GARAGE
STORAGE, ELEC, WATER, BICYCLES
NET UNIT AREA
AMENITY
CORRIDORS, MISC, GROSS
CIRCULATION
LANDSCAPE
PRIVATE DECKS

PLAN - BASEMENT 1

1/8" = 1'-0"

0' 4' 8' 16'

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

BASEMENT
AP.20

GARAGE
STORAGE, ELEC, WATER, BICYCLES
NET UNIT AREA
AMENITY
CORRIDORS, MISC, GROSS
CIRCULATION
LANDSCAPE
PRIVATE DECKS

PLAN - FLOOR 1 1

1/8" = 1'-0"

0' 4' 8' 16'

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

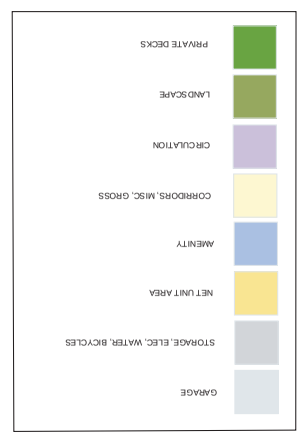
FLOOR 1
AP.21

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

MEZZANINE
AP.22



0 4 8 16

ARCHITECTURE

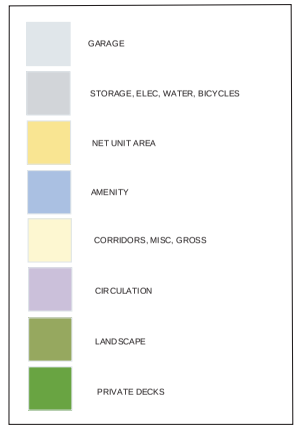
URBAN

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

FLOOR 2

AP.23



PLAN - FLOOR 3-18 1

1/8" = 1'-0"

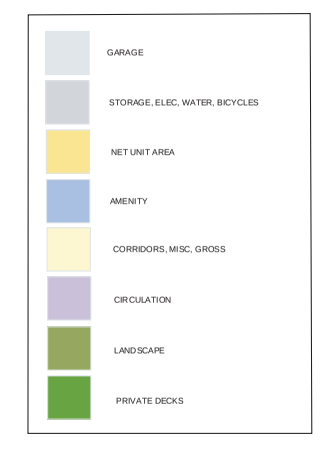
0' 4' 8' 16'

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

FLOOR 3-18 PLAN
AP.24



PLAN - FLOOR 19 (FLOOR 20 SIMILAR) 1

1/8" = 1'-0"

0' 4' 8' 16'

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

FLOOR 19-20 PLAN
AP.25

ECE ARCHITECTURE

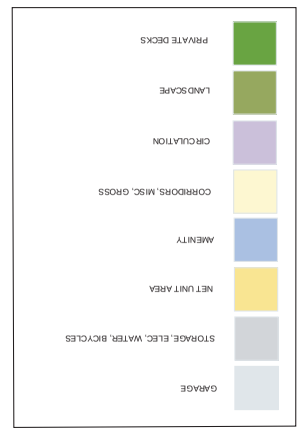
URBAN COMPANY

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

ROOF PLAN
AP.26

PLAN - ROOF 1
1/8" = 1'-0"



0 4 8 16

BUILDING ELEVATION - EAST 2

1/16" = 1'-0"

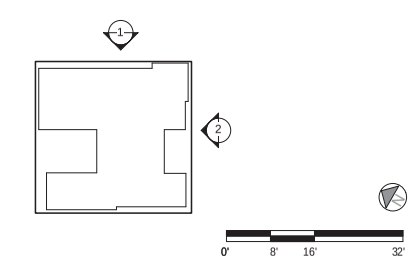
BUILDING ELEVATION - NORTH 1

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. METAL RAINSCREEN
2. CAST CONCRETE PANEL
3. SMOOTH PLASTER
4. AWNING
5. STOREFRONT WINDOW
6. WINDOW
7. DOOR
8. GARAGE DOOR
9. ADDRESS SIGNAGE
10. BUILDING SIGNAGE



BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

ELEVATIONS
AP.30

BUILDING ELEVATION - SOUTH 2

1/16" = 1'-0"

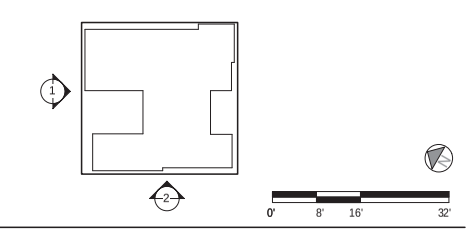
BUILDING ELEVATION - WEST 1

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. METAL RAINSCREEN
2. CAST CONCRETE PANEL
3. SMOOTH PLASTER
4. AWNING
5. STOREFRONT WINDOW
6. WINDOW
7. DOOR
8. GARAGE DOOR
9. ADDRESS SIGNAGE
10. BUILDING SIGNAGE



