PROJECT DESCRIPTION

THE CAMBRIAN PARK PLAZA MIXED-USE VILLAGE PROJECT IS A NET 17.21 AC GENERAL COMMERCIAL SITE AT CAMDEN AVENUE AND UNION AVENUE TO BE REDEVELOPED INTO A COMMERCIAL/RESIDENTIAL MIXED-USE NEIGHBORHOOD COMMUNITY CENTER WITH UP TO 238 ROOMS HOTEL OR UP TO 150,000 SF OFFICE; UP TO 115,000 SF OF GENERAL RETAIL, ENTERTAINMENT AND RECREATION; UP TO 280 UNITS OF PODIUM CLUSTER APARTMENTS; UP TO 84 UNITS OF TOWNHOUSE AND/OR CLUSTER HOUSING; UP TO 130,000 SF OF CONVALESCENT HOSPITAL; AND 1.6 AC TOWN SQUARE AND PARK. THE ICONIC CAROUSEL SIGN WILL REMAIN ON SITE.

THE PROJECT AIMS TO BE A VIBRANT URBAN VILLAGE IN ACCORDANCE WITH SAN JOSE’S GENERAL PLAN 2040 AND TO COMPLY WITH THE CITY OF SAN JOSE’S SIGNATURE PROJECT GOALS AND REQUIREMENTS.

PROJECT TEAM

OWNER:
WEINGARTEN REALTY INVESTORS
4440 N. 36TH STREET, SUITE 200
PHOENIX, AZ 85018
PHONE: 602.263.1166

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KENNETH RODRIGUES & PARTNERS, INC.
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PHONE: 408.458.4400

CIVIL ENGINEER:
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100 W. SAN FERNANDO STREET, SUITE 250
SAN JOSE, CA 95113
PHONE: 669.800.4130

LANDSCAPE ARCHITECT:
THE GUZZARDO PARTNERSHIP INC.
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
PHONE: 415.433.4672

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SEE ATTACHED DRAFT COPY OF THE DEVELOPMENT STANDARDS FOR REVIEW & COMMENTS
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA
WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

VEHICULAR CIRCULATION
- Major Arterial
- Minor Arterial
- Public Park
- Private Road
- Commercial Driveway
- Residential Driveway
- Service Road/ EVA
- Surface Parking
- Parking in Structure

TRANSIT/ PEDESTRIAN AND BICYCLE CIRCULATION
- Major Arterial
- Minor Arterial
- Public Park
- Express Bus Route
- Local Bus Route
- Bus Stop
- Crossing
- Future Class II Bike Lane
- Class III Bike Lane with Sharrow
- Pedestrian Path

CONCEPTUAL CIRCULATION DIAGRAM
NOTES:
1. REFER TO LANDSCAPE PLAN FOR SITE PLAN SECTION.
2. PROPOSED ELEVATION MINUS 4' ➔ DRAW LINES AT THIS TIN FOR THE SUBJECT PROPOSED SITE.
3. SEE SHEET 5.1 FOR BIORETENTION AND DRAINAGE DETAILS.

CONCEPTUAL GRADING AND DRAINAGE PLAN

CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA
WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

12.19.2017
31.616
0'
120'
PDC17-040

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1. REFER TO LANDSCAPE PLAN FOR SITE PLAN SECTIONS.

2. A FINAL GEOTECHNICAL REPORT IS NOT AVAILABLE AT THIS TIME FOR THE SUBJECT PROJECT SITE.

3. SEE SHEET 5.1 FOR BIORETENTION AND DRAINAGE DETAILS.
CONCEPTUAL STORMWATER MANAGEMENT DETAILS

FLOW-THROUGH PLANTER
N.T.S.

12" MIN. OF CLAYEY PERMEABLE SOIL PER CALTRANS SPECS.
INCREASE WITH SLOPE OF FIP.

PERMEABLE PIPE (SLOPE AT 0.50% MIN) W/ PERFORATIONS DOWN.
SEE PLAN FOR LENGTH AND LOCATION.

BIORETENTION BASIN
N.T.S.

