

BLUE OAKS BLVD

SHADE CALCULATION TABLE

Symbol	Tree Size	Tree Species Included	Interior Planter - 100%	South, East, and West - 50%	Corner and North - 25%	Total (sq. ft)
35F, 35H, 35Q	Large (30'-35')	Zelkova serrata 'Village Green' Pistacia chinensis 'Keith Davey' Platanus acerifolia 'Bloodgood'	19 @ 962	50 @ 481	26 @ 240	48568
30F, 30H, 30Q	Medium to Large (25'-30')		0 @ 707	0 @ 354	0 @ 177	0
25F, 25H, 25Q	Medium to Small (20'-25')	Acer buergerianum	0 @ 491	1 @ 246	3 @ 123	615
20F, 20H, 20Q	Small (15'-20')	Arbutus 'Marina'	12 @ 314	7 @ 157	5 @ 79	5262
TOTAL TREE SHADE =						54445
TOTAL AREA OF PAVING =						106773
SHADE AREA REQUIRED =						53386.5
PERCENT SHADE =						51%

PAVED VEHICULAR SURFACE AREA INCLUDED IN CALCULATIONS, PER COUNTY ZONING CODE REQUIREMENTS FOR PARKING LOT SHADE

NOTES:
1. THE PLAN SHOWS ALL EXISTING AND PROPOSED TREE LOCATIONS ON THE PROJECT SITE. ONLY THOSE TREES USED IN SHADE CALCULATIONS ARE ANNOTATED WITH DIAMETER COVERAGE AND ARE INCLUDED IN THE SHADE CALCULATIONS TABLE.

IMPORTANT PLANTING NOTES

- ALL TREES IN PLANTERS LESS THAN 8' WIDE, OR TREES PLANTED CLOSER THAN 4' TO BACK OF CURB ARE TO BE INSTALLED WITH ROOT BARRIERS. BARRIERS TO EXTEND 8' FROM TRUNK.
- ALL PLANTING AREAS ON SITE TO RECEIVE 3" DEPTH OF WALK ON BARK MULCH EXCEPT AS OTHERWISE SPECIFIED.
- LANDSCAPE AT DUTCH BROTHERS SITE TO RECEIVE 3" DEPTH OF 1"-2" ROCK MULCH ONLY (NO BARK MULCH).
- NO FLOWERING TREES OR SHRUBS ARE TO BE PLANTED AT THE DUTCH BROTHERS OR CHICK-FIL-A SITES. THESE PLANTS ARE INDICATED WITH AN ASTERISK IN THE CANDIDATE PLANT LIST. FOR THE PURPOSE OF THIS PROJECT "NON-FLOWERING" MEANS FLOWERS ARE NOT HIGHLY SHOWY AND ATTRACTIVE TO INSECTS, THOUGH TECHNICALLY WILL STILL BE PRESENT ON MOST PLANTS.

IRRIGATION NARRATIVE

PLANT MATERIAL WILL BE IRRIGATED WITH A LOW-VOLUME IRRIGATION SYSTEM UTILIZING A COMBINATION OF SUB-SURFACE IN-LINE AND POINT SOURCE DRIP, DEEP WATERING ROOT BUBBLERS, AND LOW-VOLUME MATCHED PRECIPITATION OVERHEAD SPRAY, AS APPROPRIATE. IRRIGATION WILL BE SEPARATED INTO HYDROZONES BASED ON THE WATER NEEDS OF SPECIFIC PLANTS AND THE IRRIGATION CONTROL SYSTEM WILL INCLUDE WATER SAVING MEASURES SUCH AS EVAPOTRANSPIRATION DATA AND A WEATHER SENSOR. A SEPARATE IRRIGATION METER AND SYSTEM WILL BE PROVIDED FOR EACH PARCEL.

