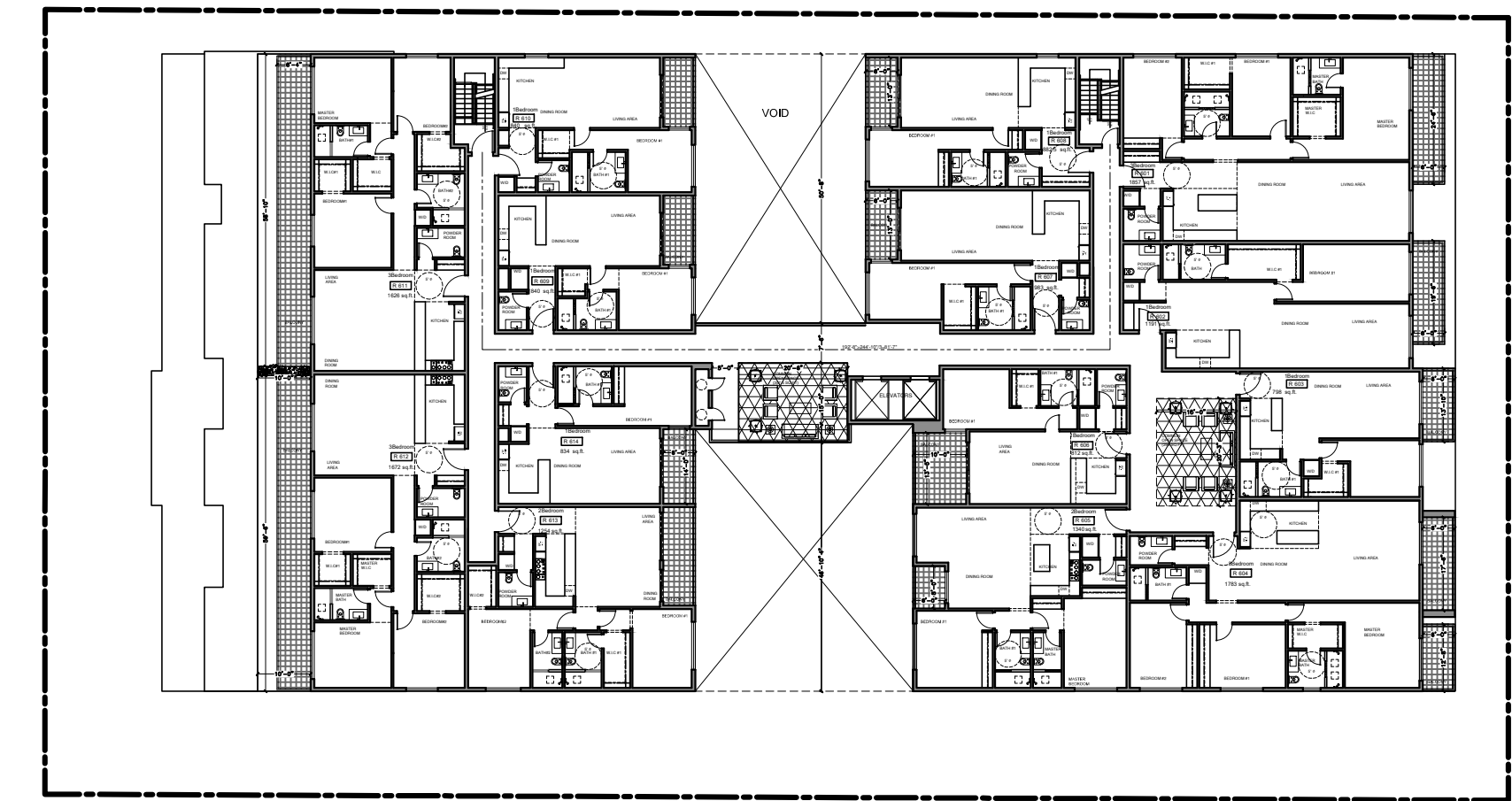
FIRST FLOOR PLAN

PRIVATE OPEN SPACE 990.0 sq.ft.
COMMON OPEN SPACE



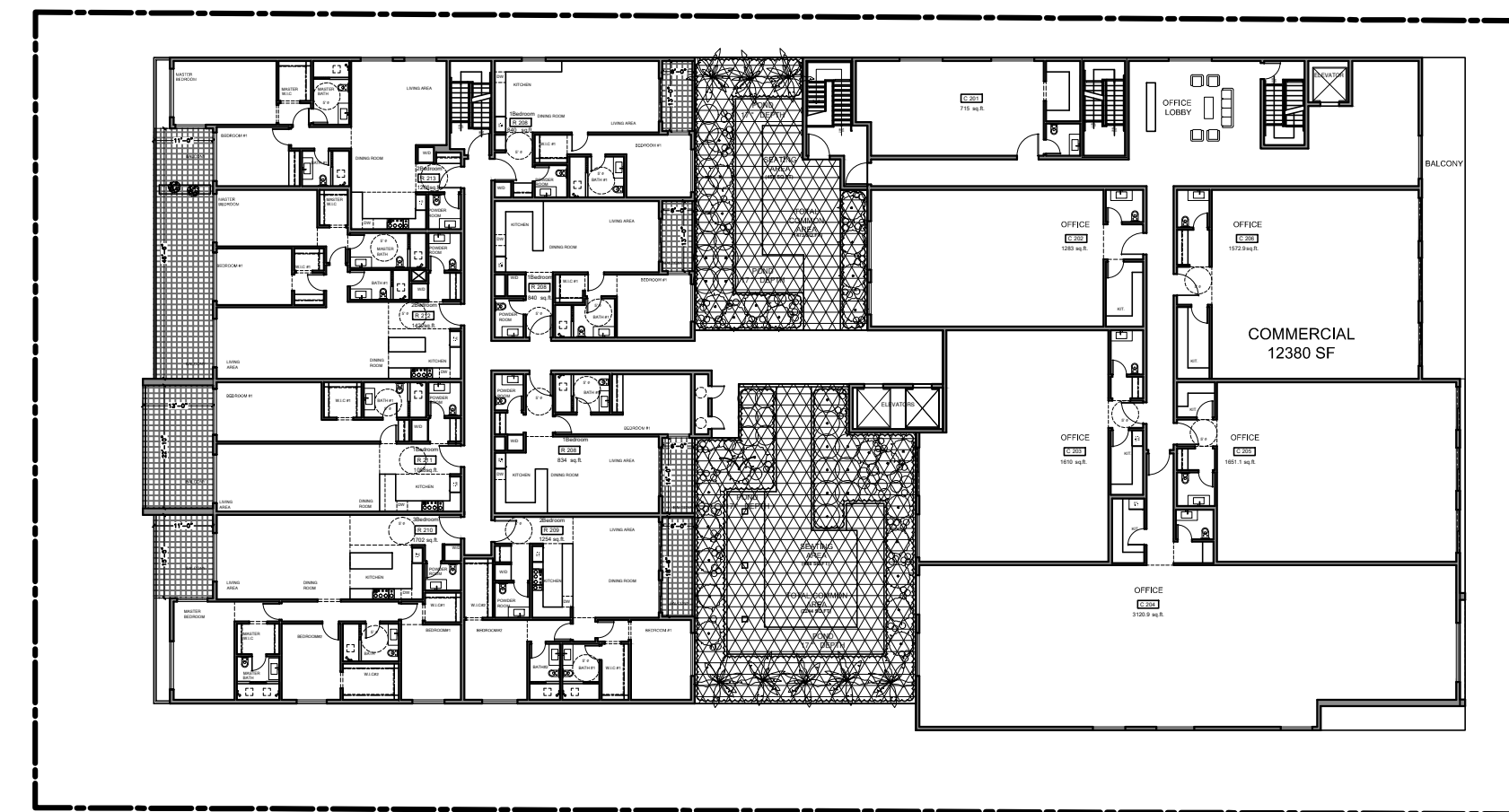
4TH FLOOR PLAN