PERF aggressive pipe (SLOPE AT 0.50% MIN) W/ PERFORATIONS DOWN.
SEE PLAN FOR LENGTH AND LOCATION.

SIDEWALK BIORETENTION DETAIL
N.T.S.

12" MIN. OF CLAYEY PERMEABLE SOIL PER CALTRANS SPECS.
INCREASE WITH SLOPE OF FIP.

PERF aggressive pipe (SLOPE AT 0.50% MIN) W/ PERFORATIONS DOWN.
SEE PLAN FOR LENGTH AND LOCATION.

12" MIN. OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS.
ROCK SECTION TO INCREASE WITH SLOPE OF PIPE.

CONCEPTUAL STORMWATER MANAGEMENT DETAILS

12" MIN. OF CLASS II PERMEABLE ROCK PER CALTRANS SPECS.
ROCK SECTION TO INCREASE WITH SLOPE OF PIPE.

18" BSM
12" MIN.
6" 4" 2"
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA
WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

CONSPECTUAL SITE RENDERING
VIEW AT CAMDEN AVE AND UNION AVE
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA
WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

VIEW BETWEEN SHOP4 AND SHOP 5
CAMBRIAN PARK PLAZA MIXED-USE VILLAGE
14200 & 14420 UNION AVE
SAN JOSE, CALIFORNIA
WEINGARTEN REALTY
KENNETH RODRIGUES & PARTNERS, INC.

VIEW BETWEEN HOTELS AND SHOP 5
CONCEPTUAL GENERAL LANDSCAPE NOTES

1. All planting areas shall include drought tolerant plant materials and high efficiency irrigation systems to conserve water use, in accordance with the City of San Jose requirements.

2. All planting areas shall be amended to improve the native soil conditions and encourage healthy plant growth. All shrub planting areas shall include a 3" layer of mulch to reduce water use and weed growth.

3. Irrigation controllers shall be "smart controllers", using weather sensing technology to make wise use of irrigation water. Landscape areas shall be metered separately from domestic water sources.

4. Above grade utilities shall be screened from view with shrub planting.

5. Site lighting shall use energy efficient shallow cut-off light fixtures to conserve energy and minimize glare and light spill beyond the intended use areas.

6. Landscape in the public right-of-way shall comply with the City of San Jose development standards.

TREE DISPOSITION INFORMATION:
TOTAL EXISTING TREES REMOVAL: 5
TOTAL PROPOSED TREES: 500 (100:1 RATIO)
SECTION A - A
CAMDEN AVE RETAIL STREET