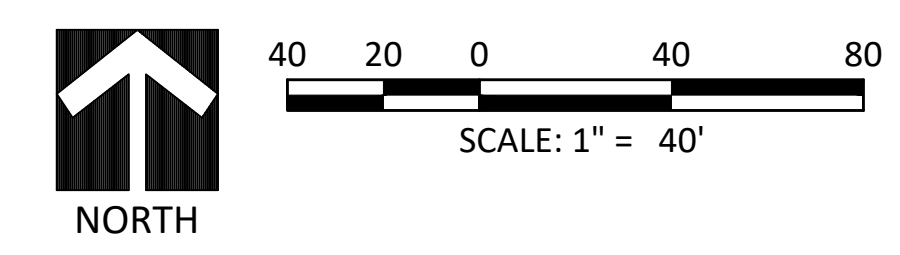
CANDIDATE PLANT LIST

COMMON NAME	CONT	WATER USE	HxW
GROUNDCOVERS			
COTONEASTER DAMMERI 'LOWFAST'	1 GAL	L	1'X8'
JUNIPERUS HORIZONTALIS 'BLUE CHIP'	1 GAL	L	1'X5'
ROSMARINUS OFFICINALIS 'PROSTRATUS'	1 GAL	L	1.5'X8'
SHRUBS & GRASSES			
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	5 GAL	L	5'X6'
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL	L	4'X3'
CALLISTEMON VIMINALIS 'BETTER JOHN'	5 GAL	L	2.5'X3'
CARPENTERIA CALIFORNICA	5 GAL	L	5'X5'
CEANOTHUS MARITIMUS 'VALLEY VIOLET'	5 GAL	L	2'X4'
DIANELLA REVOLUTA 'LITTLE REV'	1 GAL	L	1.5'X1.5'
DIETES VEGETA	5 GAL	L	4'X4'
FESTUCA MAIREI	5 GAL	L	2.5'X2.5'
LAVANDULA DENTATA 'GOODWIN CREEK GRAY'	5 GAL	L	2.5'X3'
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	1 GAL	L	4'X3'
NANDINA DOMESTICA 'FIRE POWER'	5 GAL	L	2'X2'
NANDINA DOMESTICA 'GULF STREAM' TM	5 GAL	L	3'X3'
RHAMNUS CALIFORNICA 'EVE CASE'	5 GAL	L	5'X5'
RHAPHIOLEPIS UMBELLATA 'MINOR GULF GREEN' TM	5 GAL	L	4'X4'
TULBAGHIA VIOLACEA	1 GAL	L	2'X2'
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	5 GAL	L	3'X3'
XYLOSMA CONGESTUM 'COMPACTA'	5 GAL	L	4'X4'
STORMWATER PLANTING			
CHONDROPETALUM TECTORUM	5 GAL	L	2'X3'
CORNUS SERICEA 'KELSEY'	1 GAL	H	3'X3'
JUNCUS PATENS	5 GAL	M	2'X1'
LOMANDRA LONGIFOLIA 'BREEZE'	1 GAL	L	3'X3'
MUHLENBERGIA RIGENS	1 GAL	L	4'X4'

* PLANTS CONSIDERED "NON-FLOWERING"

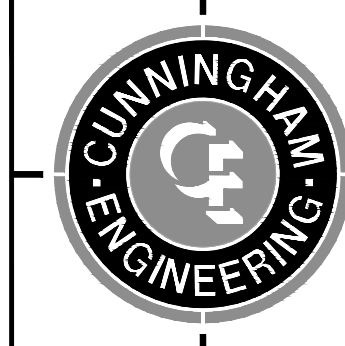
TREE LEGEND

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	HxW	QTY
	ACE BUE	ACER BUERGERIANUM	TRIDENT MAPLE	15 GAL	M	20'X25'	20
	ARB HYB	ARBUTUS X 'MARINA'	STRAWBERRY TREE	15 GAL	L	30'X25'	30
	CAL DEC	CALOCEDRUS DECURRENS	INCENSE CEDAR	15 GAL	M	50'X20'	22
	PIN HAL	PINUS HALEPENSIS	ALLEPO PINE	15 GAL	L	50'X15'	50
	PIS CHI	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL	L	30'X35'	53
	PLA BLO	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	M	70'X35'	27
	ULM PAR	ULMUS PARVIFOLIA	LACEBARK ELM	15 GAL	VL	30'X35'	2
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL	M	40'X35'	45



