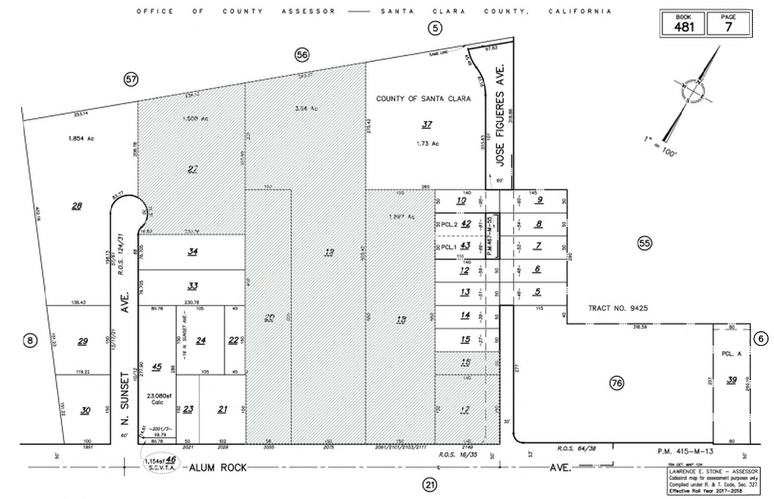
PROJECT DESCRIPTION :

PROPOSING CONDITIONAL USED PERMIT DEMOLISH EXISTING BUILDING AND PROPOSE 26700 SQ.FT OF RETAIL ON THE FIRST FLOOR, 738 MULTIFAMILY UNITS IN 4 STORIES ABOVE THE PODIUM. 871 PARKING SPACES SPLIT IN MECHANICAL PUZZLER SYSTEM AND STANDARD PARKING ON GRADE FOR RESIDENTIAL ,134 PARKING SPACES FOR RETAIL SPLIT BETWEEN ON GRADE, 20000 SQ.FT GREEN OPEN SPACE ON GRADE 85500 SQ.FT OPEN SPACE WITH AMENITIES AT PODIUM LEVEL .

PROJECT INFORMATION:

APN:	481-07-016, 017, 018, 019, 020, 027
GROSS SITE AREA:	8.64 ACRES
CURRENT ZONING :	MS-C
CURRENT GP :	URBAN VILLAGE
PROPOSED DENSITY :	83.5 DU/AC
CURRENT USE :	INDUSTRIAL & COMMERCIAL
PROPOSED USE :	MIXED USED



PARCEL MAP
NOT TO SCALE

PARKING ANALYSIS :

RESIDENTIAL (CAR)

2 BEDROOM	364 UNITS	1.70 PER UNIT X 364	618.8 ≈ 619	619 - 20% = 495.20 20% REDUCTION REQUESTED	496
1 BEDROOM	374 UNITS	1.25 PER UNIT X 374	467.50 ≈ 468	468 - 20% = 374.4 20% REDUCTION REQUESTED	375
TOTAL	738 UNITS				871
STANDARD PARKING REQUIRED					871
STANDARD PARKING PROVIDED					871

RESIDENTIAL (BIKE)

TOTAL UNIT NUMBER	738 / 4 PER UNIT	184.5 ≈ 185	
BIKE PARKING REQUIRED			185
BIKE PARKING PROVIDED			185

RETAIL (CAR)

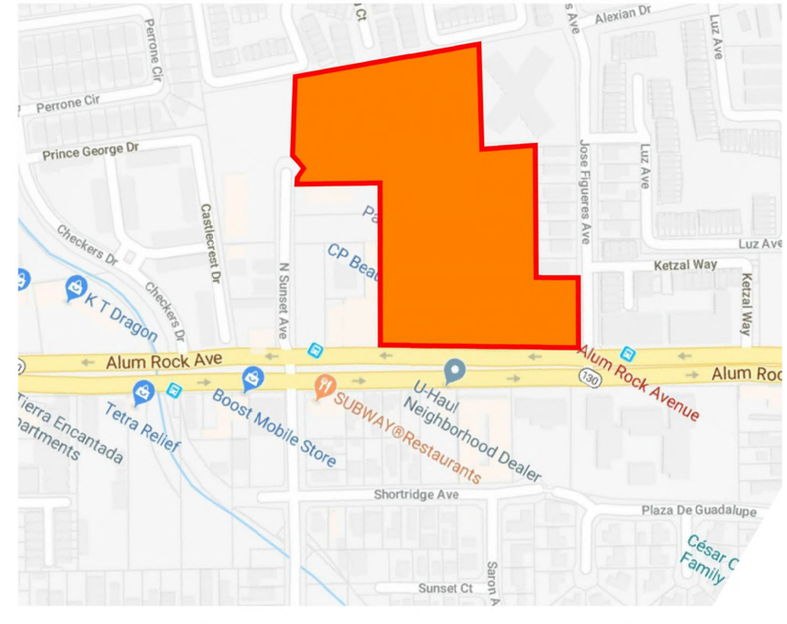
RETAIL AREA	26700 SQ.FT	26700 / 200 SQ.FT	133.5= 134	
STANDARD PARKING REQUIRED				134
STANDARD PARKING PROVIDED				134

RETAIL (BIKE)

RETAIL AREA	26700 / 3000 PER SQ.FT.	8.9≈9
BIKE PARKING REQUIRED		9
BIKE PARKING PROVIDED		9

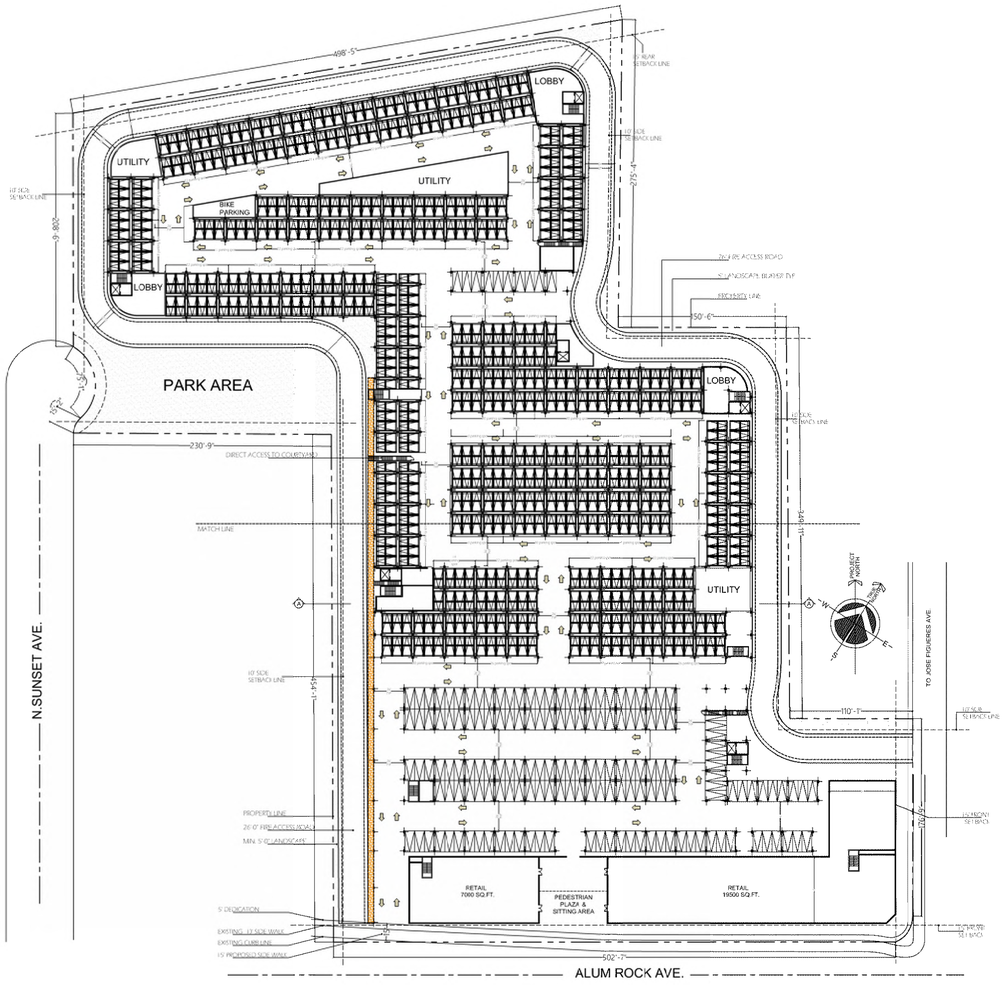
SHEET INDEX :

A0	COVER PAGE
A1	OVERALL FIRST AND SECOND FLOOR
A2	OVERALL TYPICAL FLOOR
A3	PARTIAL FIRST FLOOR
A4	PARTIAL FIRST FLOOR
A5	PARTIAL SECOND FLOOR
A6	PARTIAL SECOND FLOOR
A7	PARTIAL TYPICAL FLOOR
A8	PARTIAL TYPICAL FLOOR
A9	ELEVATION
A10	ELEVATION
A11	SECTION AND DETAIL
A12	SITE PHOTOS
C1.0	PRELIMINARY SITE PLAN
C3.0	PRELIMINARY UTILITY PLAN
C4.0	PRELIMINARY STORMWATER CONTROL PLAN
C4.1	PRELIMINARY STORMWATER NOTES
L1.0	LANDSCAPE SITE PLAN
L1.1	LANDSCAPE SITE PLAN
L2.0	LANDSCAPE PODIUM PLAN
L2.1	LANDSCAPE PODIUM PLAN
L3.0	IRRIGATION DETAILS
L4.0	LANDSCAPE MATERIAL
L4.1	LANDSCAPE MATERIAL
L4.2	LANDSCAPE MATERIAL
L5.0	PLANT PALETTE
L5.1	PLANT PALETTE



VICINITY MAP
NOT TO SCALE

SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : COVER PAGE	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE:	DRAWN BY:	A 0
			CHECKED BY:	



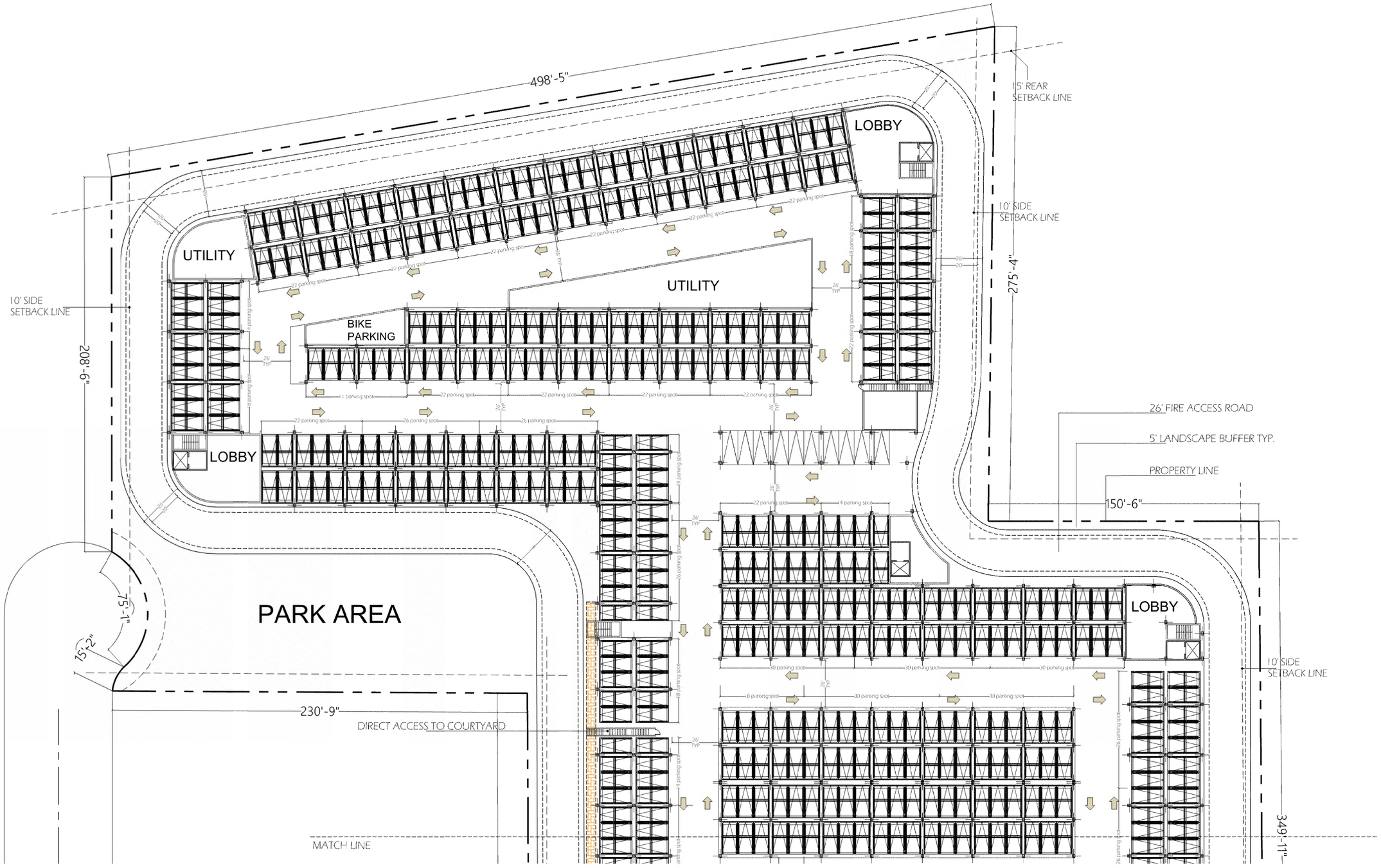
FIRST FLOOR PLAN
SCALE: 1/64" = 1'-0"