PRIVATE OPEN SPACE 1694.0 sq.ft.
COMMON OPEN SPACE 611.25 sq.ft.



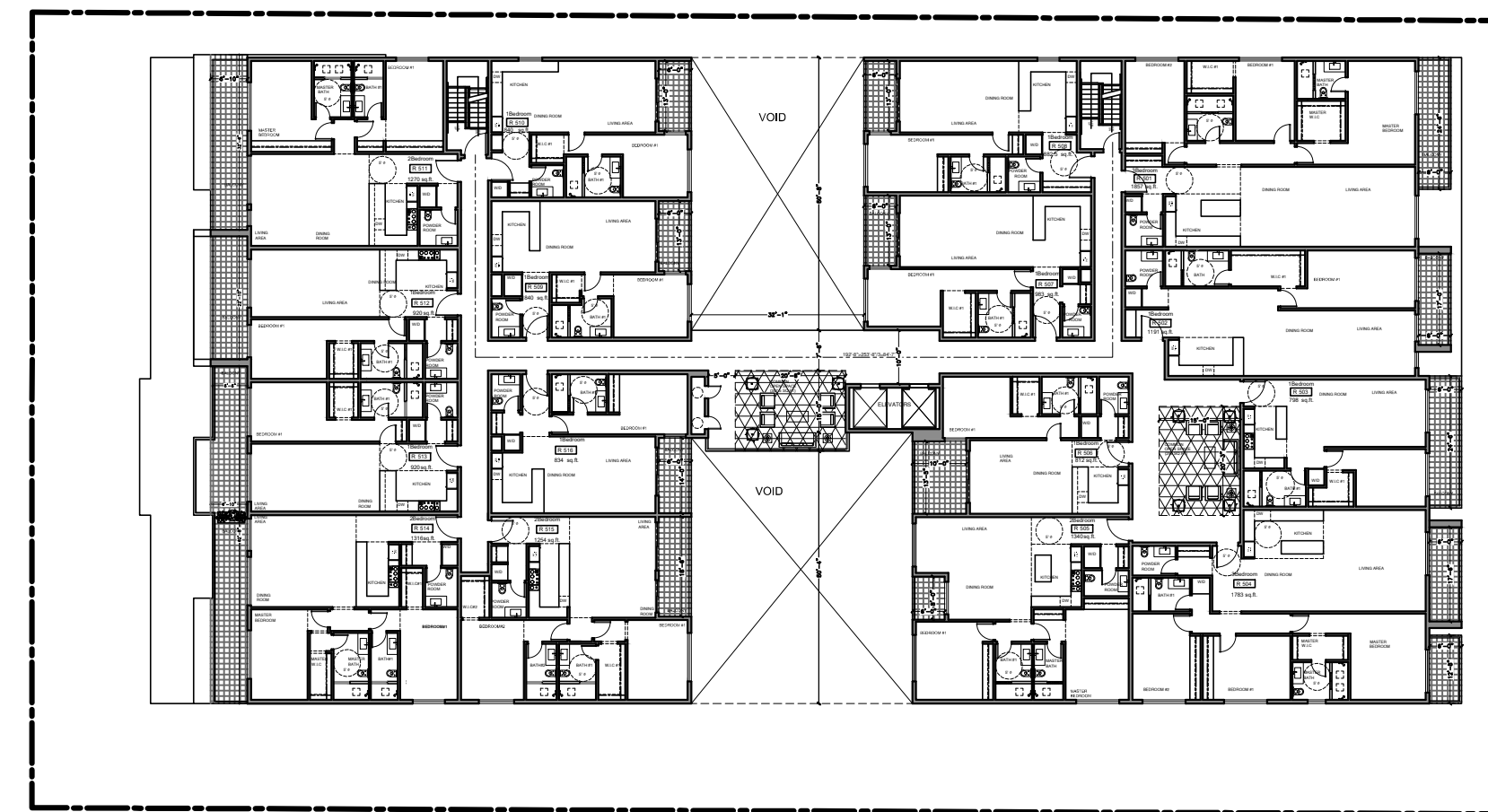
6TH FLOOR PLAN

PRIVATE OPEN SPACE 1944 sq.ft.
COMMON OPEN SPACE 611.25 sq.ft.