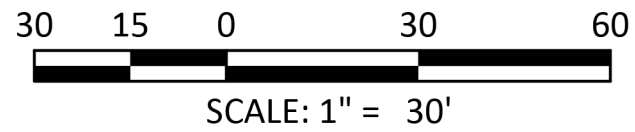
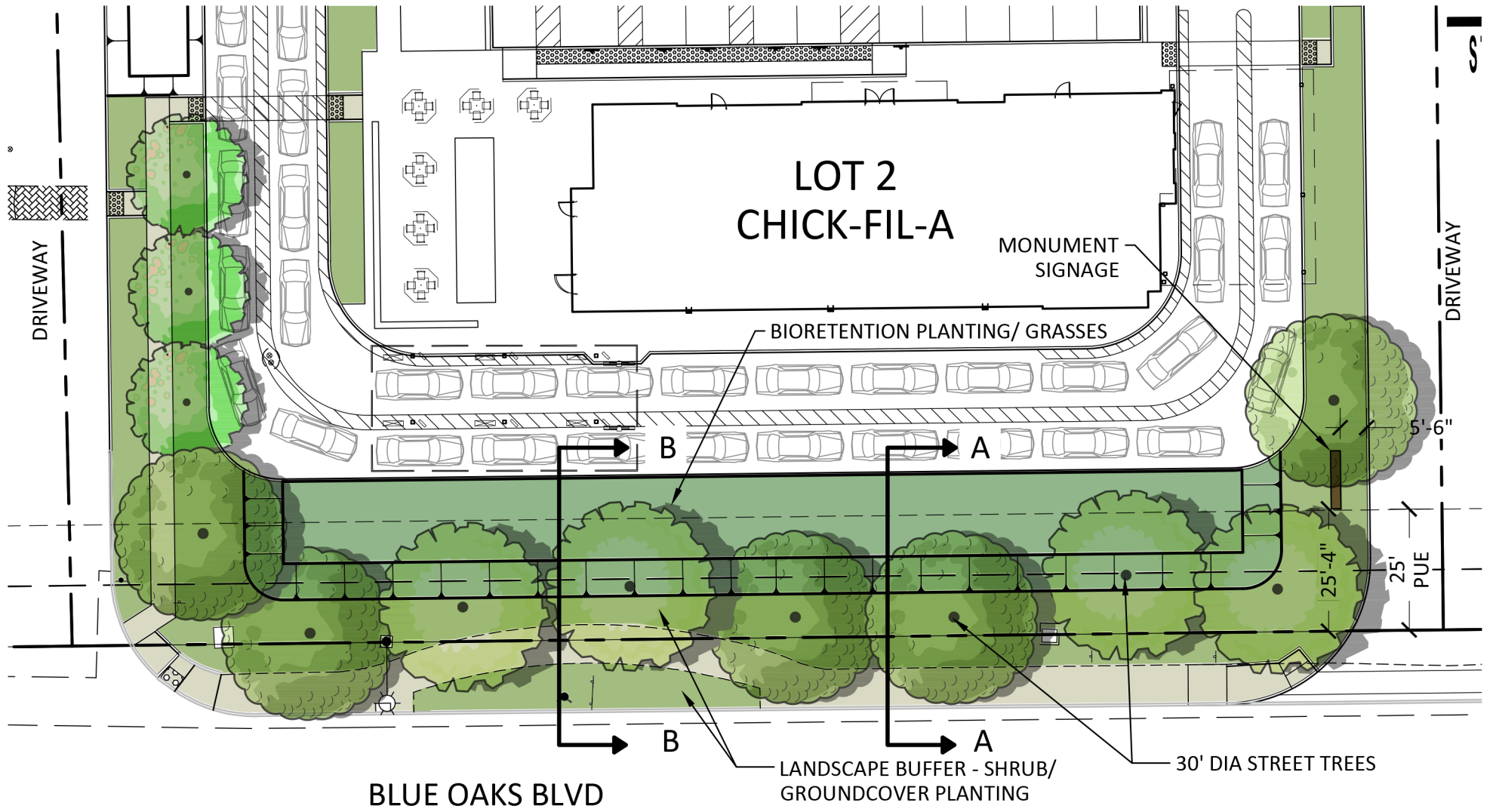
DESIGNED BY	BM
DRAWN BY	BM
CHECKED BY	ME
SCALE	1" = 40'