SECOND FLOOR PLAN
SCALE: 1/64" = 1'-0"

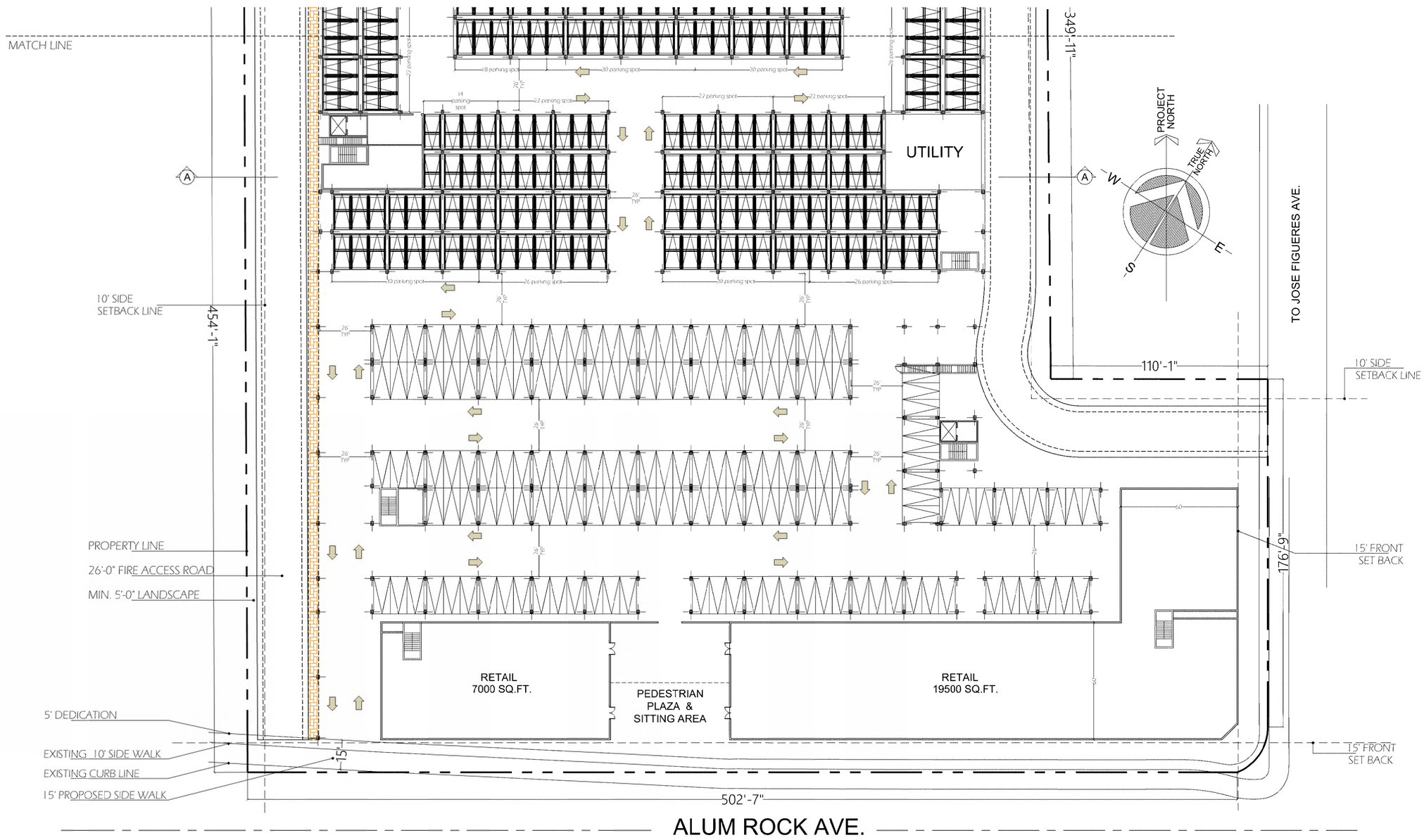
SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : OVERALL FIRST AND SECOND FLOOR PLAN	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: $\frac{1}{64}$" = 1'-0"	DRAWN BY:	A1
			CHECKED BY:	

TYPICCAL FLOOR PLAN
SCALE: 1/64" = 1'-0"

SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : OVERALL TYPICAL FLOOR PLAN	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/64" = 1'-0"	DRAWN BY:	A2
			CHECKED BY:	

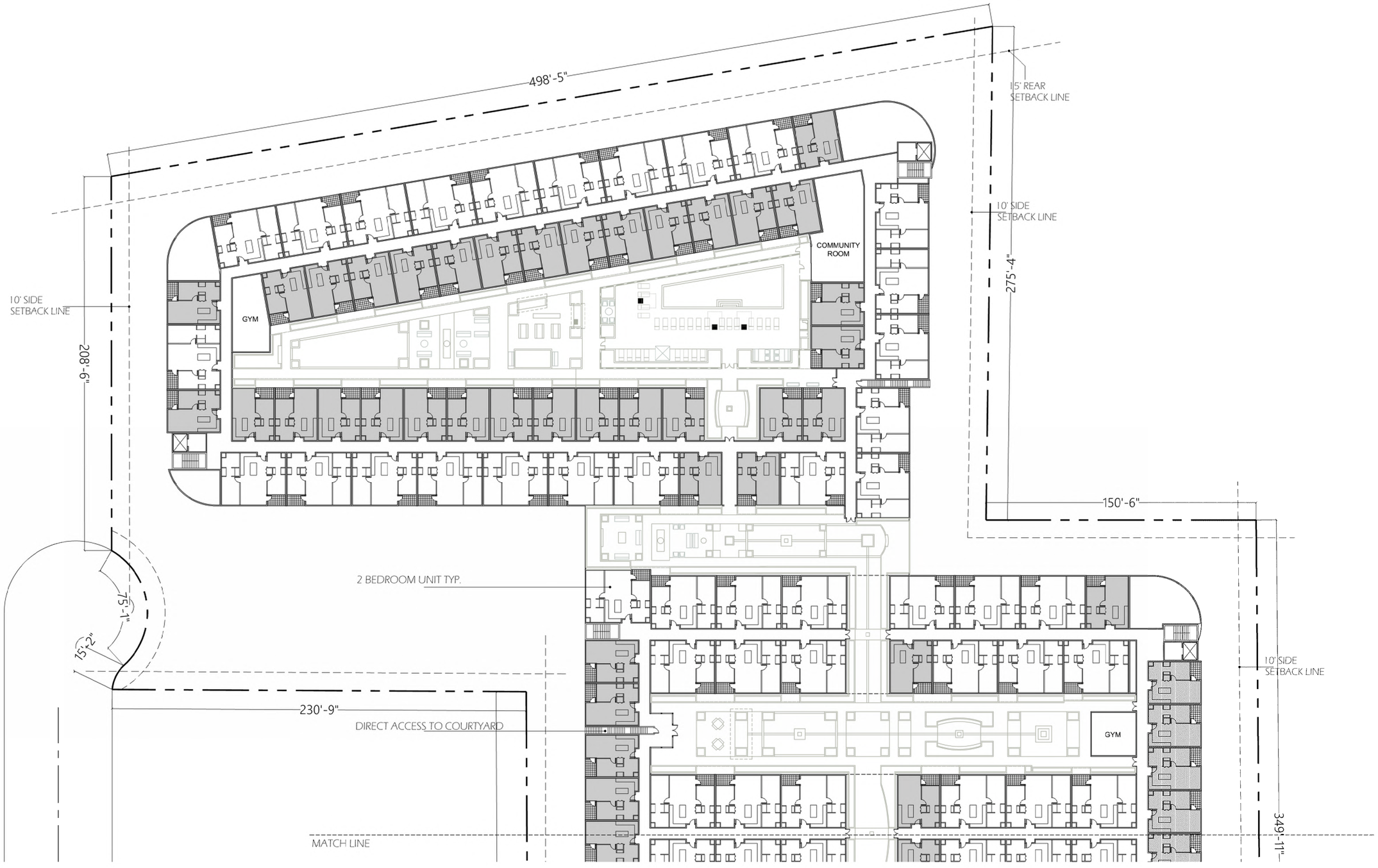


SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : PARTIAL FIRST FLOOR PLAN	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A3
			CHECKED BY:	



SILICONSAGE® BUILDERS

PROJECT NAME:	SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : PARTIAL FIRST FLOOR PLAN	DATE: 6/28/2018	SHEET
PROJECT ADDRESS:	2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A4
			CHECKED BY:	



SILICONSAGE® BUILDERS

PROJECT NAME:	SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : PARTIAL SECOND FLOOR PLAN	DATE: 6/28/2018
PROJECT ADDRESS:	2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:
			CHECKED BY:

SHEET A5

SILICONSAGE® BUILDERS

PROJECT NAME:	SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : PARTIAL SECOND FLOOR PLAN	DATE: 6/28/2018	SHEET
PROJECT ADDRESS:	2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A6
			CHECKED BY:	

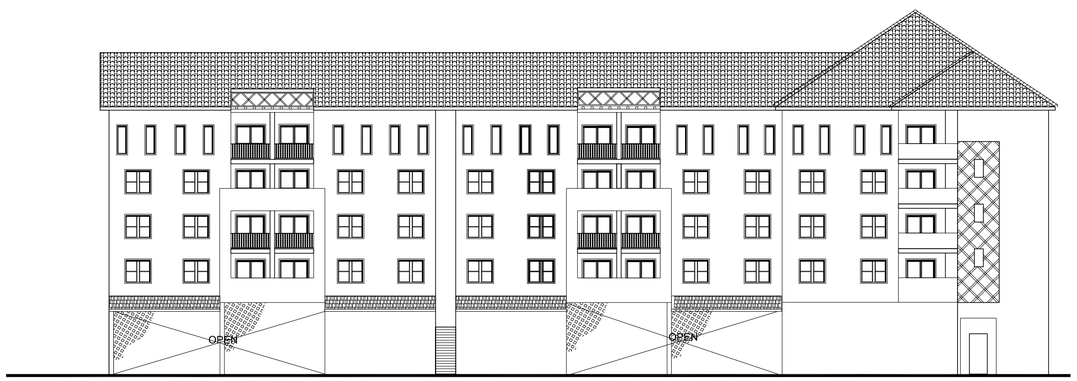
SILICONSAGE® BUILDERS

PROJECT NAME:	SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : PARTIAL TYPICAL FLOOR PLAN	DATE: 6/28/2018
PROJECT ADDRESS:	2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:
			CHECKED BY:

SHEET A7

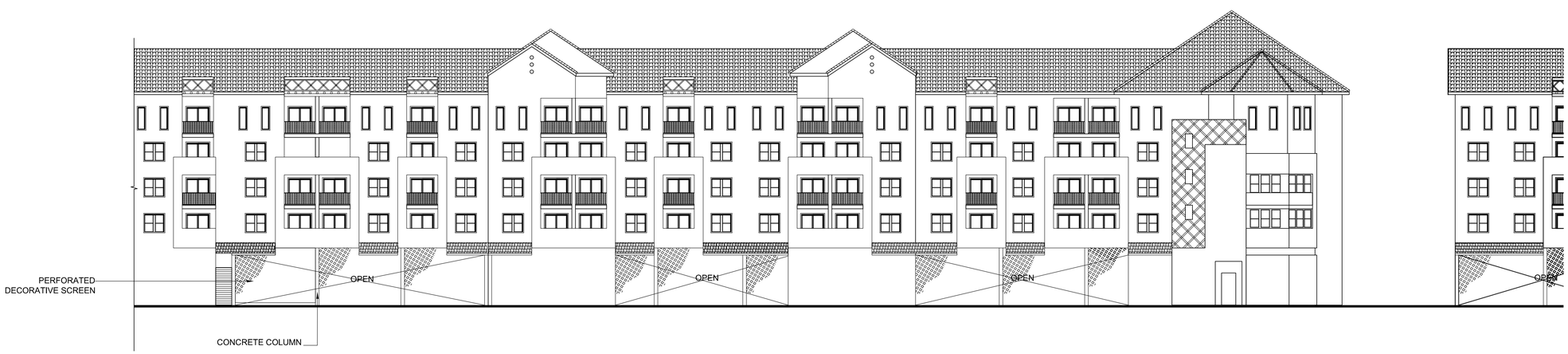
SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : PARTIAL TYPICAL FLOOR PLAN	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A8
			CHECKED BY:	

