WINCHESTER MIXED USE PROJECT

1073-1087 S WINCHESTER BOULEVARD
San Jose, California
APN: 299-25-038

PROJECT DESCRIPTION

The proposed project is a Special Use Permit application to allow a six-story mixed use development up to a height of 65 feet.

Proposed project includes the demolition of two buildings totaling 9,762 square foot of offices and the construction of a 6-story, mixed-used building consisting of 61 condominiums totaling 103,440 square feet, 17,970 square feet of commercial space, and 115 vehicle parking spaces; and tentative map to subdivide one parcel for condominium purposes.

The project will contain 61 condominium units 18 (one-bedrooms 25 - two-bedrooms 18- three-bedrooms), and 17,970 square feet of commercial space with up to 9 commercial condominium units.

The first floor contains residential lobby, trash cans, residential common area (GYM), commercial spaces and 36 parking spaces.

The second floor contains both residential and commercial uses.

Floors 3 through 6 are all residential apartment units.

Parking is provided by one underground level with 79 spaces and 36 spaces on first floor justified by TDM measures, and accessed from Winchester Avenue.

A 20 foot rear setback is provided, and 20 foot sidewalk from S. Winchester Avenue.
WINCHESTER MIXED USE PROJECT

1073-1087 S WINCHESTER BOULEVARD
San Jose, California
APN: 299-25-038

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Ph: (559) 404-3240

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SCALE: 1"= 500'

SCALE: 1"= 500'
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 prejudice use of other appropriate plant material, other comparable varieties of trees, shrubs and ground covers should be selected to complement the character of the project.

### Trees

<table>
<thead>
<tr>
<th>KEY</th>
<th>SIZE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>QUANTITY</th>
<th>COMMENTS/SPACING</th>
<th>CALIFORNIA NATURE</th>
<th>MUCOLS RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>24&quot; BOX</td>
<td>QUERCUS FRASERI</td>
<td>FRASERIAN OAK</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>24&quot; BOX</td>
<td>CERES OCCIDENTALIS</td>
<td>WESTERN REDWOOD</td>
<td>7</td>
<td>NATIVE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>14&quot; TYPH</td>
<td>SYRUSUS RONDONIANUS</td>
<td>QUEEN PALM</td>
<td>8</td>
<td>NATIVE MEDIUM</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>15 GAL</td>
<td>BAMBUSA TEXTILI</td>
<td>TIMBER BAMBOO</td>
<td>14</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>36&quot; BOX</td>
<td>AKEI PALMATUM</td>
<td>JAPANESE MAPLE</td>
<td>15</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>6</td>
<td>24&quot; BOX</td>
<td>ARBUTUS U. MARINA</td>
<td>STRAWBERRY TREE</td>
<td>25</td>
<td>MULTI</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>24&quot; BOX</td>
<td>PLATANUS OCCIDENTALIS</td>
<td>AMERICAN Sycamore</td>
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### Shrubs

<table>
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<tr>
<th>KEY</th>
<th>SIZE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>COMMENTS/SPACING</th>
<th>CALIFORNIA NATURE</th>
<th>MUCOLS RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>CT</td>
<td>1 GAL</td>
<td>Ceanothus Pygargulus</td>
<td>REDESS VIOLET</td>
<td>BLUE BLOSSOM</td>
<td>48&quot; O.G.</td>
<td>NATIVE</td>
</tr>
<tr>
<td>NC</td>
<td>1 GAL</td>
<td>Nerrolepe Cordiform</td>
<td>SWORD FERN</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CC</td>
<td>3 GAL</td>
<td>CARPENTERIA CALIFORNICA</td>
<td>BUSH ANEMONE</td>
<td>NATIVE</td>
<td>LOW</td>
<td></td>
</tr>
<tr>
<td>CT</td>
<td>5 GAL</td>
<td>ROSEMARUS OPPERNATUS</td>
<td>TUSCAN BLUE</td>
<td>TUSCAN BLUE ROSEMARY</td>
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</table>