BLUE OAKS SHOPPING CENTER
LANDSCAPE ENTITLEMENT SITE PLAN



CECWEST.COM
Project Planning ■ Civil Engineering ■ Landscape Architecture
Sacramento Office: 2120 20th Street, Suite Three, Sacramento, CA 95818 (916) 455-2026
Davis Office: 2940 Spafford Street, Suite 200, Davis, CA 95618 (530) 758-2026

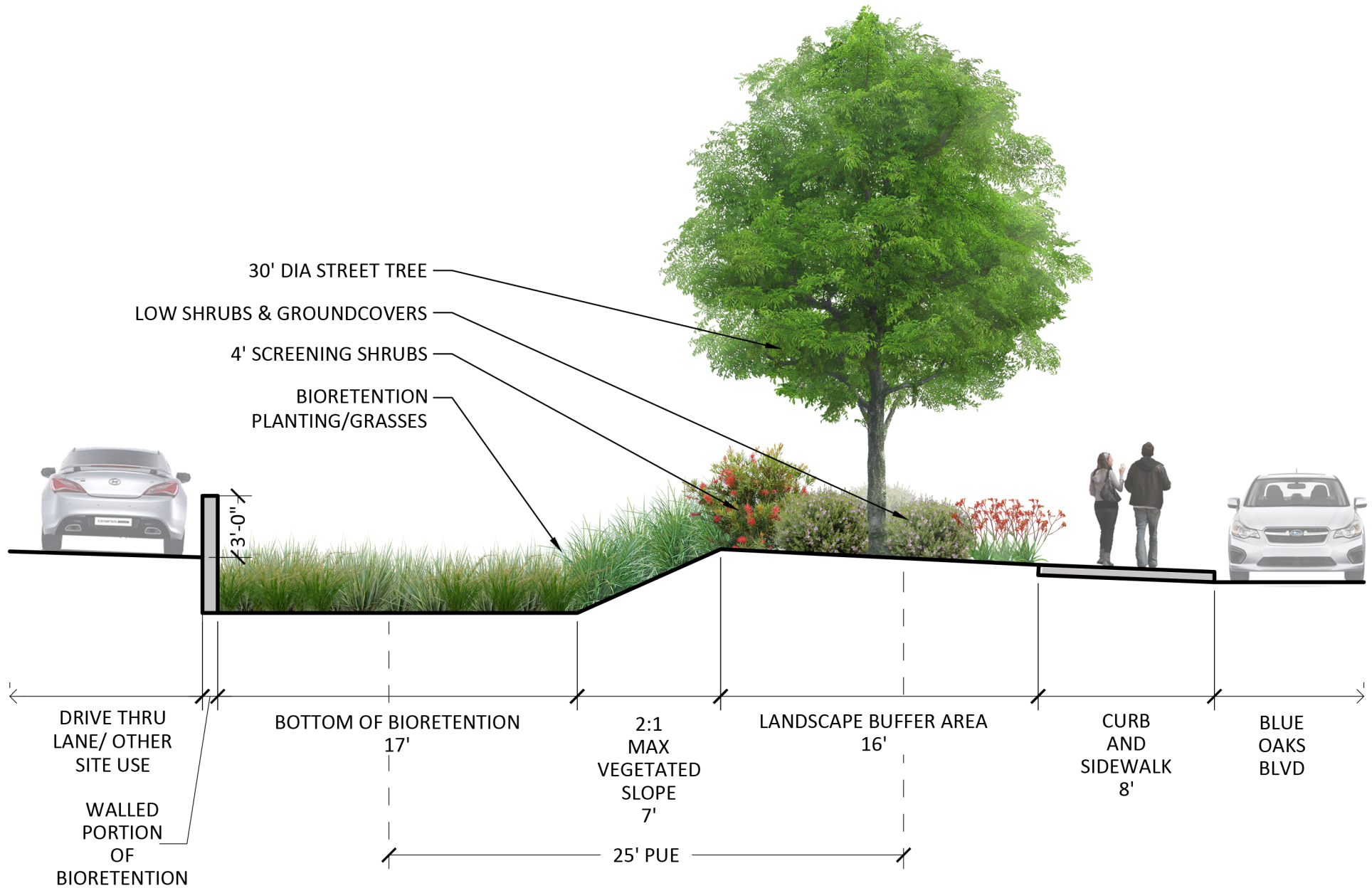
NO.	DATE	REVISIONS	BY	APPD.	SHEET
					1 OF 1
					DATE: 02/17/23
					JOB NO: 1909.07