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



ELEVATION AT JOSE FIGUERES AVE.
PART A
SCALE: 1/16" = 1'-0"

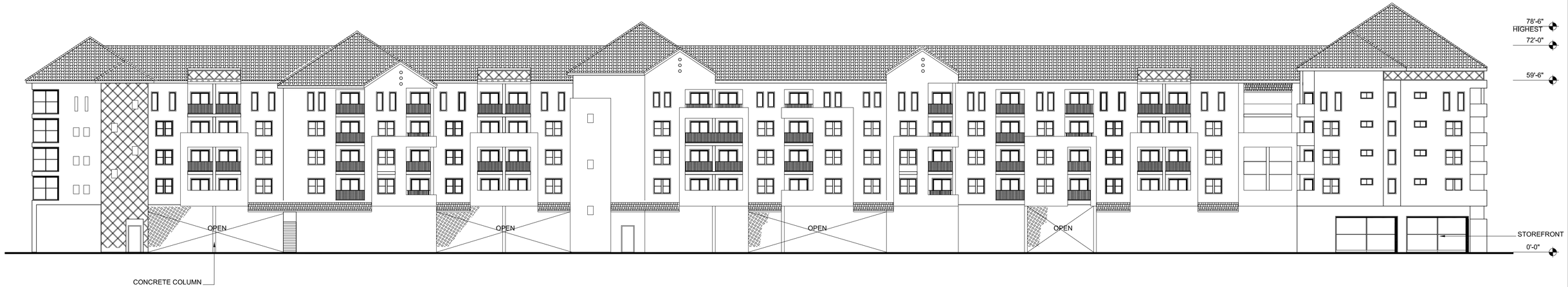
PART B PART A



ELEVATION AT JOSE FIGUERES AVE.
PART A
SCALE: 1/16" = 1'-0"

SILICONSAGE® BUILDERS

PROJECT NAME:	SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : ELEVATION	DATE: 6/28/2018	SHEET
PROJECT ADDRESS:	2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A9
			CHECKED BY:	

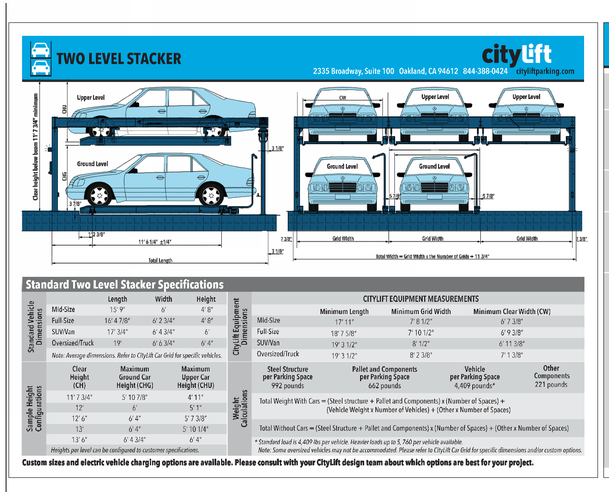


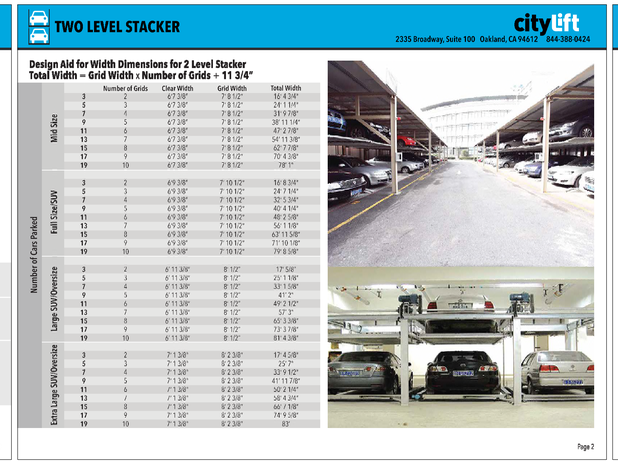
ELEVATION AT NORTH SUNSET AVE.
SCALE: 1/16" = 1'-0"

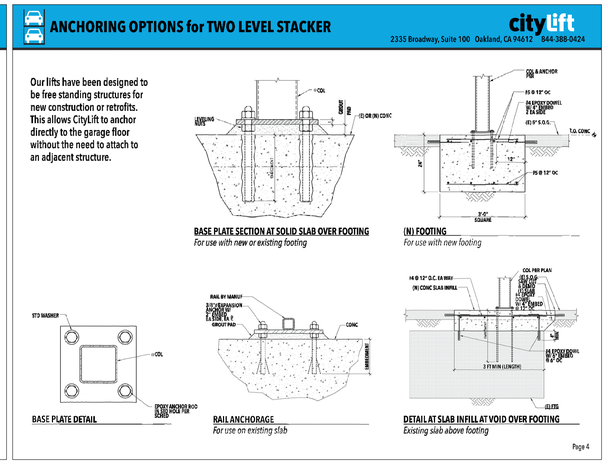
ELEVATION AT ALUM ROCK AVE.
SCALE: 1/16" = 1'-0"

SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : ELEVATION	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A10
			CHECKED BY:	

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







STACKER PARKING GENERAL SPECIFICATION

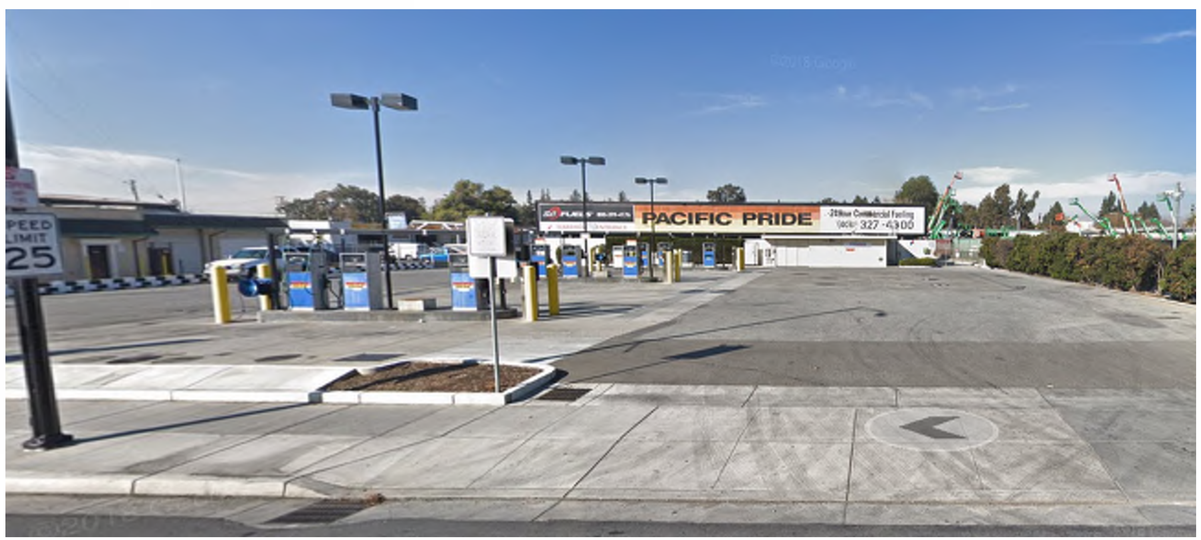
SiliconSage® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : SECTION & DETAIL	DATE: 6/28/2018
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:
			CHECKED BY:

SHEET
A11

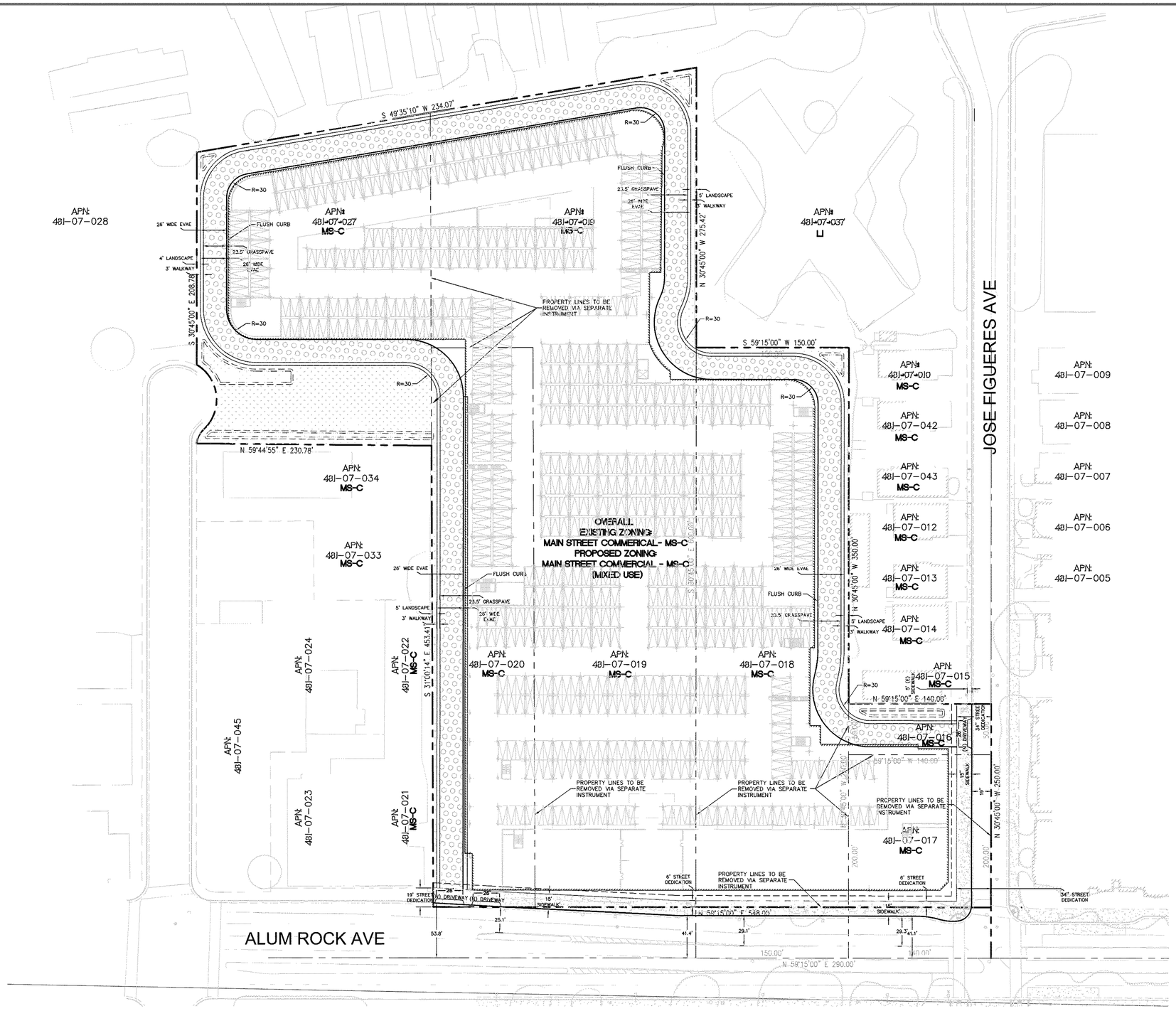
SILICONSAGE® BUILDERS

PROJECT NAME:	SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : SITE PHOTOS	DATE: 6/28/2018
PROJECT ADDRESS:	2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:
			CHECKED BY:

SHEET A12



SILICONSAGE® BUILDERS	PROJECT NAME: SUNSET@ALUMROCK MIXED USED	DRAWING TITLE : SITE PHOTOS	DATE: 6/28/2018	SHEET
	PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: 1/16" = 1'-0"	DRAWN BY:	A13
			CHECKED BY:	



LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT/SETBACK LINE
- VERTICAL CURB/FLUSH CURB
- VERTICAL CURB & GUTTER
- PAINTED RED CURB
- FENCE
- BIORETENTION BASIN
- AC PAVEMENT
- CONCRETE SIDEWALK/DRIVEWAY
- GRASSPAVE2 SECTION
- DRIVEWAY

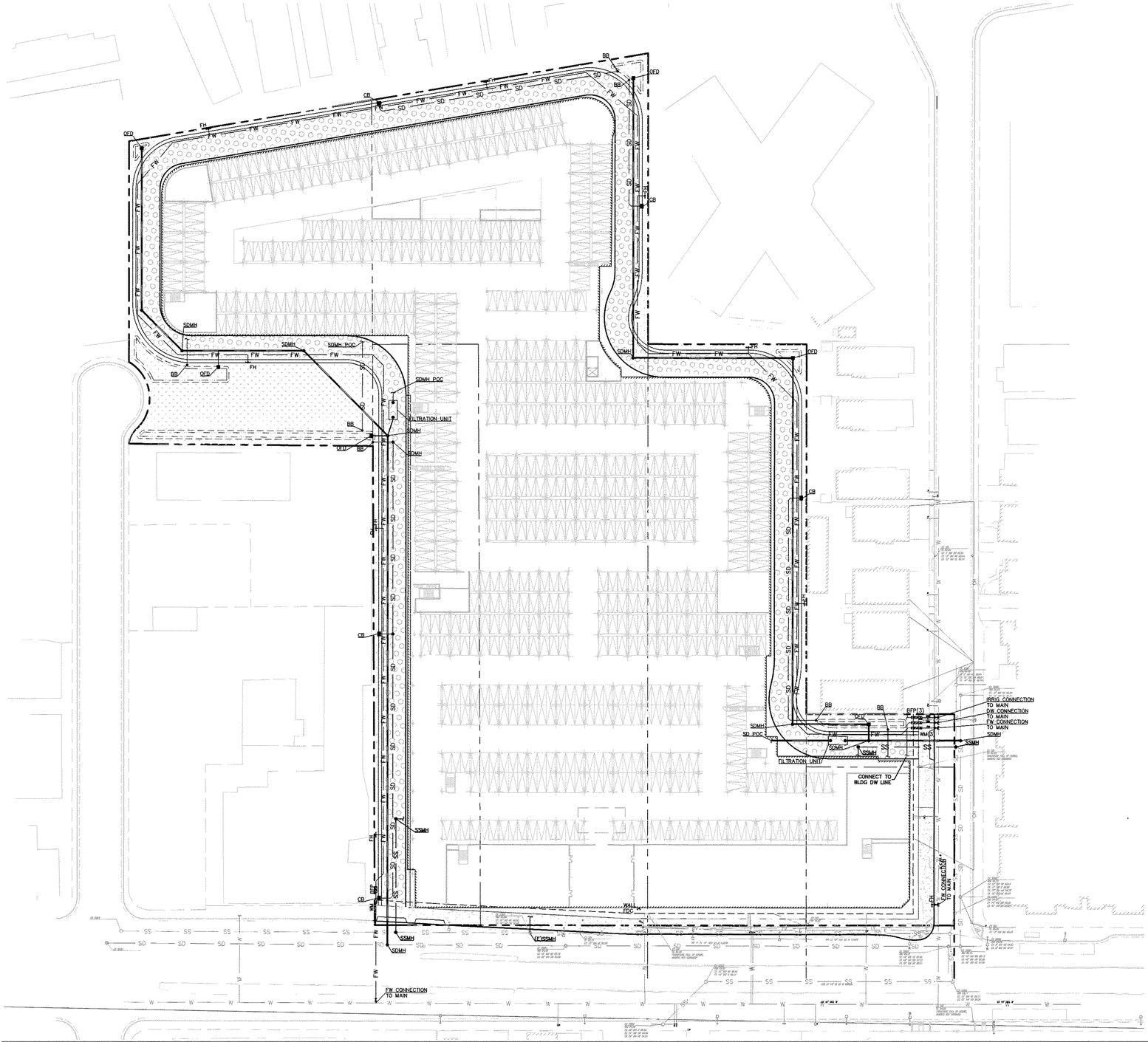
NOTES

1. ACCESSOR'S PARCEL NUMBERS
   481-07-027, 481-07-020, 481-07-019, 481-07-018, 481-07-017, 481-07-016
2. PROPERTY INFORMATION
   TOTAL PROPERTY ACREAGE: 8.92 ACRES
   TOTAL NUMBER OF DWELLING UNITS: 738 UNITS
   TOTAL EXISTING COMMERCIAL BUILDING SQUARE FOOTAGE: 79,357 SQ. FT.
   RESIDENTIAL DENSITY: 82 DU/ACRE
3. EXISTING PARCELS ARE PROPOSED TO BE COMBINED INTO A SINGLE PARCEL.
4. THE PARCEL IS PROPOSED TO BE REZONED FROM MAIN STREET COMMERCIAL (MS-C) TO MAIN STREET COMMERCIAL (MS-C)- MIXED USE ON ALUM ROCK AVENUE.
5. NO PARKING SPACES ARE FOUND ON THE STREET FRONTAGE.

GRAPHIC SCALE
50 0 50 100

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
408.467.9100

PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE : PRELIMINARY SITE PLAN	DATE: 6/27/2018	SHEET
		DRAWN BY: CT	C1.0
PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA	SCALE: SEE SHEET	CHECKED BY: PC	



LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- VERTICAL CURB
- VERTICAL CURB & GUTTER
- ROLLED CURB & GUTTER
- BIORETENTION BASIN
- PROPOSED STORM DRAIN LINE (TREATED)
- SD — PROPOSED STORM DRAIN LINE (UNTREATED)
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- FW — PROPOSED FIRE WATER LATERAL
- JT — PROPOSED JOINT TRENCH LINE
- G — PROPOSED GAS LINE
- AD — STORM DRAIN AREA DRAIN
- SDMH — STORM DRAIN MANHOLE
- OFD — STORM DRAIN OVERFLOW DRAIN
- BB — STORM DRAIN BUBBLER BOX
- CB — STORM DRAIN CATCH BASIN
- SDCO — STORM DRAIN CLEANOUT
- DI — STORM DRAIN DROP INLET
- STORM DRAIN JUNCTION BOX
- SSMH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- WV — WATER VALVE
- M — WATER METER
- BFP — BACK FLOW PREVENTER
- RPPA — REDUCE PRESSURE PRINCIPLE ASSEMBLY
- FH — FIRE HYDRANT
- BOV — BLOW OFF VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- GV — GAS VALVE
- TRANSFORMER
- GM — GAS METER

GRAPHIC SCALE

40 0 40 80

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
408.467.9100

PROJECT NAME: SUNBELT MIXED USE PROJECT

PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA

DRAWING TITLE : PRELIMINARY UTILITY PLAN

SCALE: SEE SHEET

DATE: 6/27/2018

DRAWN BY: CT

CHECKED BY: PC

SHEET C3.0

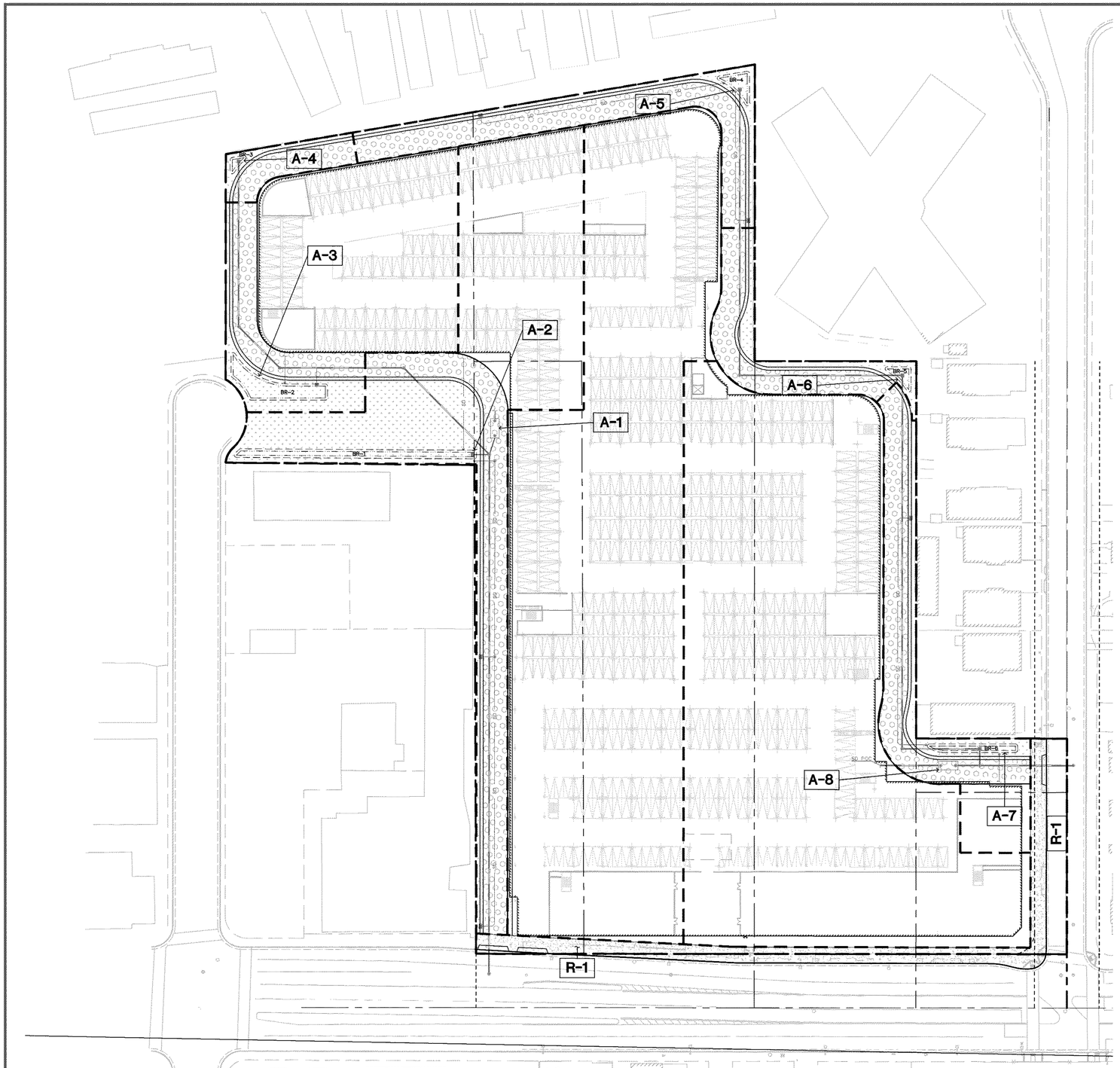


TABLE A

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
	PROJECT PHASE NUMBER (N/A, 1, 2, 3, ETC):		N/A
TOTAL SITE (ACRES):	8.65	TOTAL AREA OF SITE DISTURBED (ACRES):	8.65
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREA(S)	78,795	78,795	219,839
PARKING	292,350	0	0
SIDEWALKS, PATIOS, PATHS, ETC.	5,000	1,939	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	13,624
TOTAL IMPERVIOUS SURFACES:	376,145	80,734	233,263
PERVIOUS SURFACES			
LANDSCAPE AREA	74,721	74,721	3,800
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC)	0	0	0
TOTAL PERVIOUS SURFACES:	9,075	3,665	0
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:			313,997
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:			78,521

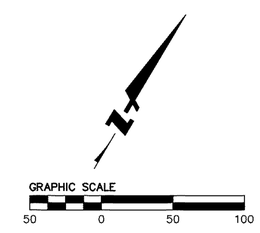
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- A-X — DRAINAGE AREA BOUNDARY
- DIRECTION OF FLOW
- BIORETENTION BASIN
- SLOPE TO DRAIN
- PIPE FLOW DIRECTION
- STORM DRAIN AREA DRAIN
- STORM DRAIN OVERFLOW DRAIN
- STORM DRAIN BUBBLER BOX
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- SDCO — STORM DRAIN CLEANOUT