BDE ARCHITECTURE | URBAN CATALYST

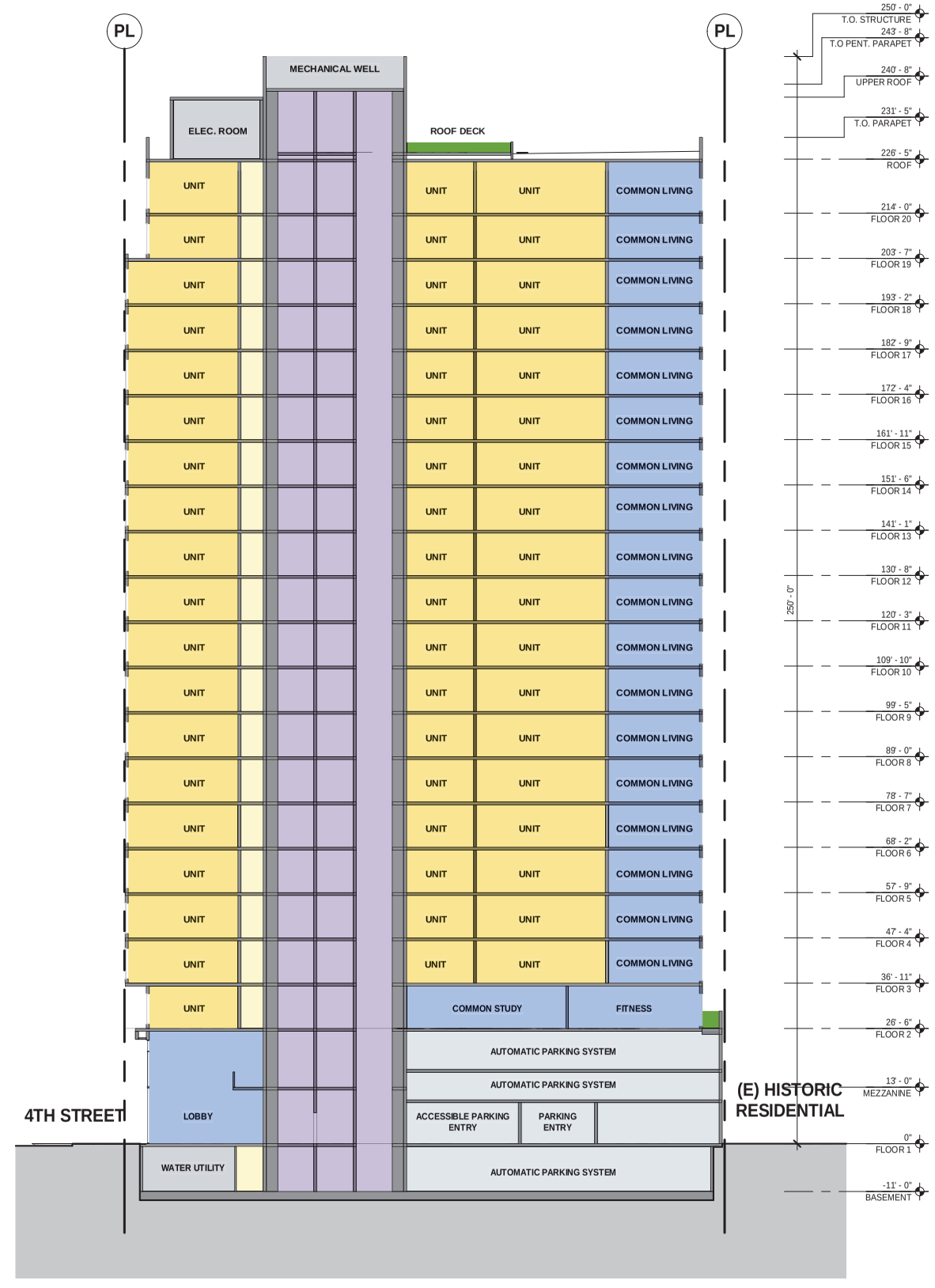
459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

ELEVATIONS
AP.31

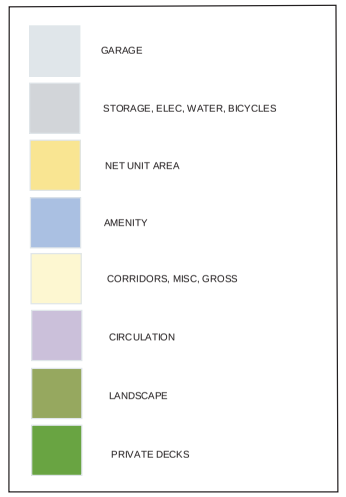
BUILDING SECTION - EAST/WEST 2

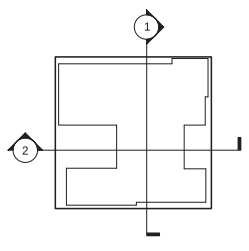
1/16" = 1'-0"



BUILDING SECTION - NORTH/SOUTH 1

1/16" = 1'-0"