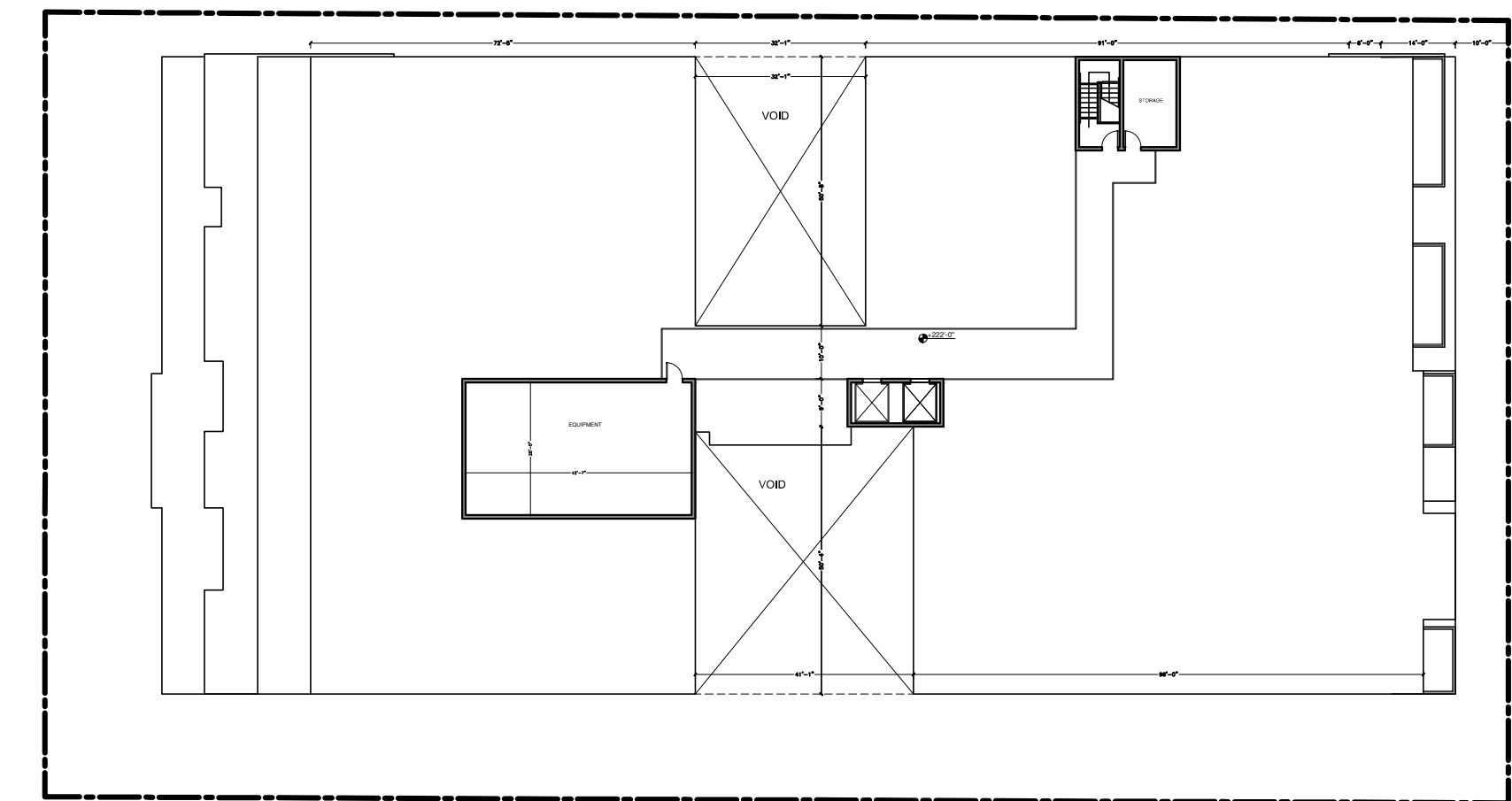
2ND FLOOR PLAN

PRIVATE OPEN SPACE 1329 sq.ft.
COMMON OPEN SPACE 3610 sq.ft.