NOTES

TABLE B

SITE CONDITIONS	
SOIL TYPE:	CLASS D
DEPTH TO GROUNDWATER:	10'±
100-YEAR FLOOD ELEVATION:	ZONE X
RECEIVING WATER BODY:	COYOTE CREEK
POLLUTANTS: (INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING)	SEDIMENT & TRASH GREASE & OIL HEAVY METALS HAZARDOUS WASTE
POLLUTANT SOURCE AREAS:	DRIVEWAY ROOF SIDEWALK
SOURCE CONTROL MEASURES:	BENEFICIAL LANDSCAPING; USE WATER EFFICIENT IRRIGATION SYSTEMS; GOOD HOUSEKEEPING, E.G., SWEEP PAVEMENT AND CLEAN CATCH BASIN; LABEL STORM DRAINS; CONNECT TO SANITARY SEWER; POOLS, SPAS, FOUNTAINS.
SITE DESIGN MEASURES:	DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS; REDUCE EXISTING IMPERVIOUS SURFACES; CLUSTER STRUCTURES/PAVEMENT; CREATE NEW PERVIOUS AREAS; LANDSCAPING; PARKING ON TOP OF OR UNDER BUILDINGS
TREATMENT SYSTEMS	BIORETENTION AREA MEDIA FILTER



BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
408.467.9100

PROJECT NAME: SUNBELT MIXED USE PROJECT

PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA

DRAWING TITLE : PRELIMINARY STORMWATER CONTROL PLAN

SCALE: SEE SHEET

DATE: 6/27/2018

DRAWN BY: CT

CHECKED BY: PC

SHEET C4.0

TABLE C: STORMWATER TREATMENT CALCULATIONS

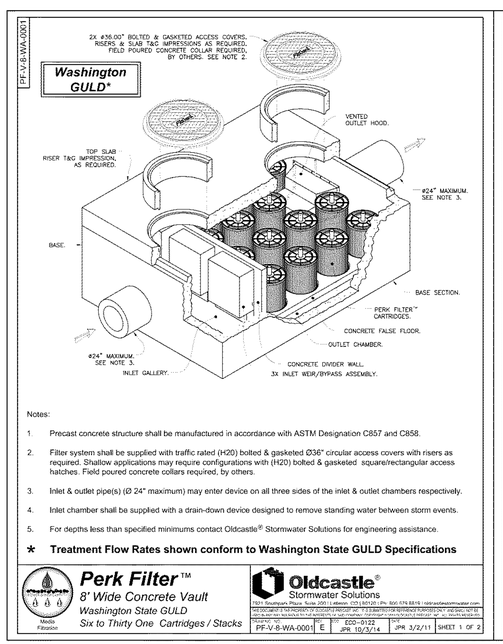
TREATMENT CONTROL MEASURE SUMMARY								
AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	113,148	0	N/A	113,148	Roof	0.47 CFS	0.9 CFS	FILTER 1
A-2	59,155	29,166	Landscape	29,989	AC/Concrete/Roof	1,200	1,200	BR-1
A-3	43,480	10,047	Landscape	33,433	AC/Concrete/Roof	1,337	1,338	BR-2
A-4	4,225	3,728	Landscape	497	AC/Concrete	20	20	BR-3
A-5	14,800	13,098	Landscape	1,702	AC/Concrete	68	70	BR-4
A-6	9,738	8,793	Landscape	945	AC/Concrete	38	40	BR-5
A-7	19,261	13,689	Landscape	5,572	AC/Concrete/Roof	223	224	BR-6
A-8	113,197	0	N/A	113,197	Roof	0.47 CFS	0.9 CFS	FILTER 2
R-1	11,714	0	N/A	15,514	Street	-	-	City ROW
	388,718	78,521		313,997				

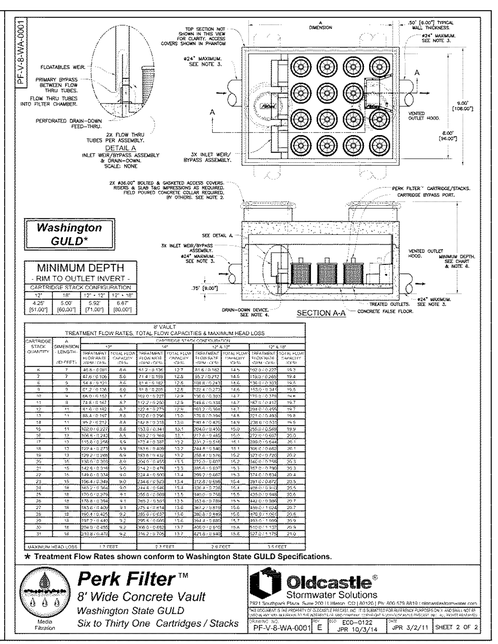
MECHANICAL FILTER SIZING CALCULATIONS

FILTER SIZING CALCULATION							
	C	I(S)	I(F)	A	Q(M)	Q(T)	FILTER
FILTER 1	0.9	2.502	0.2	113148	5.885572	0.470469	Perk Filter 8' Wide Concrete Vault (12" - 31 Cartridges)
FILTER 2	0.9	2.502	0.2	113148	5.885572	0.470469	Perk Filter 8' Wide Concrete Vault (12" - 31 Cartridges)

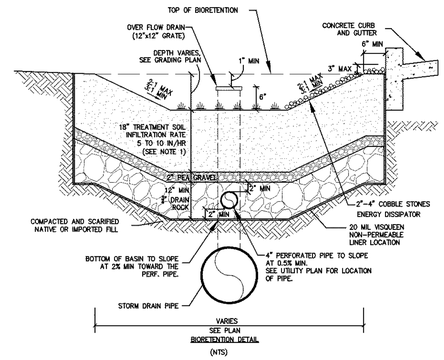
C - COEFFICIENT OF RUNOFF
I(S) - INTENSITY OF STORM (IN/HR)
I(F) - FILTRATION RATE (IN/HR)
A - AREA (SQ. FT)
Q(M) - MAXIMUM FLOW RATE (CFS)
Q(T) - TREATMENT FLOW RATE (CFS)

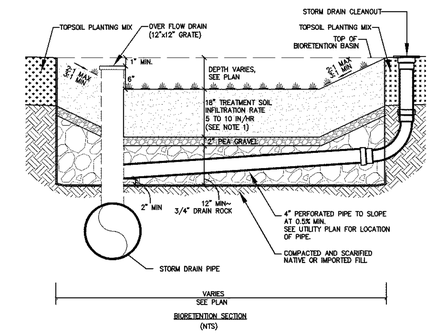
MECHANICAL FILTER SPECIFICATIONS



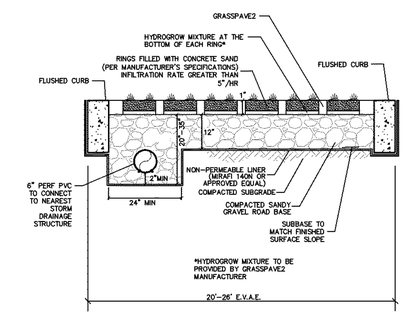


BIORETENTION DETAIL





GRASSPAVE2 SECTION DETAIL



STORMWATER MANAGEMENT CALCULATIONS

SUNBELT MIXED USE [A-2/B.R.1]: 4% METHOD		
DRAINAGE AREA FOR BMP:		
Determine the drainage area flowing into the bioretention	A_d (ft²)	59,155
	A_d (acres)	1.36
IMPERVIOUS AREA OF DRAINAGE AREA:		
Impervious Area	$A_{impervious}$ (ft²)	29,989
Pervious Area	$A_{pervious}$ (ft²)	29,166
TREATMENT AREA REQUIRED		
Ponding Depth	D_{pond} (in)	6
Treatment Soil Infiltration Rate *(5 in/hr minimum)*	I_{soil} (in/hr)	5
Minimum Treatment Area Required by 4%	$A_{required}$ (ft	1200
TREATMENT AREA PROVIDED		
Treatment Area	$A_{provided}$ (ft	1200

SUNBELT MIXED USE [A-3/B.R.2]: 4% METHOD		
DRAINAGE AREA FOR BMP:		
Determine the drainage area flowing into the bioretention	A_d (ft²)	43,480
	A_d (acres)	1.00
IMPERVIOUS AREA OF DRAINAGE AREA:		
Impervious Area	$A_{impervious}$ (ft²)	33,433
Pervious Area	$A_{pervious}$ (ft²)	10,047
TREATMENT AREA REQUIRED		
Ponding Depth	D_{pond} (in)	6
Treatment Soil Infiltration Rate *(5 in/hr minimum)*	I_{soil} (in/hr)	5
Minimum Treatment Area Required by 4%	$A_{required}$ (ft	1337
TREATMENT AREA PROVIDED		
Treatment Area	$A_{provided}$ (ft	1338

SUNBELT MIXED USE [A-4/B.R.3]: 4% METHOD		
DRAINAGE AREA FOR BMP:		
Determine the drainage area flowing into the bioretention	A_d (ft²)	4,225
	A_d (acres)	0.10
IMPERVIOUS AREA OF DRAINAGE AREA:		
Impervious Area	$A_{impervious}$ (ft²)	497
Pervious Area	$A_{pervious}$ (ft²)	3,728
TREATMENT AREA REQUIRED		
Ponding Depth	D_{pond} (in)	6
Treatment Soil Infiltration Rate *(5 in/hr minimum)*	I_{soil} (in/hr)	5
Minimum Treatment Area Required by 4%	$A_{required}$ (ft	20
TREATMENT AREA PROVIDED		
Treatment Area	$A_{provided}$ (ft	20

SUNBELT MIXED USE [A-5/B.R.4]: 4% METHOD		
DRAINAGE AREA FOR BMP:		
Determine the drainage area flowing into the bioretention	A_d (ft²)	14,800
	A_d (acres)	0.34
IMPERVIOUS AREA OF DRAINAGE AREA:		
Impervious Area	$A_{impervious}$ (ft²)	1,702
Pervious Area	$A_{pervious}$ (ft²)	13,098
TREATMENT AREA REQUIRED		
Ponding Depth	D_{pond} (in)	6
Treatment Soil Infiltration Rate *(5 in/hr minimum)*	I_{soil} (in/hr)	5
Minimum Treatment Area Required by 4%	$A_{required}$ (ft	68
TREATMENT AREA PROVIDED		
Treatment Area	$A_{provided}$ (ft	70

SUNBELT MIXED USE [A-6/B.R.5]: 4% METHOD		
DRAINAGE AREA FOR BMP:		
Determine the drainage area flowing into the bioretention	A_d (ft²)	9,738
	A_d (acres)	0.22
IMPERVIOUS AREA OF DRAINAGE AREA:		
Impervious Area	$A_{impervious}$ (ft²)	945
Pervious Area	$A_{pervious}$ (ft²)	8,793
TREATMENT AREA REQUIRED		
Ponding Depth	D_{pond} (in)	6
Treatment Soil Infiltration Rate *(5 in/hr minimum)*	I_{soil} (in/hr)	5
Minimum Treatment Area Required by 4%	$A_{required}$ (ft	38
TREATMENT AREA PROVIDED		
Treatment Area	$A_{provided}$ (ft	40

SUNBELT MIXED USE [A-7/B.R.6]: 4% METHOD		
DRAINAGE AREA FOR BMP:		
Determine the drainage area flowing into the bioretention	A_d (ft²)	19,261
	A_d (acres)	0.44
IMPERVIOUS AREA OF DRAINAGE AREA:		
Impervious Area	$A_{impervious}$ (ft²)	5,572
Pervious Area	$A_{pervious}$ (ft²)	13,689
TREATMENT AREA REQUIRED		
Ponding Depth	D_{pond} (in)	6
Treatment Soil Infiltration Rate *(5 in/hr minimum)*	I_{soil} (in/hr)	5
Minimum Treatment Area Required by 4%	$A_{required}$ (ft	223
TREATMENT AREA PROVIDED		
Treatment Area	$A_{provided}$ (ft	224

BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
1730 N. FIRST STREET
SAN JOSE, CA 95112
408.467.9100