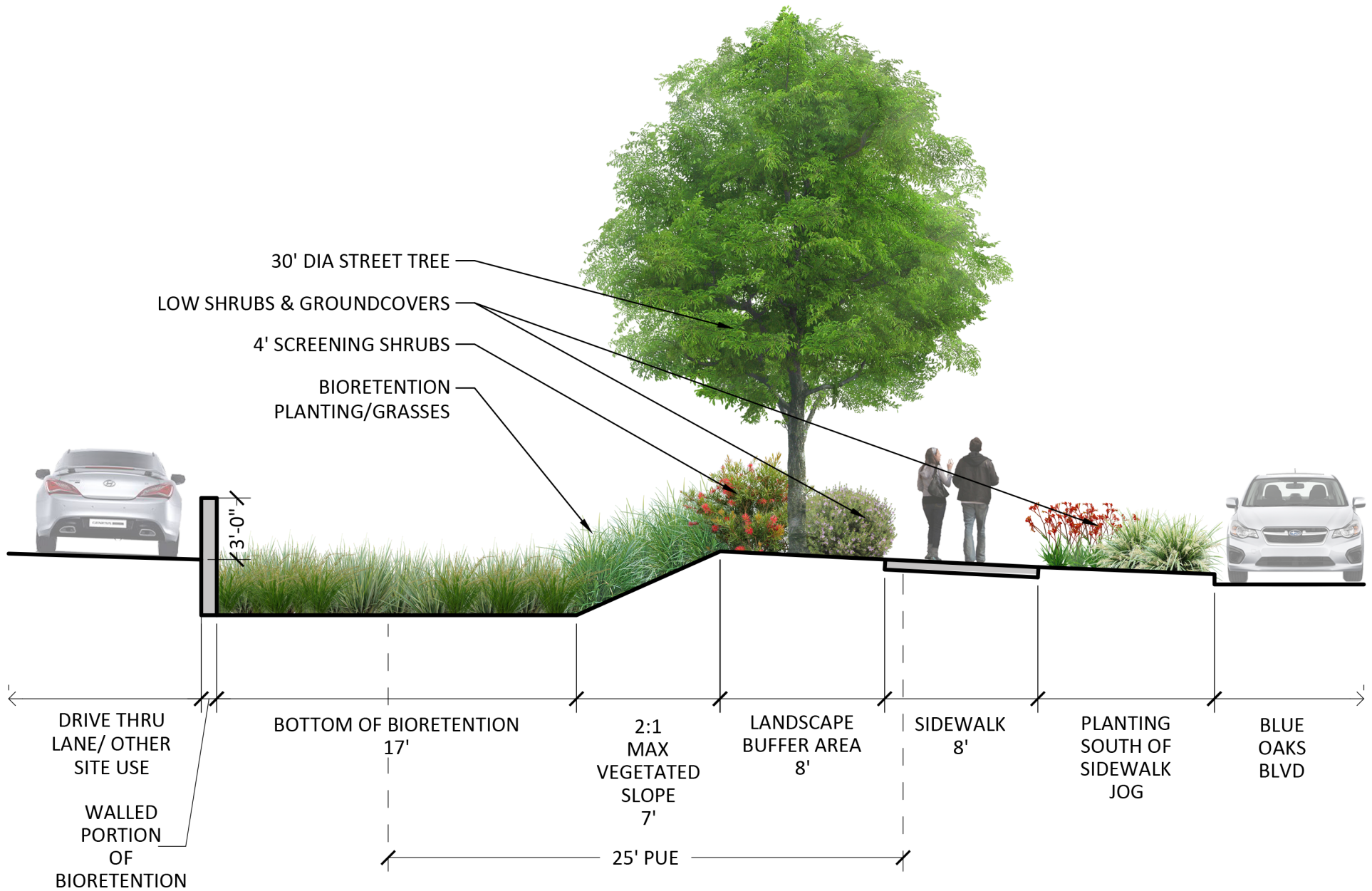
BLUE OAKS | TYPICAL STREETScape PLANTING- DUTCH BROS | 10.10.2022