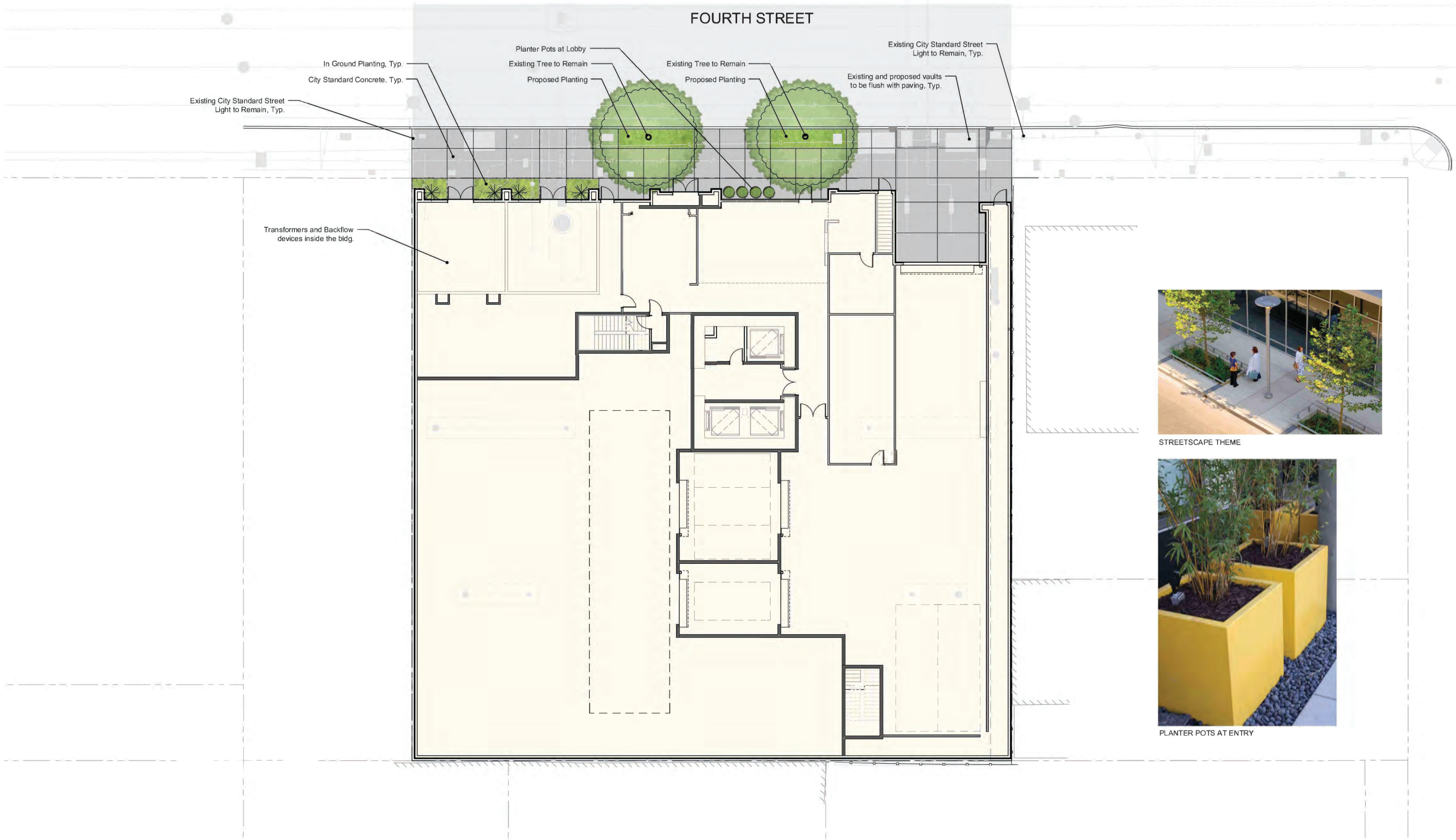
0' 8' 16' 32'

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

BUILDING SECTION
AP.32



STREETSCAPE THEME

PLANTER POTS AT ENTRY

Scale: 1" = 10'

0' 5' 10' 20'

N

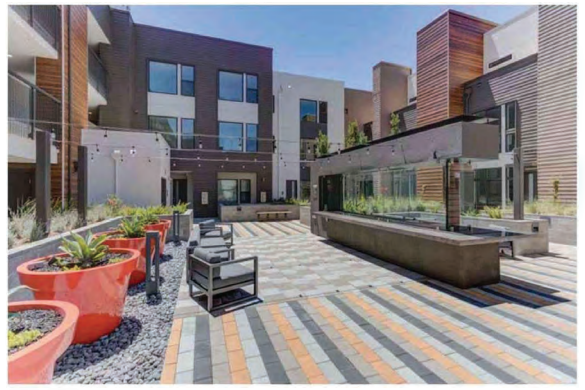
BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