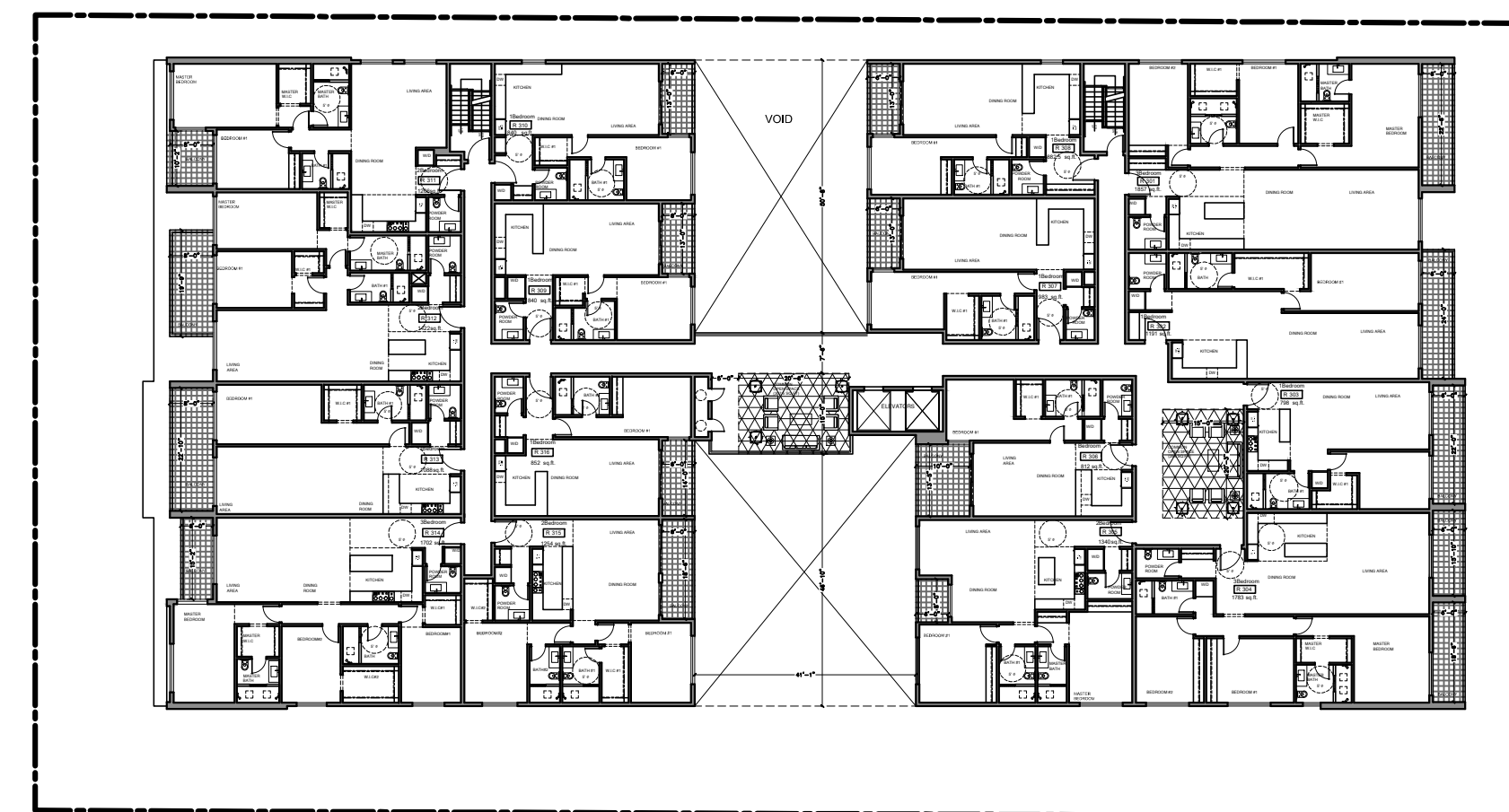
5TH FLOOR PLAN

PRIVATE OPEN SPACE 2063 sq.ft.
COMMON OPEN SPACE 611.25 sq.ft.



ROOF PLAN

PRIVATE OPEN SPACE
COMMON OPEN SPACE

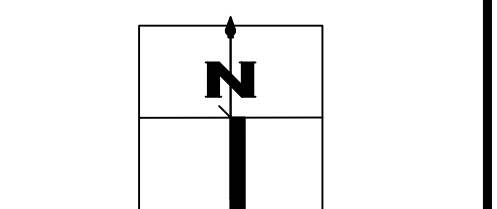


3RD FLOOR PLAN

PRIVATE OPEN SPACE 1825 sq.ft.
COMMON OPEN SPACE 611.25 sq.ft.

COMMON AREA TABLE (70 UNITS RESIDENTIAL)

	RATIO	UNITS	REQUIRED	PROVIDED
PRIVATE OPEN SPACE	60 sq.ft. PER 1 UNIT	70	4200 sq.ft.	8855.0 sq.ft.
COMMON OPEN SPACE	100 sq.ft. PER 1 UNIT	70	7000 sq.ft.	7045.0 sq.ft.
UNITS WITH PRIVATE OPEN SPACE = 70				



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

FIRST FLOOR
LANDSCAPE PLAN

030-L

SP 21 - 006

EC- CALIFORNIA FUCHSIA
AM- COMMON YARROW
DI- IRIS DOUGLASIANA
MR- DEERGRASS

THE C.3 HANDBOOK APPENDIX D
PLANT LIST SPECIFIES WHERE EACH
SPECIES CAN BE PLACED (I.E. BASIN,
BANKS, UPLANDS OF BIORETENTION
AREAS).

3-QUE FRA
Italian Oak
24" Box

1

Stormwater Treatment Area
"TCM 1"
832 SF Total
CAREX PANSA

2

CC- Bush Anemone
NC- Sword Fern
LC- Wild Rye
SD- Yerba Buena
SM- Blue Chalk Sticks

"Include 3 inches of composted,
non-floatable mulch in areas
between stormwater treatment
plantings and side slopes."

3

7-CE4 OCC
Redbud
24" Box

4

Stormwater Treatment Area
"TCM 1"
832 SF Total
CAREX PANSA

5

6

7

Stormwater Treatment Area
"TCM 1"
832 SF Total
CAREX PANSA

8

9

7-QUE FRA
Italian Oak
24" Box

THE C.3 HANDBOOK APPENDIX D
PLANT LIST SPECIFIES WHERE EACH
SPECIES CAN BE PLACED (I.E. BASIN,
BANKS, UPLANDS OF BIORETENTION
AREAS).

EXISTING TREE

7- BAM TEX
Timber Bamboo
24" Box

5- CER OCC
Redbud
24" Box

EXISTING TREES

7- QUE FRA
Italian Oak
24" Box

10- ACE PAL
Japanese Maple
36" Box

7- BAM TEX
Timber Bamboo
24" Box

Tube Steel Security Fence,
With Security Gate.
Color to be Black

CONCRETE PAVING
NATURAL GREY COLOR

Precast Concrete
Planter Pots
LC- Leymus as groundcover

12-BAM TEX
Timber Bamboo
24" Box

EXISTING TREE

Tree Cut-out (4"5")



CAREX PANSA

* Flow-Through Planter Boxes can only accept "basin" planting zone species since they do not have bank or upland planting zones.

** "Project will not locate trees within the basin or bank planting zones of Bioretention Areas, per Appendix D of the SCVURP PP 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.) and will offset or relocate trees where necessary outside of the Bioretention Area basin and bank planting zones to maximize runoff dispersal throughout Bioretention Areas."

*** "Street trees shown in the public right-of-way are for information 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 the species."

OWNER

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CIVIL ENGINEER

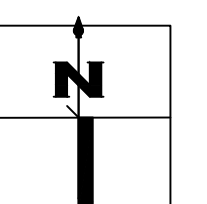
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SCALE : 3/32" = 1'-0"

SECOND FLOOR
LANDSCAPE PLAN

031-L

SP 21 - 006

CC- Bush Anemone
NC- Sword Fern
LC- Wild Rye
SD- Yerba Buena
SM- Blue Chalk Sticks

3- SYA ROM
Syagrus romanzoffiana
18' trunk ht.

3- ACE PAL
Japanese Maple
36" Box

4- ARB MAR
Arbutus marina
24" Box

5- ARB MAR
Arbutus marina
24" Box

4- BAM TEX
Timber Bamboo
24" Box

4- ACE PAL
Japanese Maple
36" Box

9- BAM TEX
Timber Bamboo
24" Box

5- ARB MAR
Arbutus marina
24" Box

5- ACE PAL
Japanese Maple
36" Box

8- ARB MAR
Arbutus marina
24" Box

5- SYA ROM
Syagrus romanzoffiana
18' trunk ht.