### Grasses

<table>
<thead>
<tr>
<th>KEY</th>
<th>SIZE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>COMMENTS/SPACING</th>
<th>CALIFORNIA NATURE</th>
<th>MUCOLS RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>LC</td>
<td>1 GAL</td>
<td>Leymus Condensatus</td>
<td>CANYON PRINCE WILD RYE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>JP</td>
<td>1 GAL</td>
<td>Juncus patens</td>
<td>CALIFORNIA GRAY GRASS</td>
<td>18&quot; O.G.</td>
<td>NATIVE</td>
<td>LOW</td>
</tr>
</tbody>
</table>

### Ground Cover

<table>
<thead>
<tr>
<th>KEY</th>
<th>SIZE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>COMMENTS/SPACING</th>
<th>CALIFORNIA NATURE</th>
<th>MUCOLS RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD</td>
<td>1 GAL</td>
<td>Satureja douglasii</td>
<td>YERBA BUENA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SM</td>
<td>1 GAL</td>
<td>Senecio Mandralicea</td>
<td>BLUE CHALK STICKS</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Vines

<table>
<thead>
<tr>
<th>KEY</th>
<th>SIZE</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>COMMENTS/SPACING</th>
<th>CALIFORNIA NATURE</th>
<th>MUCOLS RATING</th>
</tr>
</thead>
<tbody>
<tr>
<td>BD</td>
<td>1 GAL</td>
<td>Bougainvillea California Gold</td>
<td>BOUGAINVILLEA</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CG</td>
<td>1 GAL</td>
<td>Clerodendrum wallichianum</td>
<td>TRUMPET LILY</td>
<td></td>
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<td></td>
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</tbody>
</table>

*5 gallon unless noted otherwise
TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

<table>
<thead>
<tr>
<th>NO.</th>
<th>TASK DESCRIPTION</th>
<th>FREQUENCY OF TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Remove &amp; Replace Filters</td>
<td>Monthly</td>
</tr>
<tr>
<td>2</td>
<td>Remove Accumulated Trash and Debris</td>
<td>Quarterly</td>
</tr>
<tr>
<td>3</td>
<td>Inspect and Replace Damaged or Missing Parts</td>
<td>Annually</td>
</tr>
<tr>
<td>4</td>
<td>Inspect and Replace Filters</td>
<td>Annually</td>
</tr>
<tr>
<td>5</td>
<td>Perform Media Cleaning Using the Attached Inspect Treadmill</td>
<td>Annually</td>
</tr>
</tbody>
</table>

NOTE: Media Activated Charcoal filters are exposed to high levels of particulate matter.

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR RETENTION AREAS

<table>
<thead>
<tr>
<th>NO.</th>
<th>TASK DESCRIPTION</th>
<th>FREQUENCY OF TASK</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Remove Debris From Retaining Walls and Spillways</td>
<td>Weekly</td>
</tr>
<tr>
<td>2</td>
<td>Inspect Retaining Wall and Spillway Integrity</td>
<td>Monthly</td>
</tr>
<tr>
<td>3</td>
<td>Inspect Retaining Wall and Spillway Alignment</td>
<td>Annually</td>
</tr>
<tr>
<td>4</td>
<td>Repaint Retaining Wall and Spillway</td>
<td>Biennial</td>
</tr>
<tr>
<td>5</td>
<td>Check Drainage System and Ensure That Pipes Are Replaced</td>
<td>Annually</td>
</tr>
<tr>
<td>6</td>
<td>Check that Vegetation is Healthy and Growing Properly</td>
<td>Annually</td>
</tr>
<tr>
<td>7</td>
<td>Check that Berm is Sloped Properly</td>
<td>Annually</td>
</tr>
<tr>
<td>8</td>
<td>Check that Berm is Covered Properly</td>
<td>Annually</td>
</tr>
<tr>
<td>9</td>
<td>Check that Berm is Sealed Properly</td>
<td>Annually</td>
</tr>
<tr>
<td>10</td>
<td>Check that Berm is Drained Properly</td>
<td>Annually</td>
</tr>
</tbody>
</table>

DATE: March 30, 2016

C4.1
FILE NO. SP20-02