Conceptual Illustrative Plan - SITE

L-10.01



COURTYARD THEME

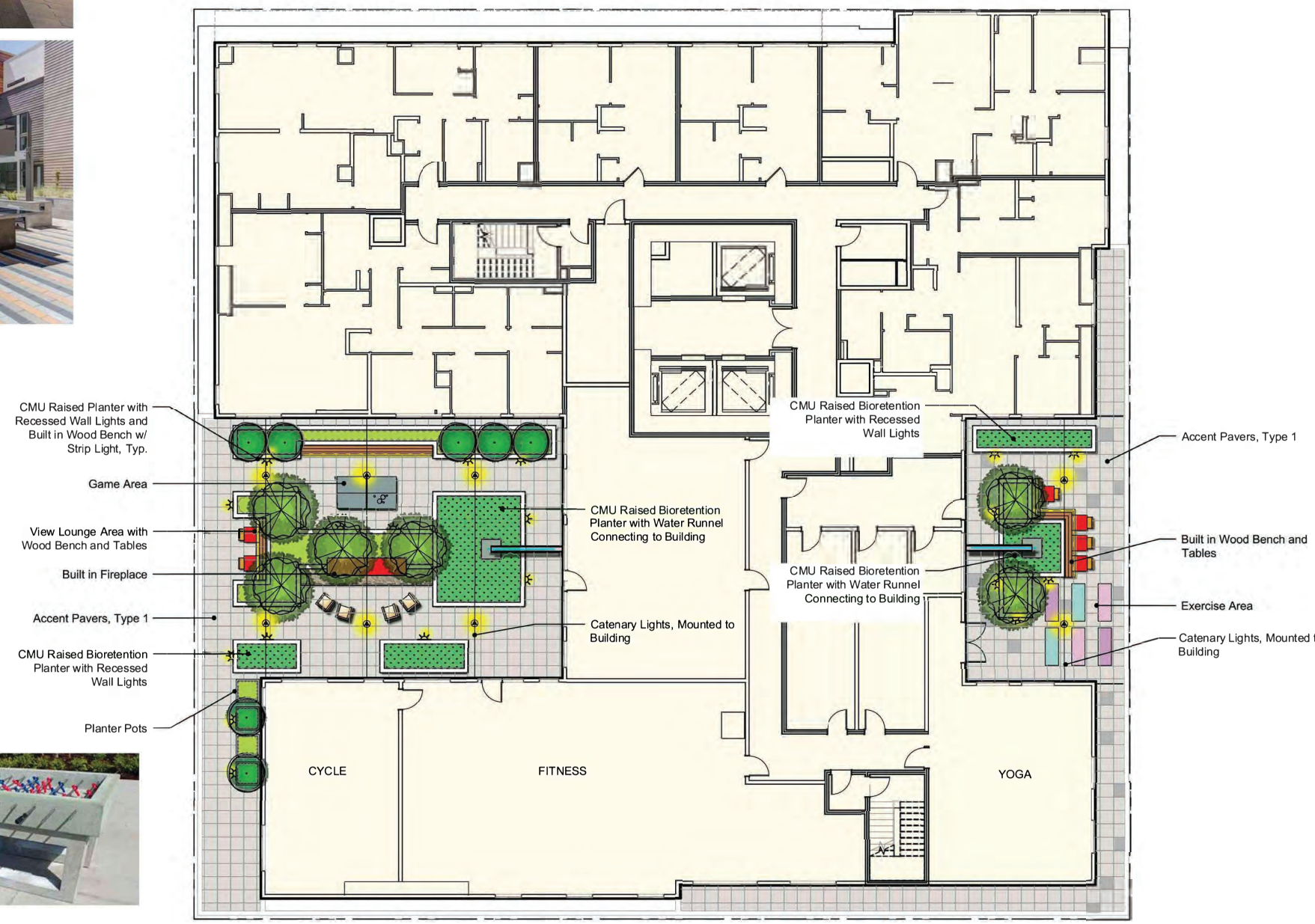
SEATING AND LOUNGE FURNITURE

GAME TABLES

RECESSED WALL LIGHT:
TARGETTI ZEDGE

LED STRIP LIGHT:
KELVIX OREX

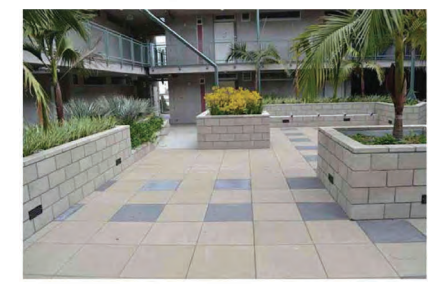
CATENARY LIGHT:
SELUX, LANOVA



WATER RUNNEL CONCEPT

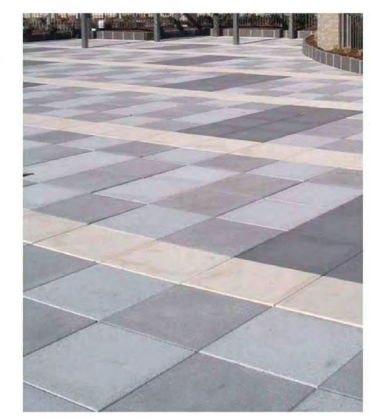
WOOD SEATING ARRANGEMENTS

EXERCISE AREA



RAISED CMU PLANTER WALLS

PLANTER POTS



PAVERS ON PODIUM

Scale: 1" = 10'
0' 5' 10' 20'
N

BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

Conceptual Illustrative Plan - 2ND FLOOR COURTYARD

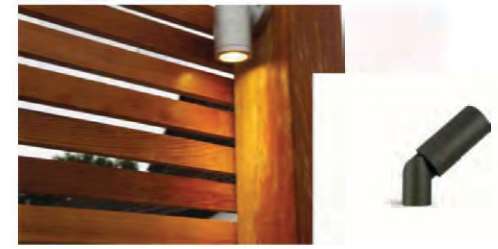
L-10.02

PLANTER POTS AND LATTICE SCREENING

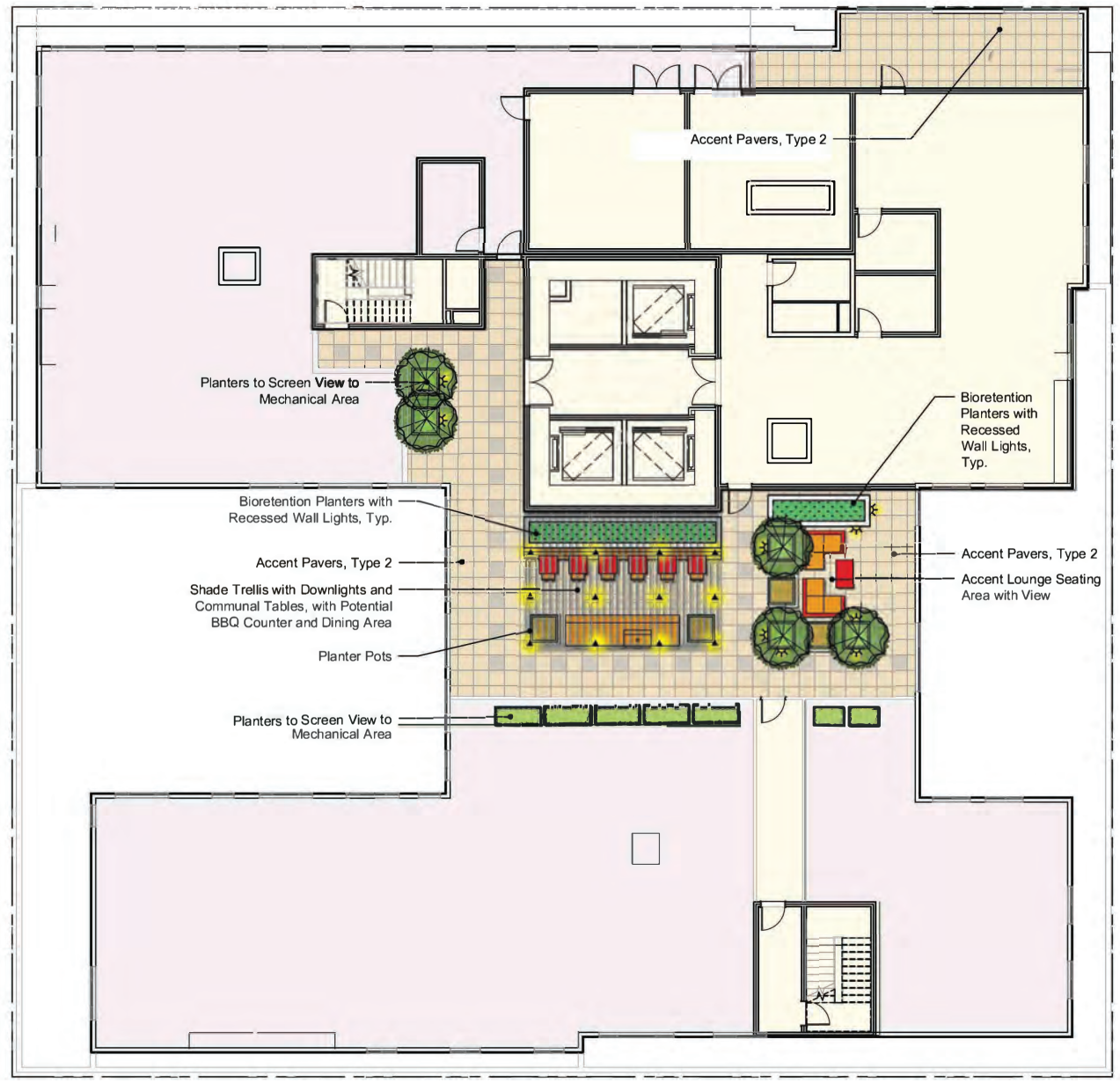
PLANTER POTS FOR SCREENING