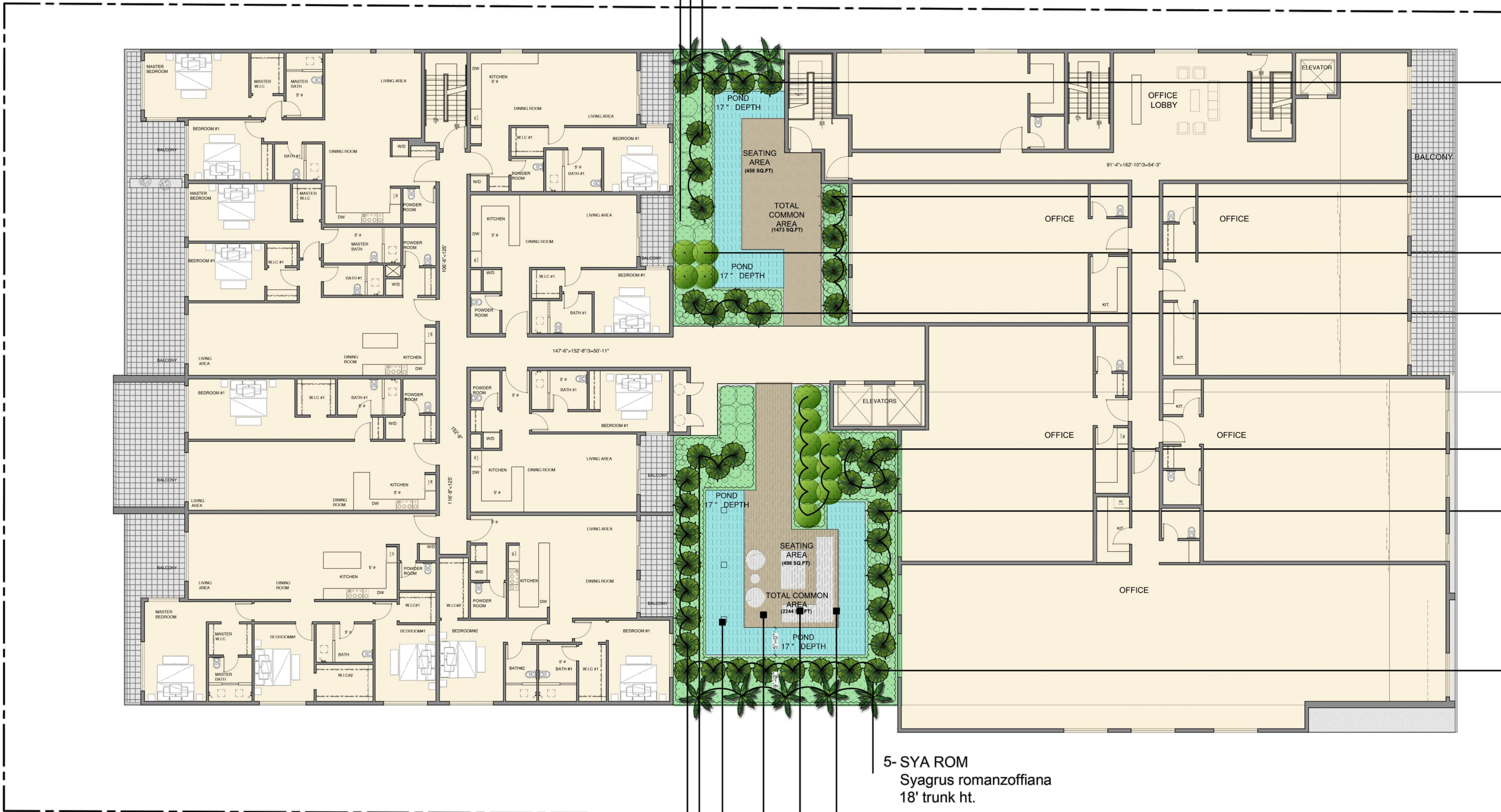
7- ARB MAR
Arbutus marina
24" Box

3- ACE PAL
Japanese Maple
36" Box

(3) Bollard Lights

Architectural Guardrail
Outdoor Sofa Seating and Table

Slat Wood Decking on Podium



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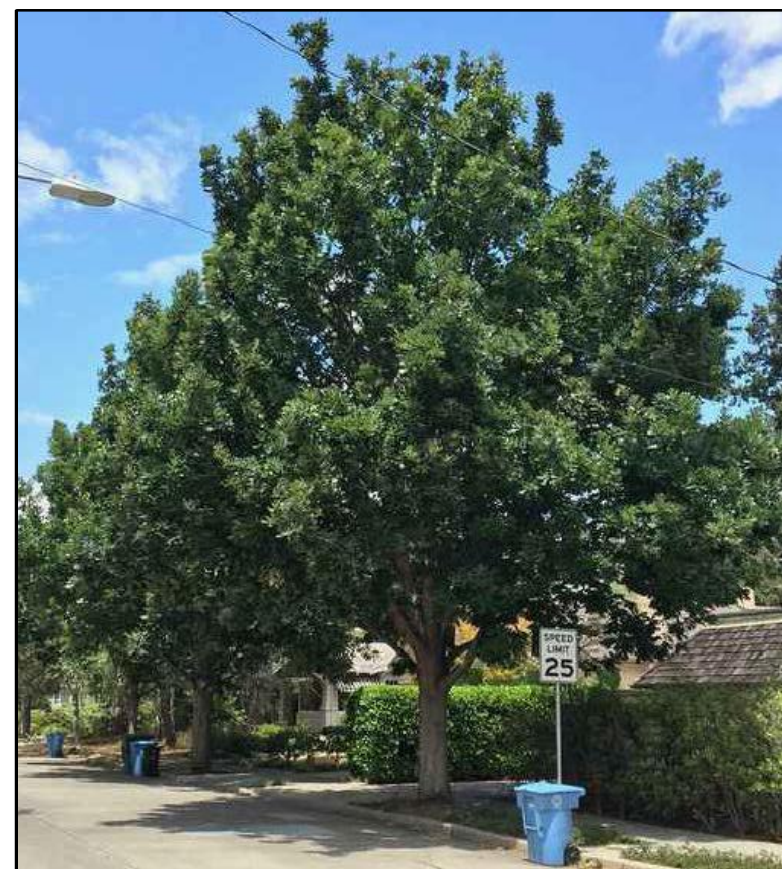
REVISIONS

△ REV.1 06/14/2021
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**PLANTING
IMAGERY**