PROJECT NAME: SUNSET @ ALUM ROCK

PROJECT ADDRESS: 2101 Alum Rock Avenue, San Jose, CA

DRAWING TITLE : PRELIMINARY STORMWATER NOTES

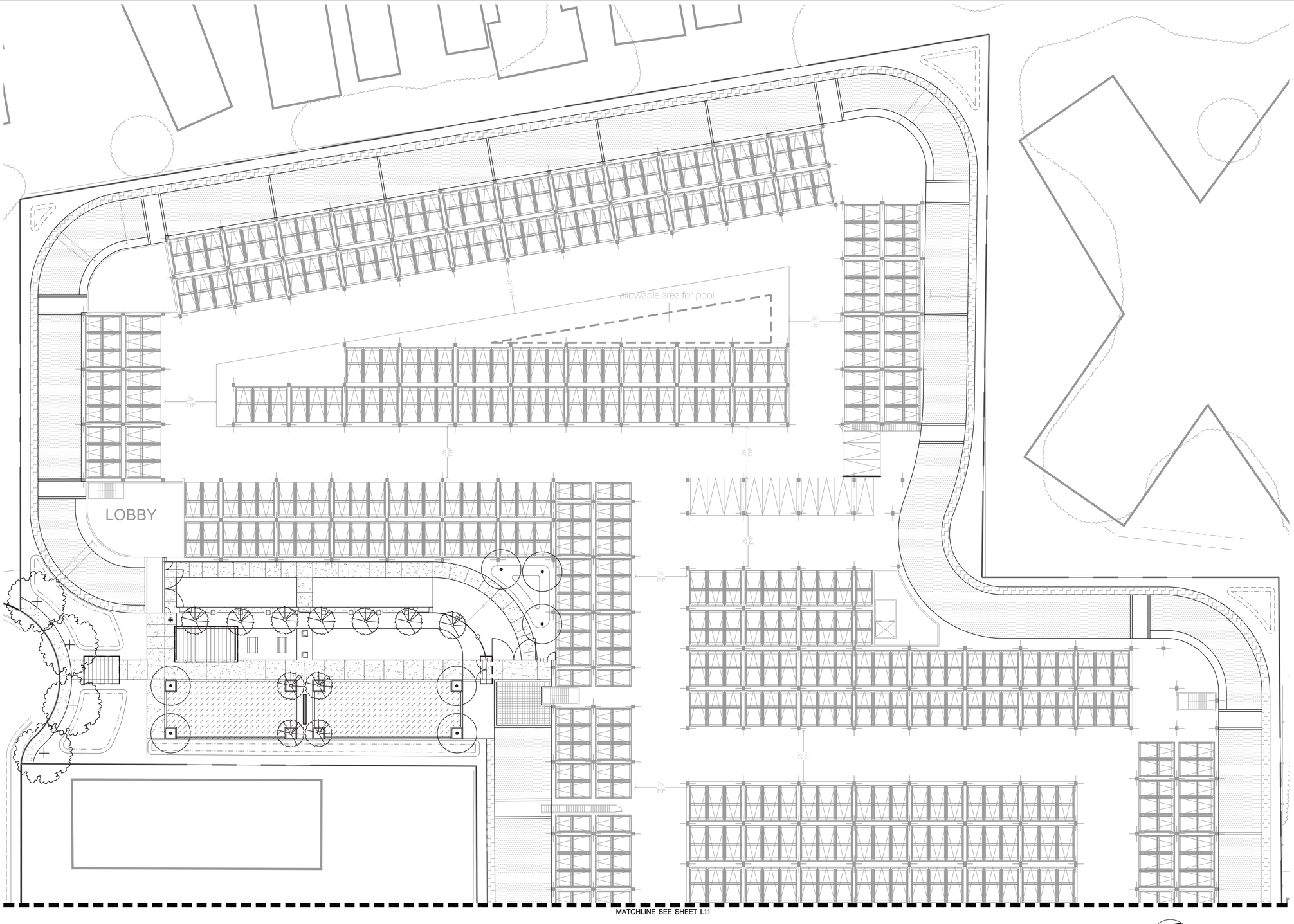
DATE: 6/27/2018

DRAWN BY: CT

SCALE: SEE SHEET

CHECKED BY: PC

SHEET C4.1



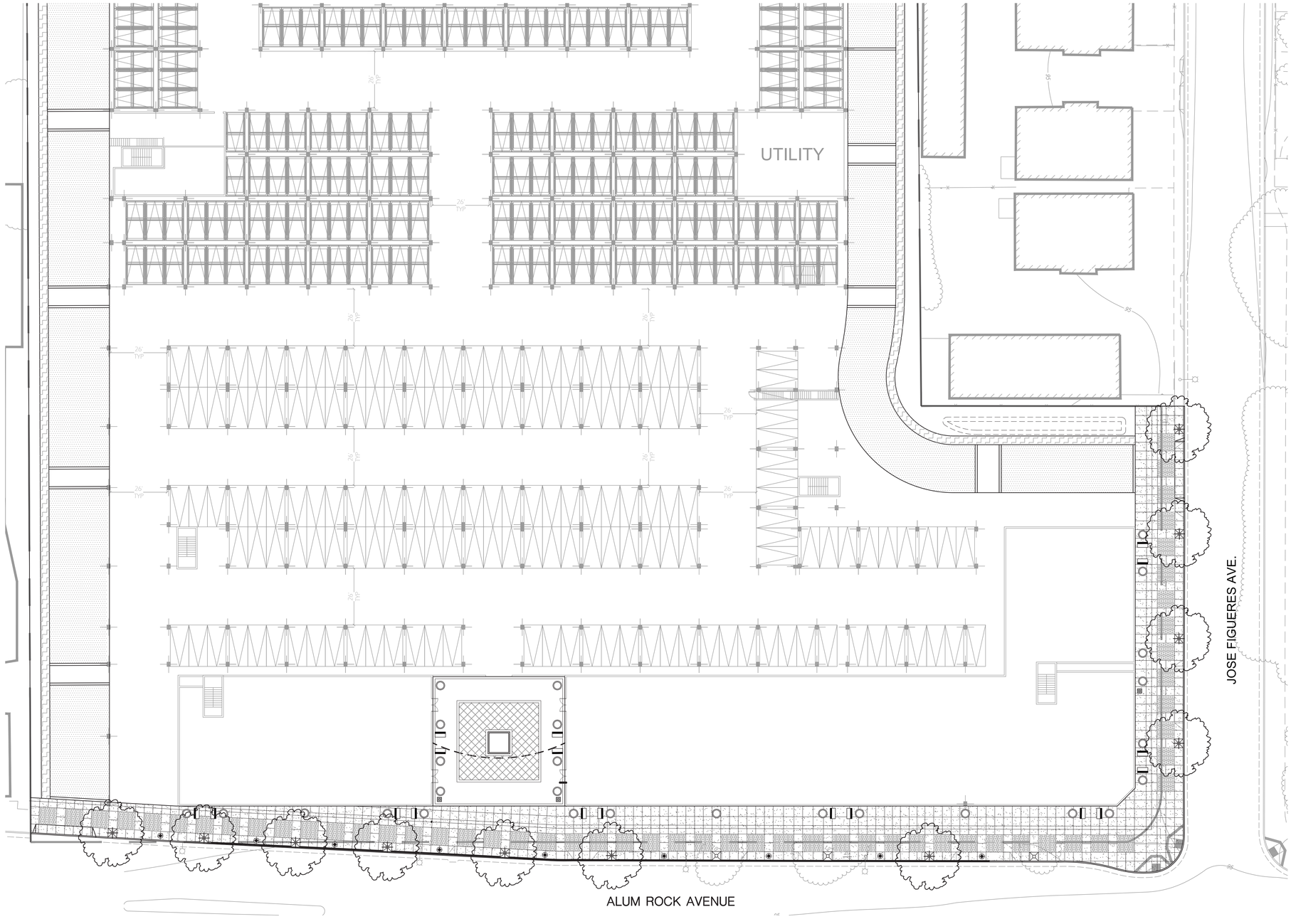
SITE CONSTRUCTION LEGEND

- ENHANCED CITY SIDEWALK CONCRETE, LIGHT BROOM CONCRETE, MEDIUM SANDBLAST
- ENTRY PLAZA FEATURE PAVER
- FIRE LANE GRASS CRETE
- FIRE LANE WALKWAY PAVER
- FIRE LANE FEATURE BANDING
- PARK PAVER (ACCENT)
- PARK PLAYGROUND SURFACING
- PARK SEATING WALL
- PARK SHADE STRUCTURE
- PARK FENCE
- TRASH RECEPTACLE
- SEATING / BENCH
- TREE GRATE
- PEDESTRIAN LIGHT

0 10' 20' 40'

FOR PLANT LIST SEE SHEET L2.1
FOR MATERIALS AND PLANTING IMAGERY, SEE SHEET L4.0-L5.1

BILLIONDAGE BUILDERS / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: LANDSCAPE SITE PLAN	DATE: 6/30/18
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: AS SHOWN	DRAWN BY: AD
			CHECKED BY: BF
			SHEET L1.0

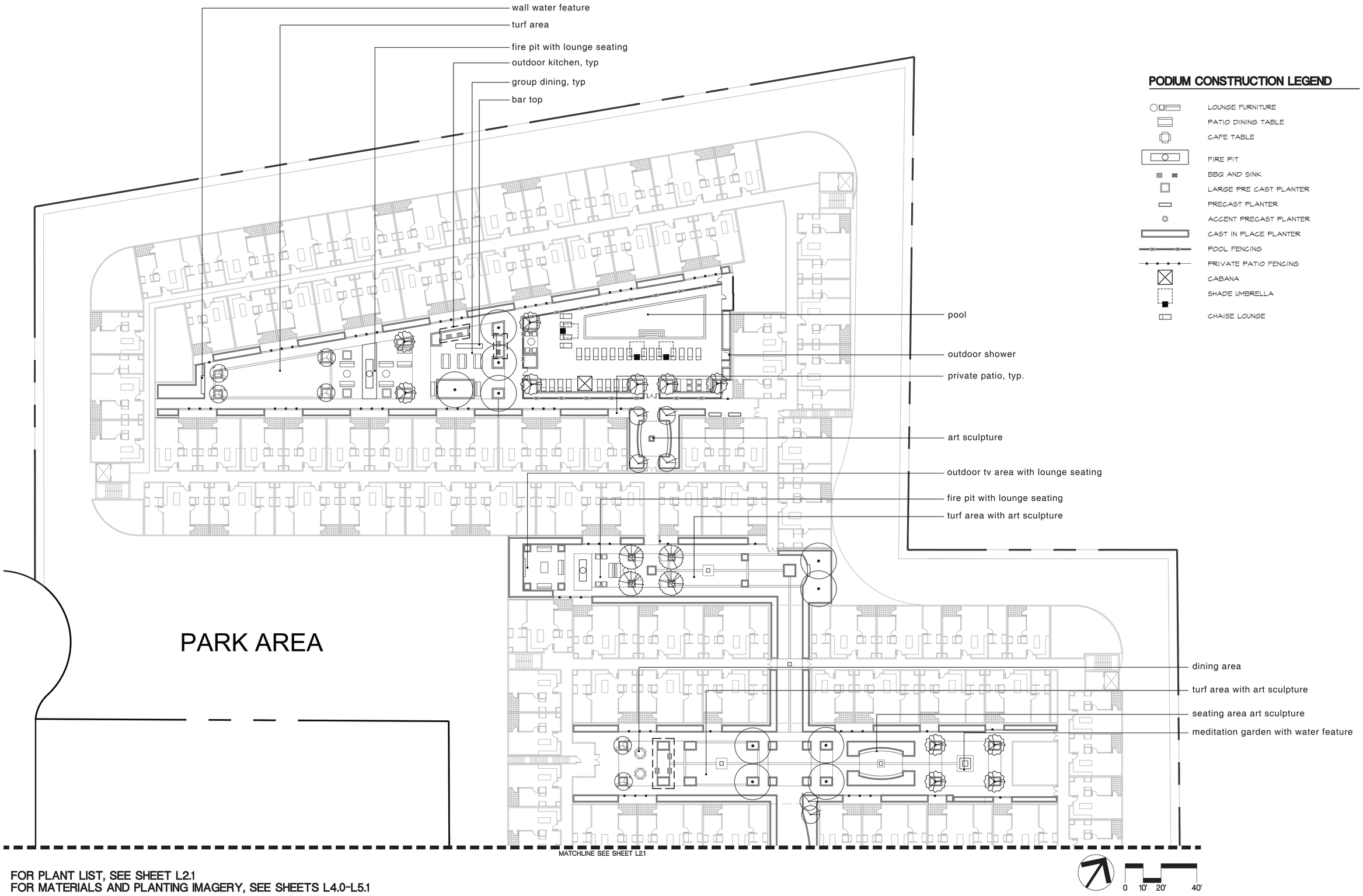


MATCHLINE SEE SHEET L1.1

0 10' 20' 40'

FOR SITE CONSTRUCTION LEGEND, SEE SHEE L1.0
FOR PLANT LIST SEE SHEET L2.1
FOR MATERIALS AND PLANTING IMAGERY, SEE SHEET L4.0-L5.1

SILICONSAGE BUILDERS / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: LANDSCAPE SITE PLAN	DATE: 6/30/18	SHEET
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: AS SHOWN	DRAWN BY: AD	L1.1
			CHECKED BY: BF	