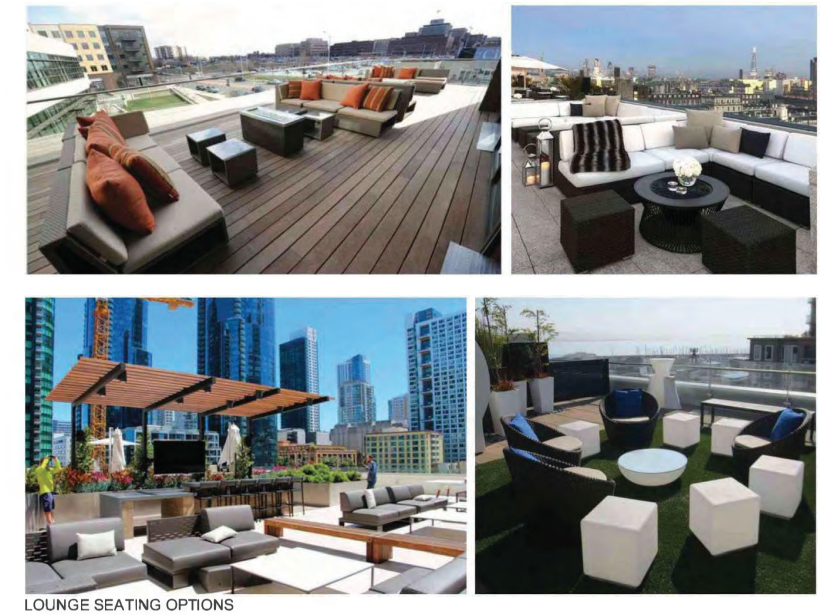
SHADE TRELLIS WITH DININNG

RECESSED WALL LIGHT:
TARGETTI ZEDGE

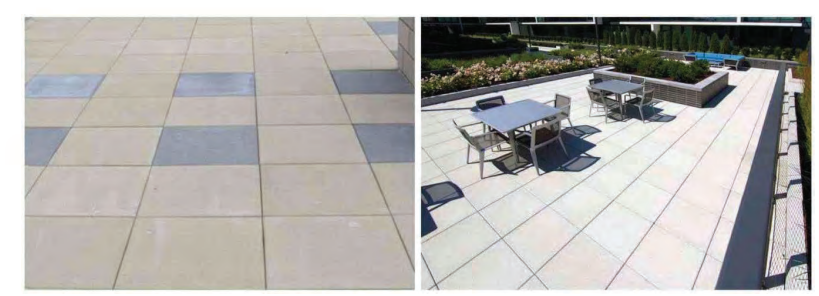


DOWN LIGHT IN TRELLIS:
TARGETTI BULLETTO





LOUNGE SEATING OPTIONS



PAVING ON PEDESTALS OPTIONS

Scale: 1" = 10'

0' 5' 10' 20'

BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

Conceptual Illustrative Plan - ROOF

L-10.03

TREE DISPOSITION LEGEND

Existing Tree to be Removed
Ordinance Size
(38" circumference or greater)

Existing Tree to be Removed
Non-Ordinance Size
(38" circumference or less)

Existing Trees to Remain

NOTE:
Street trees shown in the public right of way are for reference 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 these species.