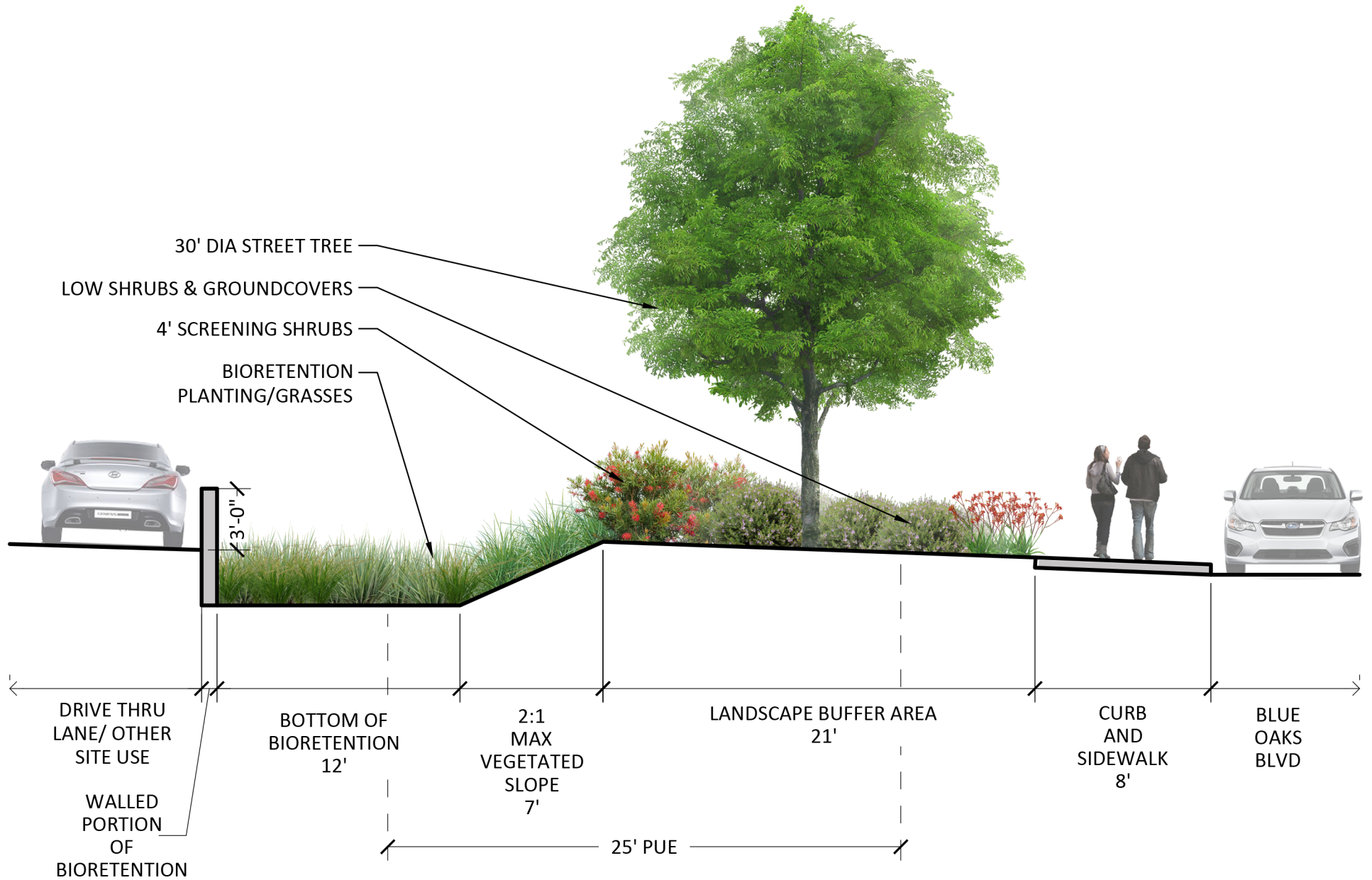
BLUE OAKS | TYPICAL STREETScape PLANTING SECTION A-A | 10.10.2022