PODIUM CONSTRUCTION LEGEND

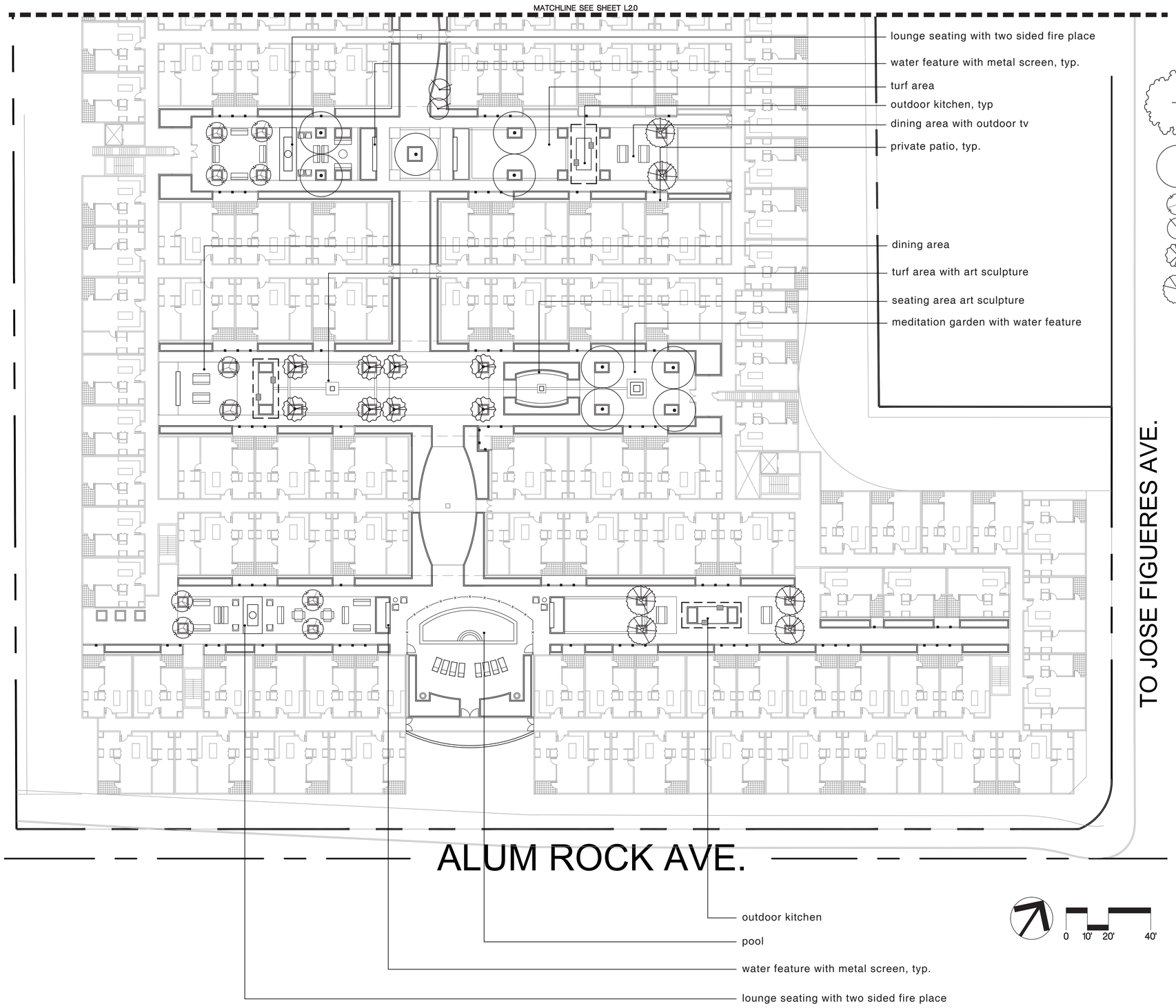
- LOUNGE FURNITURE
- PATIO DINING TABLE
- CAFE TABLE
- FIRE PIT
- BBQ AND SINK
- LARGE PRE CAST PLANTER
- PRECAST PLANTER
- ACCENT PRECAST PLANTER
- CAST IN PLACE PLANTER
- POOL FENCING
- PRIVATE PATIO FENCING
- CABANA
- SHADE UMBRELLA
- CHAISE LOUNGE

FOR PLANT LIST, SEE SHEET L2.1
FOR MATERIALS AND PLANTING IMAGERY, SEE SHEETS L4.0-L5.1

BILLIONSAGE BUILDERS

Callander Associates Landscape Architecture

PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: LANDSCAPE PODIUM PLAN	DATE: 6/30/18	SHEET
PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: AS SHOWN	DRAWN BY: ZK CHECKED BY: BF	L2.0



PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USE
STREET TREE				
PLATANUS X HISPANICA 'COLUMBIA'	COLUMBIA LONDON PLANE TREE	24" BOX	AS SHOWN	MED
PODIUM TREES				
ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	AS SHOWN	MED
CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	24" BOX	AS SHOWN	MED
DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	24" BOX	AS SHOWN	HIGH
LAURUS NOBILIS 'SARATOGA'	SARATOGA GRECIAN BAY LAUREL	24" BOX	AS SHOWN	LOW
MELALEUCA QUINQUENERVIA	CAJEPUT TREE	24" BOX	AS SHOWN	LOW
SHRUBS				
MYRTUS COMMUNIS	MYRTLE	5 GAL.	4'-0" O.C.	LOW
PIERIS 'VARIEGATA'	LILY-OF-THE-VALLEY	5 GAL.	4'-0" O.C.	MED
PITTOSPORUM TOBIRA' 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.	4'-0" O.C.	LOW
RHAMNUS CALIFORNICA EVE CASE'	COFFEEBERRY	5 GAL.	5'-0" O.C.	LOW
PERENNIALS AND GROUNDCOVER				
BERGENIA CORDIFOLIA	HEARTLEAF BERGENIA	1 GAL.	2'-0 O.C.	MED
BULBINE FRUTESCENS 'HALLMARK'	BULBINE	1 GAL.	4'-0''' O.C.	LOW
CLIVIA MINIATA, ORANGE FORM	ORANGE CLIVIA	1 GAL.	2'-0" O.C.	MED
CORREA 'PINK EYRE'	PINK AUSTRALIAN FUCHSIA	1 GAL.	3'-0" O.C.	LOW
FESTUCA MAIREI	MAIRE'S FESCUE	1 GAL.	2'-6" O.C.	LOW
HEUCHERA 'WENDY'	CORAL BELLS	1 GAL.	2'-0" O.C.	MED
LAVANDULA 'GROSSO'	PURPLE LAVENDER	1 GAL.	2'-0" O.C.	LOW
LOROPETALUM 'PURPLE PIXIE'	DWARF PURPLE FRINGE FLOWER	5 GAL.	3'-0" O.C.	LOW
LOMANDRA LONGIFOLIA 'BREEZE'	MAT RUSH	1 GAL.	3'-0" O.C.	LOW
NANDINA 'FIRE POWER'	FIRE POWER NANDINA	1 GAL.	3'-0" O.C.	LOW
NEPETA X FASSENII 'WALKERS LOW'	CATNIP	1 GAL.	2'-0" O.C.	LOW
PHORMIUM 'JACK SPRATT'	DWARF RED FLAX	1 GAL.	2'-0" O.C.	LOW
PHORMIUM 'WINGS OF GOLD'	GREEN YELLOW FLAX	1 GAL.	3'-0" O.C.	LOW
POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	3'-0" O.C.	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	3' O.C.	LOW
SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	5 GAL.	3'-0" O.C.	LOW
SEDUM RUPESTRE 'ANGELINA'	ANGELINA GOLDEN STONECROP	1 GAL.	1'-6" O.C.	LOW
VINES				
DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL.	AS SHOWN	MED
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	5 GAL.	AS SHOWN	MED
BIORETENTION PLANTS				
CHONDROPETALUM TECTORUM	DWARF CAPE RUSH	1 GAL.	4'-0" O.C.	LOW
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL.	2'-6" O.C.	LOW
IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL.	2'-0" O.C.	LOW
JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GREY RUSH	1 GAL.	3'-0" O.C.	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL.	5'-0" O.C.	LOW

FOR PODIUM CONSTRUCTION LEGEND, SEE SHEET L2.0
FOR MATERIALS AND PLANTING IMAGERY, SEE SHEETS L4.0-L5.1

SILICON SAGE BUILDERS
Callander Associates Landscape Architecture

PROJECT NAME: SUNSET @ ALUM ROCK

PROJECT ADDRESS: 2101 ALUM ROCK AVE.

DRAWING TITLE: LANDSCAPE PODIUM PLAN

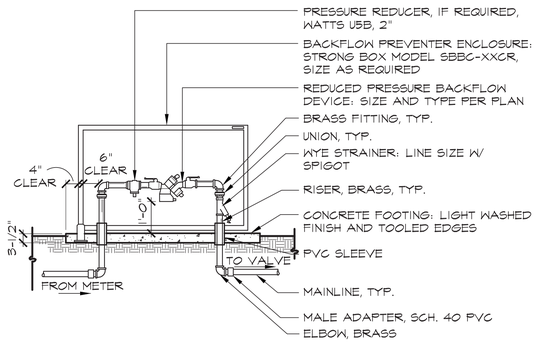
SCALE: AS SHOWN

DATE: 6/30/18

DRAWN BY: ZK

CHECKED BY: BF

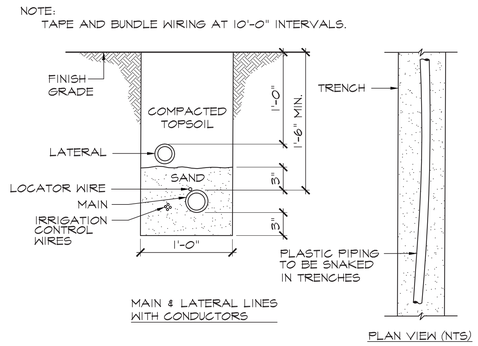
SHEET L2.1



1 / L3.0 BACKFLOW PREVENTER
ELEVATION

0 1' 2' 4'

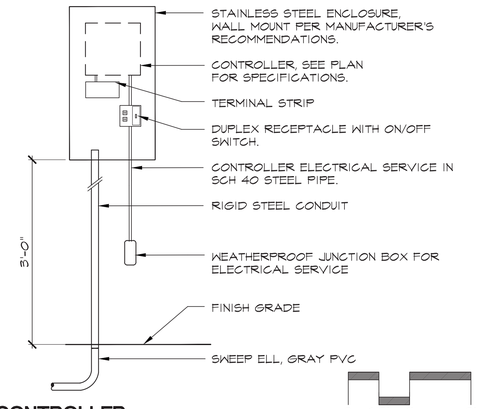
02810 Backflow Preventer 1 24.dwg



2 / L3.0 IRRIGATION TRENCHING
SECTION / PLAN

0 1/2' 1' 2'

02810 Irrigation Trenching 8.dwg



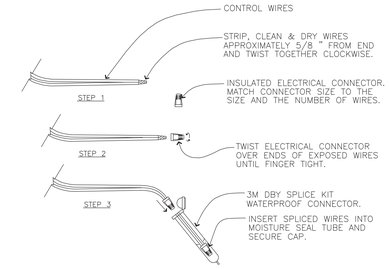
3 / L3.0 CONTROLLER
ELEVATION

0 1/2' 1' 2'

02810 Controller 1 12.dwg

NOTES:

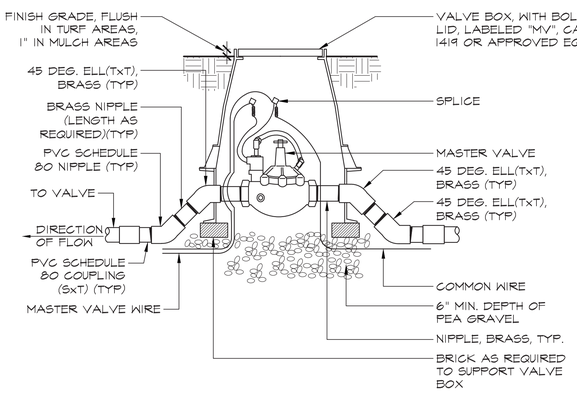
1. PROVIDE LOOP OF CONTROL WIRE FOR FUTURE EXPANSION PER 3/L06
2. BUNDLE & TAPE WIRES PER DETAIL 3/L05
3. ALL CONNECTIONS TO HAVE SPLICE KIT.
4. ALL SPLICES SHALL BE MADE IN VALVE BOX.



4 / L3.0 WIRE SPLICING
PLAN / ELEVATION

N.T.S.

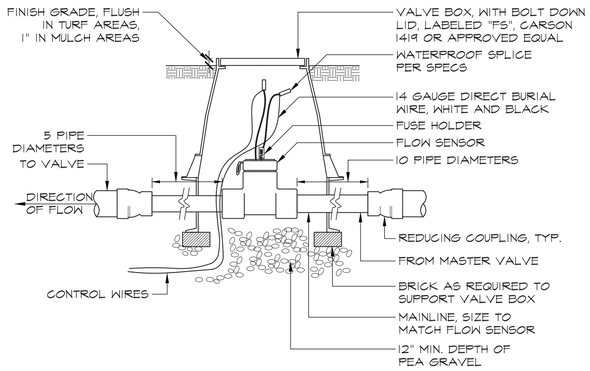
18013WireSplicing.dwg



5 / L3.0 MASTER VALVE
SECTION

N.T.S.