REPLACEMENT RATIO FOR TREES:

0 38" + CIRC. ORDINANCE TREES REMOVED
X 0 4:1 NON-NATIVE MITIGATION REQUIREMENT
= 0 15-GALLON REPLACEMENT TREES REQUIRED

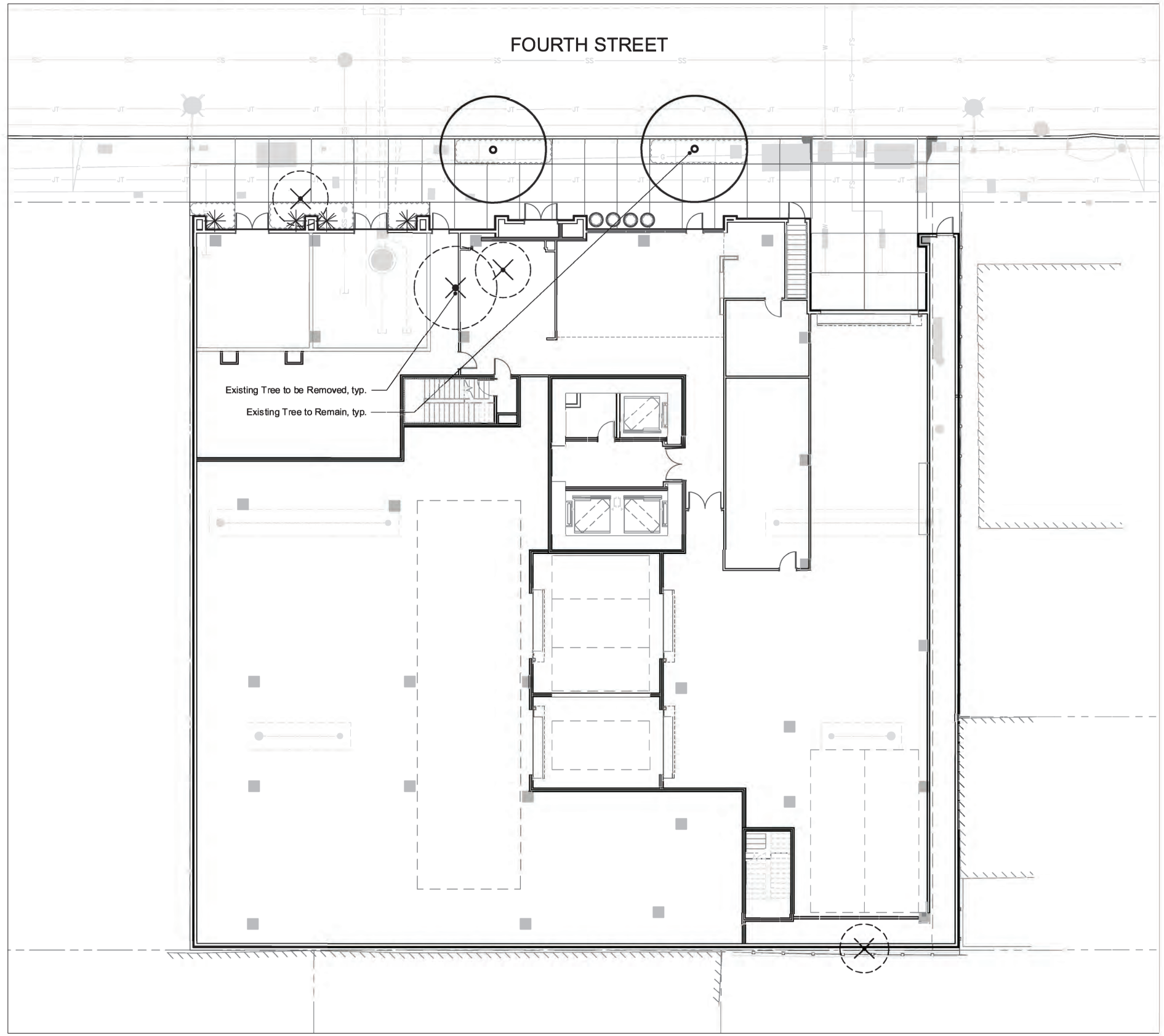
2 19"- 38" CIRC. NON-ORDINANCE TREES REMOVED
X 2 2:1 NON-NATIVE MITIGATION REQUIREMENT
= 4 15-GALLON REPLACEMENT TREES REQUIRED

2 < 19" NON-ORDINANCE TREES REMOVED
X 1 1:1 NON-NATIVE MITIGATION REQUIREMENT
= 2 15-GALLON REPLACEMENT TREES REQUIRED

TREE DISPOSITION SUMMARY

	QTY
TOTAL EXISTING TREES ON SITE	6
EXISTING TREES TO REMAIN	2
EXISTING TREES TO BE REMOVED	4
EXISTING TREES TO BE TRANSPLANTED	0
ORDINANCE SIZED - 38" OR GREATER CIRC.	0
NON-ORDINANCE SIZED - 19" - 38" CIRC.	2
NON-ORDINANCE SIZED - < 19" CIRC.	2
TREES UNABLE TO BE MEASURED BY ARBORIST	--
MITIGATION REQUIREMENT - 15 GALLON	6
PROPOSED MITIGATION (NEW) TREES - 15 GALLON	0
PROPOSED MITIGATION (NEW) TREES - 24" BOX*	18
DEFICIT MITIGATION TREES	0