032-L

SP 21 - 006



1



2

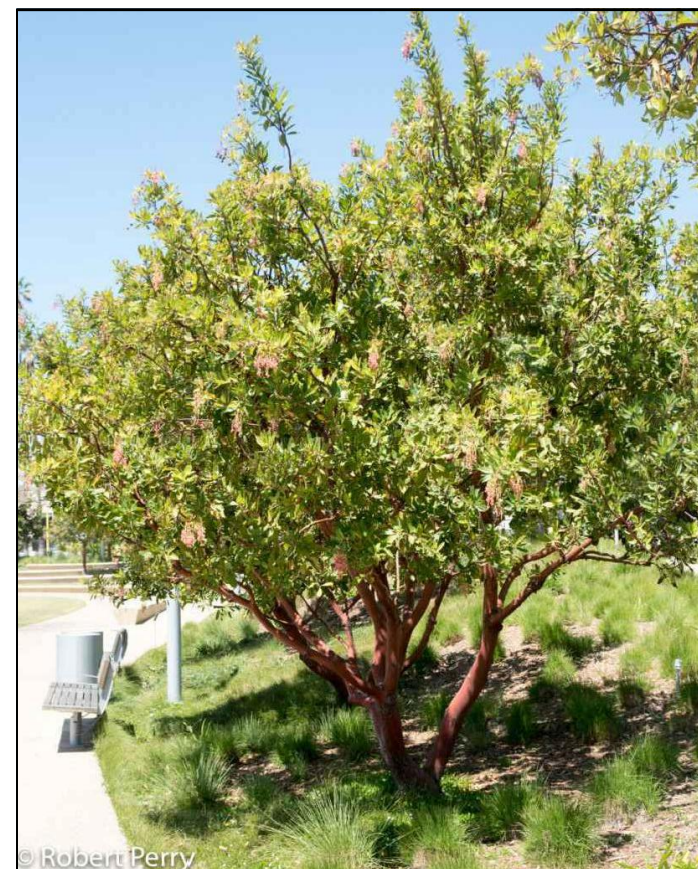


3



4

NOTE:
THE ABOVE PLANTS HAVE BEEN SELECTED AS BEING REPRESENTATIVE OF THE OVERALL PLANTING DESIGN INTENT. THIS PLANT PALETTE IS BEING SUGGESTED FOR USE, BUT SHOULD NOT PRECLUDE USE OF OTHER APPROPRIATE PLANT MATERIAL. OTHER COMPATIBLE VARIETIES OF TREES, SHRUBS AND GROUND COVERS SHOULD BE SELECTED TO COMPLEMENT THE CHARACTER OF THE PROJECT.



5

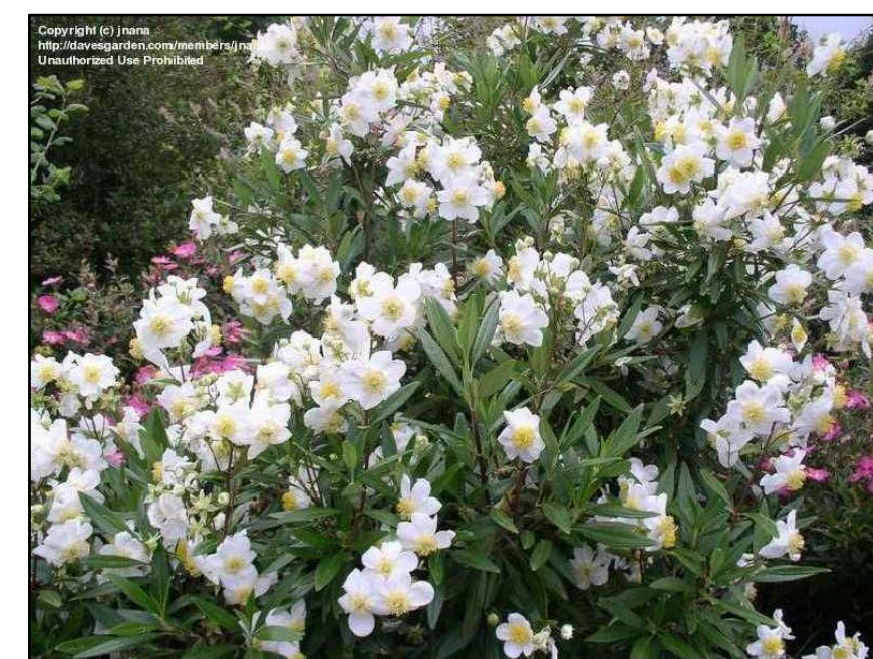
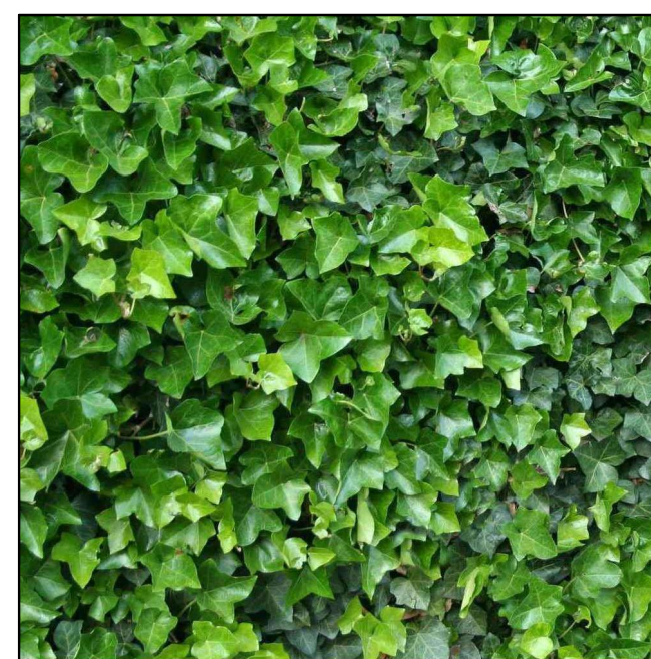