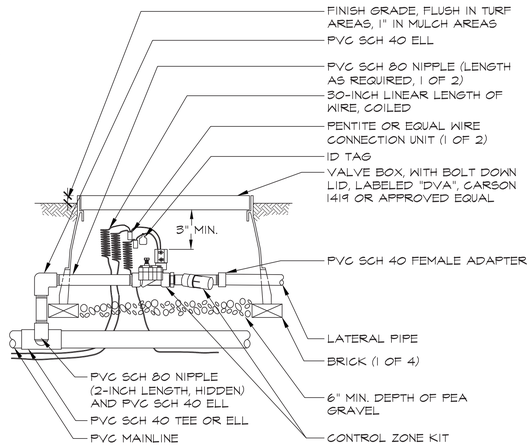
02810 Master Valve 4b.dwg



6 / L3.0 FLOW SENSOR
SECTION

N.T.S.

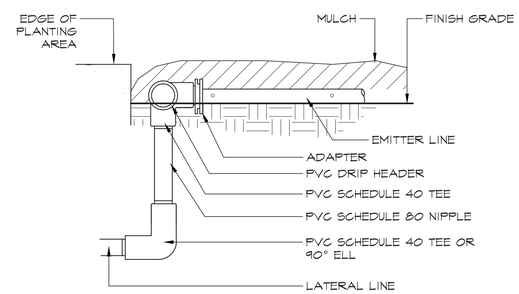
02810 Flow Sensor 4b.dwg



7 / L3.0 REMOTE CONTROL VALVE
SECTION

N.T.S.

02810 Drip Valve 1.dwg



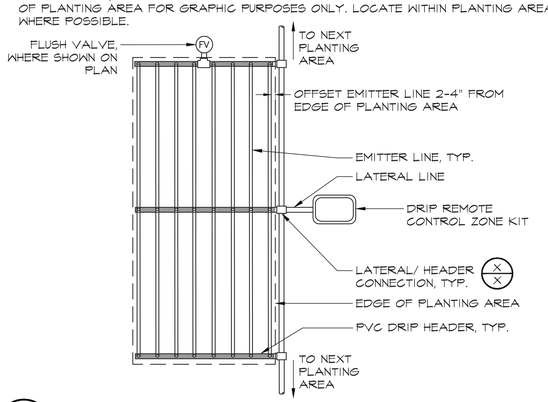
8 / L3.0 DRIP LATERAL HEADER CONNECTION
SECTION

N.T.S.

02810 Drip Lateral Header Connection 8.dwg

NOTES:

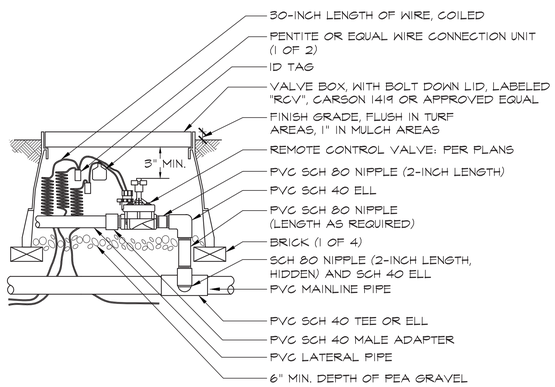
1. STAKE EMITTER LINE EVERY 4 FEET.
2. LATERAL LINE, FLUSH VALVE AND DRIP REMOTE CONTROL ZONE KIT SHOWN OUTSIDE OF PLANTING AREA FOR GRAPHIC PURPOSES ONLY. LOCATE WITHIN PLANTING AREA WHERE POSSIBLE.



9 / L3.0 DRIP LAYOUT
PLAN

N.T.S.

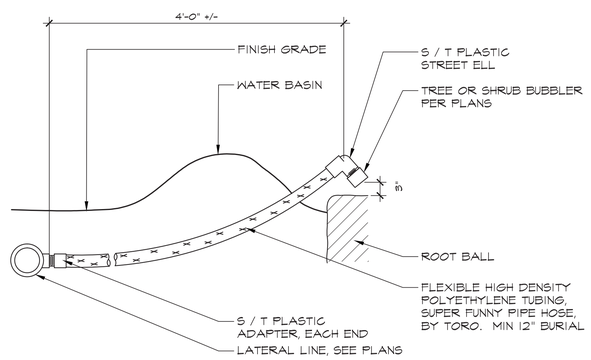
02810 Drip Center Feed Layout 1.dwg



10 / L3.0 DRIP REMOTE CONTROL VALVE
SECTION

N.T.S.

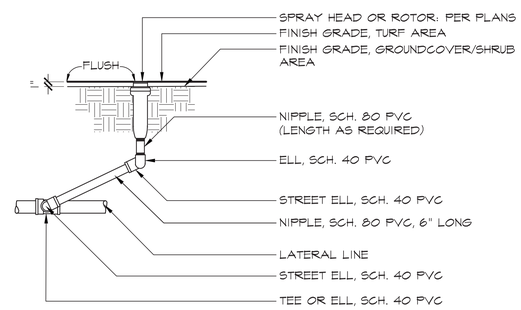
02810 Remote Control Valve 1 4.dwg



11 / L3.0 BUBBLER
SECTION

N.T.S.

18013VineBubbler_12.dwg



NOTE: ASSEMBLE ENTIRE UNIT AS TRIPLE SWING JOINT. AS AN ALTERNATIVE TO THE ABOVE MATERIALS, "MARLEX" POLYETHYLENE FITTINGS OR A PRE-MANUFACTURED PRODUCT MAY BE SUBSTITUTED.

12 / L3.0 SPRAY HEAD
SECTION

0 2' 4' 8'

02810 Sprayhead 1 48.dwg

Silkwood Sage Builders / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: IRRIGATION DETAIL	DATE: 6/30/18
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: AS SHOWN	DRAWN BY: MR
			CHECKED BY: BF
			SHEET L3.0

PAVEMENT

podium paver #1
2’x2’, tile tech porce stone pavers
Color: quartzise sandy

ground level paver
calstone 6”x8” mission permeable pavers

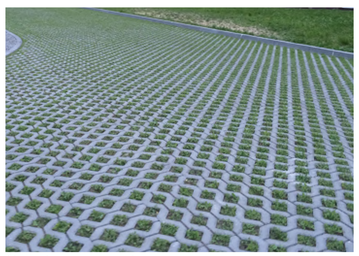
podium paver #2
2’x2’, tile tech porce stone pavers Color: sand stone

ground level concrete #1
colored concrete, light sandblast
color: grey

podium paver #3
1’x2’, step stone inc. pavers
Color: caramel 1810

ground level concrete #2
colored concrete, medium sandblast
color: tan

podium decking
2’x2’, tile tech ipe deck tile



fire lane paving
grasscrete paver stones with turf infill

SEATWALLS

stone veneer seatwall
cmu with stone veneer finish with stone cap

stucco finish seatwall
cmu with smooth stucco finish with teak or stone cap

synthetic turf
to match existing in front of 538 S. Mathilda

PLANTERS

large precast planter
tournesol wilshire sqaure planters

precast planter
tournesol wilshire rectangular planters

precast accent planter
outdoor creations - round planters

wire trellis
stucco wall with wire trellis

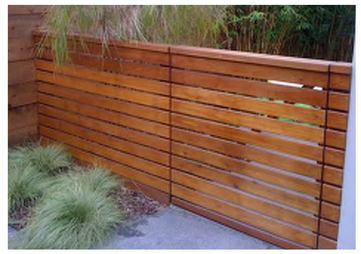
site-built planter
cmu with smooth stucco finish with concrete cap

tree grate
ironsmith conquistador tree grate

FENCING

metal screen
laser cut privacy screen

pool fencing
cmu with smooth stucco finsh with glass barrier on top



private patio fencing
low horizontal wood fence

Silicon Sage Builders / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: LANDSCAPE MATERIALS	DATE: 6/30/18
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: NTS	DRAWN BY: DC
			CHECKED BY: BF
			SHEET L4.0

SITE FURNITURE

lounge furniture
teak - seneca lounge chairs and coffee table

fire place
custom dual sided fire place

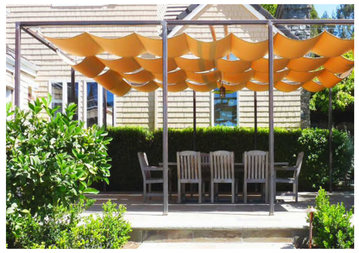
bar top
custom built bar top with stone face

outdoor tv
custom outdoor entertainment center

group dining
teak table top with wicker chairs

fire table
long patio firepit

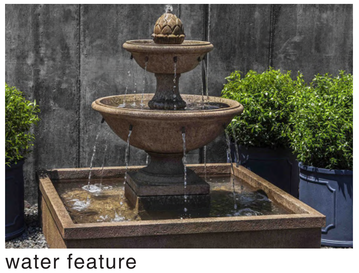
wall water feature
freestanding vertical cascading fountain



retractable shade
custom Sunbrella awning attached to metal space frame

bench
teak - wellspring bench

outdoor kitchen
custom built counter with stone face, counter top and stainless steel propane gas grill and sink

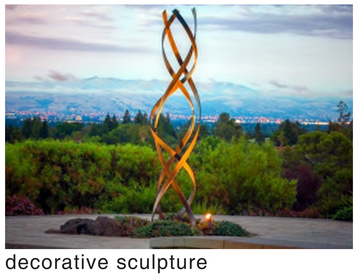


water feature
square fountain - mediterranean style

trash receptacle
dumor all steel receptacle

cafe table
teak - country casual teak, foxhall cafe table

pizza oven
stainless steel pizza oven to be included in outdoor kitchen



decorative sculpture
accent sculpture with pops of color

bike rack
cyclesafe vintage bike racks

LIGHTING

festoon lighting
provided for accent in couryard - mount to space frames

wall lighting
low lighting within pedestrian areas

seat wall lighting
in wall lighting strips - low lighting within pedestrian areas

bollard lighting
low lighting within pedestrian areas

POOL AMENITIES

cabana
fully covered cabanas with Sunbrella fabric

chaise lounge
chaise chairs to match cabanas

shade umbrellas
tuuci - plantation max collection - teak single cantilever

pool shower
custom ADA shower

Silicon Sage Builders / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: LANDSCAPE MATERIALS	DATE: 6/30/18
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: NTS	DRAWN BY: DC
			CHECKED BY: BF
			SHEET: L4.1

PARK AMENITIES

play structure

custom landscape structure for ages 6 months to 2 years old

trash receptacle

dumor all steel receptacle

pergola

large wood shade structure

bike rack

cyclesafe vintage bike racks

picnic table

dumor - all steel table - black

bench

dumor - 5' long - all steel bench - black

BILLOONSAGE BUILDERS / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: LANDSCAPE MATERIALS	DATE: 6/30/18	SHEET
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: NTS	DRAWN BY: DC CHECKED BY: BF	L4.2

TREES

cornus 'eddie's white wonder'

cornus 'eddie's white wonder'

dickersonia antarctica

laurus nobilis 'saratoga'

melaleuca quinquenervia

platanus x hispanica

SHRUBS AND VINES

pieris japonica 'variegata'

pittosporum tobira 'variegata'

rhamnus californica 'eve case'

trachelospermum jasminoides

PERENNIALS AND GROUNDCOVER

bergenia cordifolia

bulbine 'hallmark'

clivia miniata, orange form

correa 'pink eyre'

heuchera 'wendy'

festuca mairei

lavandula 'grosso'

lomandra longifolia 'breeze'

loropetalum 'purple pixie'

myrtus communis

nandina 'fire power'

nepeta 'walker's low'

phormium 'wings of gold'

phormium 'jack spratt'

polystichum munitum

salvia spathacea

sarcococca hookeriana var. humilis

sedum rupestre 'angelina'

BIORETENTION PLANTS

chondropetalum tectorum

deschampsia cespitosa

iris douglasiana 'canyon snow'

juncus patens

SILICONSAGE BUILDERS / Callander Associates Landscape Architecture	PROJECT NAME: SUNSET @ ALUM ROCK	DRAWING TITLE: PLANT PALETTE	DATE: 6/30/18
	PROJECT ADDRESS: 2101 ALUM ROCK AVE.	SCALE: NTS	DRAWN BY: DC
			CHECKED BY: BF
			SHEET: L5.0