*(1) 24-INCH BOX IS EQUAL TO (2)15-GALLON TREES



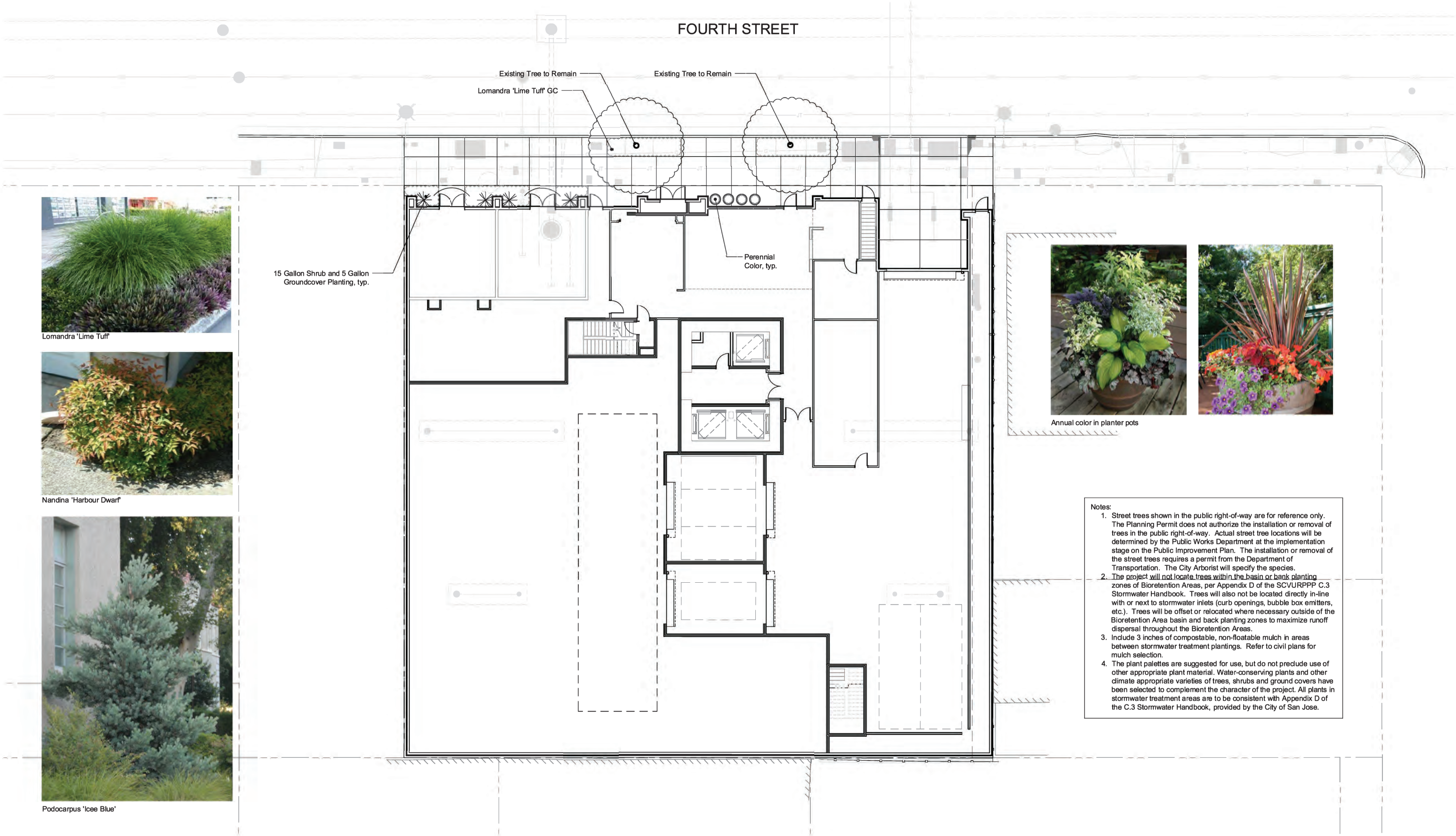
Scale: 1" = 10'
0' 5' 10' 20'
N

BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

Conceptual Tree Disposition Plan
L-10.05



Notes:

1. Street trees shown in the public right-of-way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right-of-way. Actual street tree locations will be determined by the Public Works Department 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.
2. The project will not locate trees within the basin or bank planting zones of Bioretention Areas, per Appendix D of the SCVURPPP 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.). Trees will be offset or relocated where necessary outside of the Bioretention Area basin and back planting zones to maximize runoff dispersal throughout the Bioretention Areas.
3. Include 3 inches of compostable, non-floatable mulch in areas between stormwater treatment plantings. Refer to civil plans for mulch selection.
4. The plant palettes are suggested for use, but do not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project. All plants in stormwater treatment areas are to be consistent with Appendix D of the C.3 Stormwater Handbook, provided by the City of San Jose.