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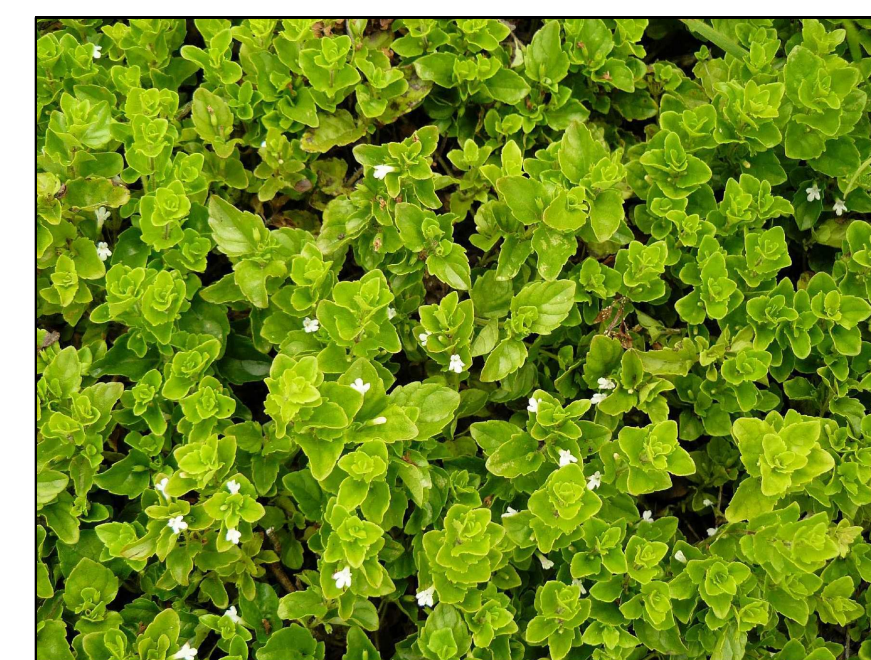


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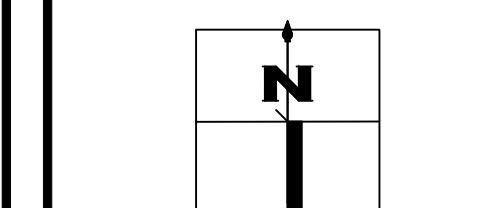
TREES						COMMENTS/ SPACING	CALIFORNIA NATIVE	WUCOLS RATING
KEY	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY				
1	QUE FRA	24" BOX	QUERCUS FRAINETTO	ITALIAN OAK	17			
2	CER OCC	24" BOX	CERCIS OCCIDENTALIS	WESTERN REDBUD	12		NATIVE	
3	SYA ROM	18' Trunk	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8		NATIVE	MEDIUM
4	BAM TEX	15 GAL	BAMBUSA 'TEXTILIS'	TIMBER BAMBOO	46			
5	ACE PLA	36" BOX	ACER PALMATUM	JAPANESE MAPLE	25			
6	MAR ARB	24" BOX	ARBUTUS U 'MARINA'	STRAWBERRY TREE	29	MULTI		
7	PLA OCC	24" BOX	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3			



SHURBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/ SPACING	CALIFORNIA NATIVE	WUCOLS RATING
CP	1 GAL	CAREX PANSA	SAND DUNE SEDGE		NATIVE	LOW
NC	1 GAL	NEPHROLEPIS CORDIFOLIA	SWORD FERN			
CC	5 GAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE		NATIVE	LOW
RT	5 GAL	ROSEMARINUS OFFICIANALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY			
AM		ACHILLEA MILLEFOLIUM	COMMON YARROW			LOW
EC	1 GAL	EPILOBIUM CANUM	CALIFORNIA FUCHSIA			VERY LOW
DI	1 GAL	DOUGLAS IRIS	IRIS DOUGLASIANA		NATIVE	LOW
GRASSES						
LC	1 GAL	LEYMUS CONDENSATUS	CANYON PRINCE WILD RYE			
JP	1 GAL	JUNCUS PATENS	CALIFORNIA GRAY RUSH	18" O.C.	NATIVE	LOW
MR	1 GAL	MUHLENBERGIA RIGENS	DEERGRASS			LOW
GROUND COVER						
SD	1 GAL	SATUREJA DOUGLASII	YERBA BUENA			
SM	1 GAL	SENECIO MANDRALISCAE	BLUE CHALK STICKS			
VINES						
BO	1 GAL	BOUGANVILLEA 'CALIFORNIA GOLD'	BOUGANVILLEA			
CC	1 GAL	CLYTOSTOMA CALESTOIGES	TRUMPET VINE			