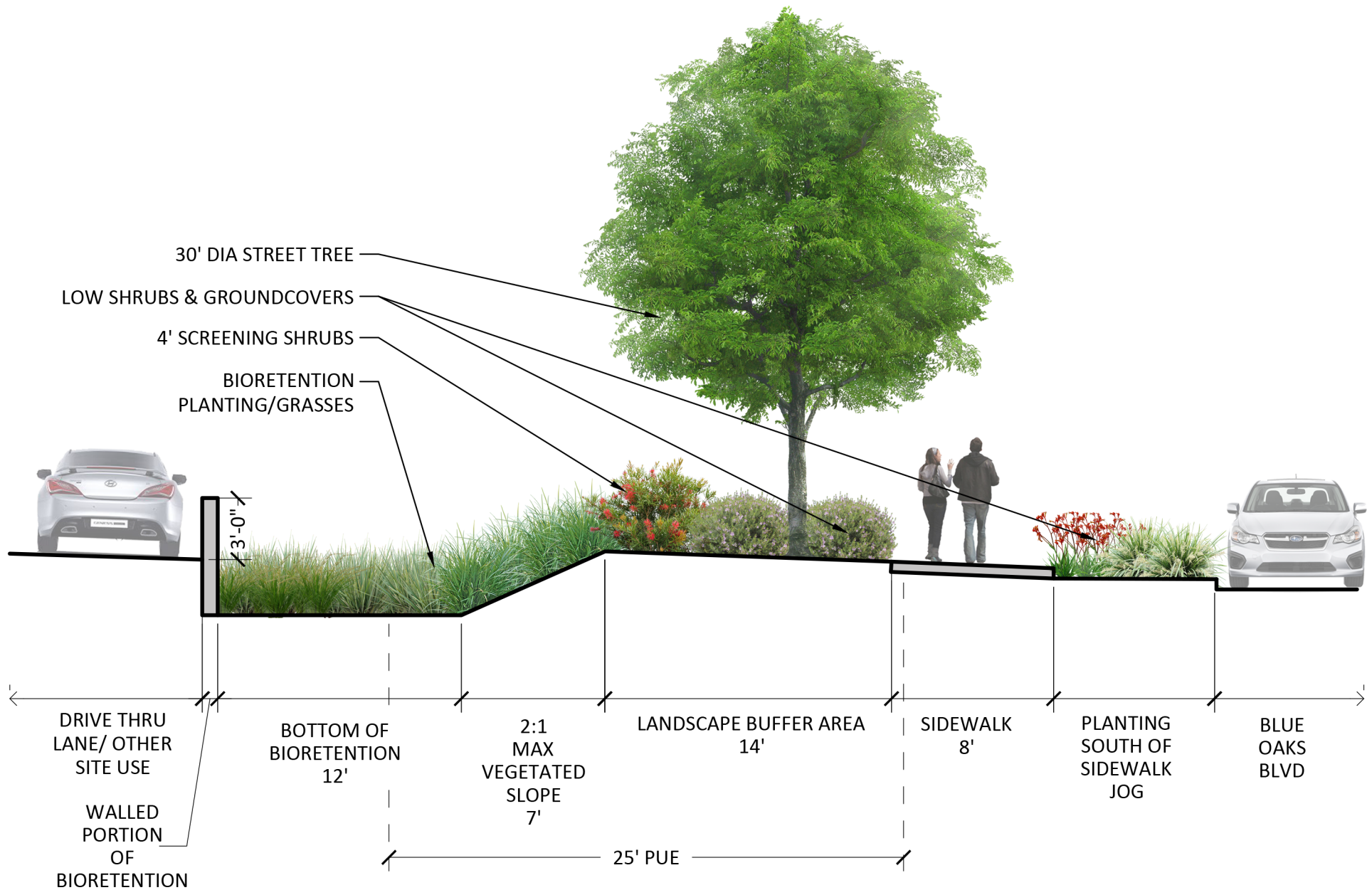
BLUE OAKS | TYPICAL STREETScape PLANTING SECTION B-B | 10.10.2022





BLUE OAKS | TYPICAL STREETSCAPE PLANTING SECTION C-C | 10.10.2022





BLUE OAKS | TYPICAL STREETSCAPE PLANTING SECTION D-D | 10.10.2022