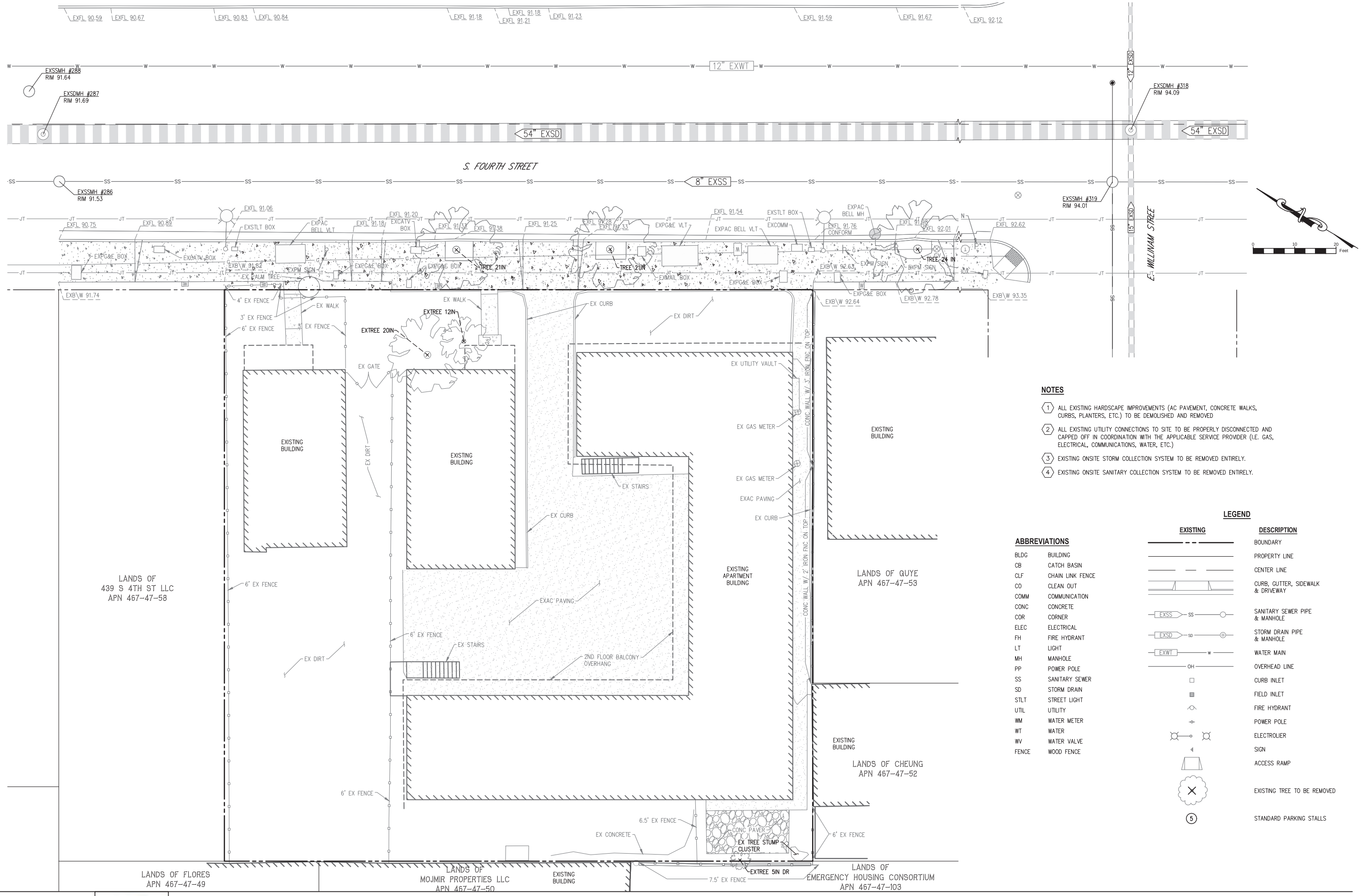
BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

Conceptual Planting Plan - SITE

L-10.06



NOTES

1. ALL EXISTING HARDSCAPE IMPROVEMENTS (AC PAVEMENT, CONCRETE WALKS, CURBS, PLANTERS, ETC.) TO BE DEMOLISHED AND REMOVED
2. ALL EXISTING UTILITY CONNECTIONS TO SITE TO BE PROPERLY DISCONNECTED AND CAPPED OFF IN COORDINATION WITH THE APPLICABLE SERVICE PROVIDER (I.E. GAS, ELECTRICAL, COMMUNICATIONS, WATER, ETC.)
3. EXISTING ONSITE STORM COLLECTION SYSTEM TO BE REMOVED ENTIRELY.
4. EXISTING ONSITE SANITARY COLLECTION SYSTEM TO BE REMOVED ENTIRELY.

ABBREVIATIONS

BLDG	BUILDING
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
COR	CORNER
ELEC	ELECTRICAL
FH	FIRE HYDRANT
LT	LIGHT
MH	MANHOLE
PP	POWER POLE
SS	SANITARY SEWER
SD	STORM DRAIN
STLT	STREET LIGHT
UTIL	UTILITY
WM	WATER METER
WT	WATER
WV	WATER VALVE
FENCE	WOOD FENCE

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY
	PROPERTY LINE
	CENTER LINE
	CURB, GUTTER, SIDEWALK & DRIVEWAY
EXSS SS	SANITARY SEWER PIPE & MANHOLE
EXSD SD	STORM DRAIN PIPE & MANHOLE
EXWT W	WATER MAIN
OH	OVERHEAD LINE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	POWER POLE
	ELECTROLIER
	SIGN
	ACCESS RAMP
	EXISTING TREE TO BE REMOVED
5	STANDARD PARKING STALLS

BDE ARCHITECTURE
URBAN CATALYST
Civil Engineering Associates
Civil Engineers • Planners • Surveyors
2055 Gateway Place Suite 550
San Jose, CA 95110
T: (408) 453-1066

SITE DEVELOPMENT PERMIT

459 & 475 S. 4TH STREET
SAN JOSE, CA

06.17.2020

EXISTING CONDITIONS PLAN
C1