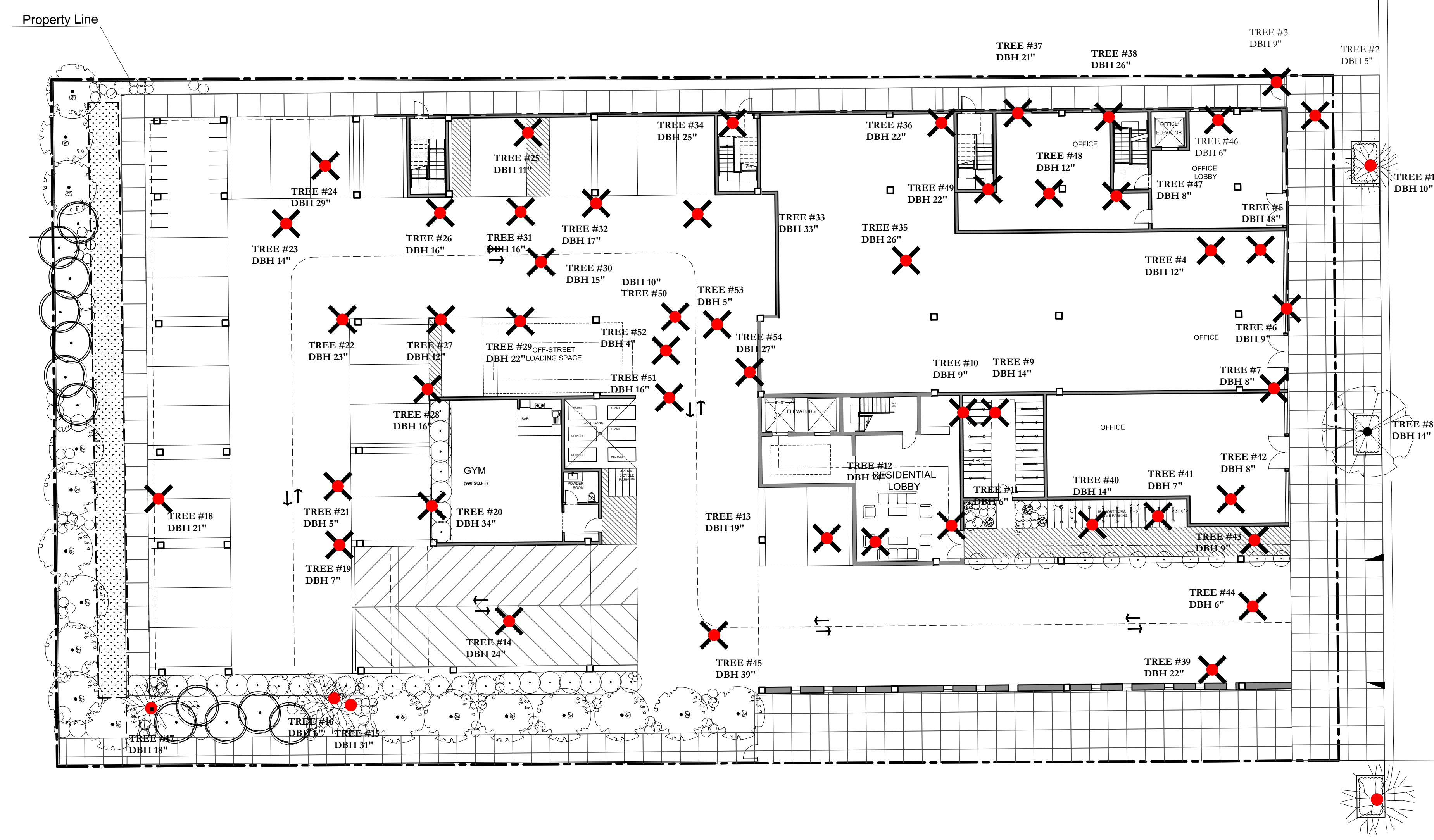
*5 GALLON UNLESS NOTED OTHERWISE



SCALE : 1/192" = 1'-0"

TREE DISPOSITION
034-L

SP21-006



160

TREE MITIGATION ANALYSIS/ PROGRAM

Using the chart below, there are a total of 156 mitigation trees required.

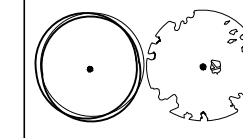
3-Native 38"+ trees	15
2-Native 19"-38" trees	6
3-Native <19" trees	3
27-Non-Native 38"+ trees	108
10-Non-Native 19"-38" trees	20
4-Non-Native<19" trees	4
Mitigation Requirement	156

The project proposes 140 new trees total, meeting the mitigation requirement.

Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 to 38 inches	3:1	2:1	None	15-gallon
Less than 19" inches	1:1	1:1	None	15-gallon

xx = tree replacement to tree loss ratio
 Note: Trees greater than or equal to 36-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.
 A 36-inch tree equals 12.1 inches in diameter.
 A 24-inch box tree = two 15-gallon trees
 Single Family and Two-dwelling properties may be mitigated at a 1:1 ratio.

TREE DISPOSITION LEGEND

- EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED
- TREE #N TREE NUMBER PER ARBORIST REPORT
-  PROPOSED TREE

TREE NO.	BOTANICAL NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	Tree Height (Feet)	
1	Platanus racemosa	Native	10"	4	35	REMAIN
2	Prunus spp		5"	3	6	REMOVED
3	Prunus spp		9"	3	9	REMOVED
4	Citrus X sinensis		12"	3	12	REMOVED
5	Olea europaea		18"	3	20	REMOVED
6	Picea spp		9"	3	20	REMOVED
7	Celtis occidentalis	Native	8"	3	10	REMOVED
8	Platanus racemosa	Native	14"	4	35	REMAIN
9	Eriobotrya japonica		14"	3	25	REMOVED
10	Citrus X limon		9"	3	16	REMOVED
11	Aesculus californica	Native	6"	3	8	REMOVED
12	Prunus serotina		24"	3	35	REMOVED
13	Prunus serotina		19"	3	25	REMOVED
14	Prunus serotina		24"	2	25	REMOVED
15	Prunus serotina		31"	2	30	REMAIN
16	Quercus agrifolia	Native	6"	3	11	REMAIN
17	Prunus serotina		18"	2	15	REMAIN
18	Prunus serotina		21"	2	13	REMOVED
19	Prunus serotina		7"	2	7	REMOVED
20	Prunus serotina		34"	2	16	REMOVED

TREE NO.	BOTANICAL NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	Tree Height (Feet)	
21	Prunus serotina		5"	2	9	REMOVED
22	Prunus serotina		23"	2	8	REMOVED
23	Prunus serotina		14"	1	5	REMOVED
24	Prunus serotina		29"	2	11	REMOVED
25	Prunus serotina		11"	2	8	REMOVED
26	Prunus serotina		16"	2	12	REMOVED
27	Prunus serotina		12"	2	6	REMOVED
28	Prunus serotina		16"	2	10	REMOVED
29	Prunus serotina		22"	2	30	REMOVED
30	Prunus spp		15"	2	9	REMOVED
31	Prunus spp		16"	2	13	REMOVED
32	Prunus spp		17"	2	13	REMOVED
33	Prunus serotina		33"	2	33	REMOVED
34	Prunus spp		25"	2	12	REMOVED
35	Prunus serotina		26"	2	40	REMOVED
36	Prunus spp		22"	2	13	REMOVED
37	Prunus spp		21"	2	14	REMOVED
38	Prunus spp		26"	2	18	REMOVED
39	Aesculus californica	Native	22"	2	17	REMOVED
40	Prunus spp		14"	3	16	REMOVED

TREE NO.	BOTANICAL NAME	CALIFORNIA Native	DBH (at 54" above grade)	Tree Health (1 to 5)	Tree Height (Feet)	
41	Prunus spp		7"	3	7	REMOVED
42	Prunus spp		8"	2	12	REMOVED
43	Prunus spp		9"	2	13	REMOVED
44	Prunus spp		6"	2	14	REMOVED
45	Umbellularia californica	Native	39"	3	40	REMOVED
46	Prunus spp		6"	2	8	REMOVED
47	Citrus X limon		8"	3	22	REMOVED
48	Citrus X sinensis		12"	3	17	REMOVED
49	Prunus spp		22"	2	11	REMOVED
50	Ligustrum lucidum	Native	10"	3	15	REMOVED
51	Ligustrum lucidum	Native	16"	3	15	REMOVED
52	Ligustrum lucidum	Native	4"	3	12	REMOVED
53	Ligustrum lucidum	Native	5"	3	12	REMOVED
54	Prunus serotina		27"	2	25	REMOVED

NOTE : SEE ARBORIST REPORT FOR TREE PROTECTION NOTES