SECTION B - B
ENTRY DRIVE OFF CAMDEN

SECTION C - C
TYPICAL SHOPS INTERIOR FRONTAGE WALK

SECTION D - D
TYPICAL SECTION AT PERIMETER DRIVE
<table>
<thead>
<tr>
<th>PLANT PALETTE</th>
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<tbody>
<tr>
<td><strong>KEY SIZE</strong></td>
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<tr>
<td><strong>STK</strong></td>
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<td><strong>ARB M/L</strong></td>
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<td><strong>BMA T/L</strong></td>
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<td><strong>CO 15 EL</strong></td>
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<td><strong>FM AKE</strong></td>
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<td><strong>GMA EL</strong></td>
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<td><strong>JAC M/M</strong></td>
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<td><strong>LAC NAT</strong></td>
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<td><strong>PHO CAN</strong></td>
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<td><strong>PLS COL</strong></td>
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<td><strong>PO2 GDA 15 G</strong></td>
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<td><strong>PYR CL</strong></td>
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<td><strong>QF M</strong></td>
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<td><strong>KEY SIZE</strong></td>
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<td><strong>AN 1 G</strong></td>
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<td><strong>ARB 6 G</strong></td>
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<td><strong>ARB 5 G</strong></td>
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<td><strong>COP 5 G</strong></td>
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<tr>
<th>LANDSCAPES</th>
<th><strong>COMMON NAME</strong></th>
<th><strong>NOTES</strong></th>
<th><strong>WUCOLS</strong></th>
<th><strong>CA NATIVE</strong></th>
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<tr>
<td><strong>LR 1 G</strong></td>
<td><em>Ulnipa m. 'Big Blue'</em></td>
<td><em>Big Blue</em> Lily</td>
<td>18' ac</td>
<td>L</td>
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<tr>
<td><strong>WSC 5 G</strong></td>
<td><em>Ross Flower Carpet Amour</em></td>
<td><em>Amber</em> Carpet Rose</td>
<td>36' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>TJA 5 G</strong></td>
<td><em>Trachelospermum jasminoides</em></td>
<td><em>Star Jasmine</em></td>
<td>36' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>GARSES</strong></td>
<td><em>G 5 G</em></td>
<td><em>Correa 'Tulipan'</em></td>
<td><em>Berkeley</em> Sedge</td>
<td>24' M</td>
</tr>
<tr>
<td><strong>DSP 5 G</strong></td>
<td><em>Cotoneaster 'Forty Star'</em></td>
<td>Feather Reed Grass</td>
<td>30' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>CTE 5 G</strong></td>
<td><em>Chondropilum fumosum</em> (x)</td>
<td>Cape Rush</td>
<td>24' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>LOP 1 G</strong></td>
<td><em>Leptinella s. 'Cayman Princess'</em></td>
<td><em>Cayman Princess Wild Rye</em></td>
<td>36' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>APR 5 G</strong></td>
<td><em>Juniperus ' tik blue'</em> (x)</td>
<td>California Grey Rush</td>
<td>18' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>MBR 5 G</strong></td>
<td><em>Muhlenbergia 'the top Mel!</em></td>
<td><em>Pink Mulh</em></td>
<td>36' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>MIR 5 G</strong></td>
<td><em>Muhlenbergia rigens</em> (x)</td>
<td>Deermoss</td>
<td>36' M</td>
<td>L</td>
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<tr>
<td><strong>DUC 1 G</strong></td>
<td><em>Ophiopogon japonicus</em></td>
<td>Black Mondo Grass</td>
<td>18' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>FERNS</strong></td>
<td><strong>HE 9 G</strong></td>
<td><em>Nephetolopsis cornellis</em></td>
<td>Southern Sword Fern</td>
<td>36' M</td>
</tr>
<tr>
<td><strong>VNECS</strong></td>
<td><strong>BG 5 G</strong></td>
<td><em>Bougainvillea 'California Gold'</em></td>
<td>Bougainvillea</td>
<td>36' M</td>
</tr>
<tr>
<td><strong>CG 5 G</strong></td>
<td><em>Clypitsoma calligoldides</em></td>
<td><em>Violet Trumpet</em> Vine</td>
<td>18' M</td>
<td>L</td>
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<tr>
<td><strong>FBR 1 G</strong></td>
<td><em>Fritillaria meleagris</em></td>
<td>Creeping Fig</td>
<td>36' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>PHT 1 G</strong></td>
<td><em>Parthenocissus tricolor</em></td>
<td>Boston Ivy</td>
<td>36' M</td>
<td></td>
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<tr>
<td><strong>MEI 5 G</strong></td>
<td><em>Rosa 'Josephusa's Coat'</em></td>
<td>Josephusa's Coa Rose</td>
<td>18' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>PERENNIALS</strong></td>
<td><strong>CAL 1 G</strong></td>
<td><em>Calibrachoa 'You'</em></td>
<td><em>Purple Million Bells</em></td>
<td>18' M</td>
</tr>
<tr>
<td><strong>HCP 1 G</strong></td>
<td><em>Nepeta foemineness 'Grand'</em></td>
<td><em>Catmint</em></td>
<td>24' M</td>
<td>L</td>
</tr>
<tr>
<td><strong>LAWN</strong></td>
<td><strong>MED 500</strong></td>
<td><em>Mediotion Plus</em></td>
<td><em>Mediation Plus</em></td>
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<td><strong>IMF 500</strong></td>
<td><em>non nove foieuse</em></td>
<td><em>Dela nove foieuse</em></td>
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CONCEPTUAL PLANTING IMAGERY BOARD
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12/19/2017 31:41 PDC17.040