City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **On the hills from the junction of Communications Hill Blvd. and the CalTrain railway to the terminus of Communications Hill Blvd. and Casselino Drive. (APNs: 455-28-017, 455-09-057, 455-59-016, 455-59-017, 455-59-018, 455-59-007, 455-59-013, +++**

Permit/Project No.: **PDA14-035-01** Issuance Date: **03/18/15**

Prepped By: **mdavis** Closed By: **EZEPEDA** RSN: **1590667**

Category	Document Type	Sub Document Type
☐ (EF) Environmental Files (203)	☐ (PP) Public Project Files (203-03)	☐ (EN) EIR ☐ (DA) Approved Document ☐ (EM) Maps ☐ (AE) Application ☐ (AG) Agency Correspondence ☐ (EG) General Correspondence ☐ (TR) Technical Reports ☐ (RE) Archaeological Reports ☐ (EP) Plans
☐ (GP) General Plan (204)	☐ (GA) General Plan Amendments (204-02)	☐ (AM) Amendment ☐ (AA) Application ☐ (CG) Correspondence
	☐ (GE) Environmental Review (for 204 series GP Amendments)	☐ (GD) Approved Document ☐ (GI) EIR ☐ (GS) Supporting Documents ☐ (GT) Technical Reports ☐ (GR) Archaeological
☑ (DR) Development Review (207)	☑ (PR) Projects (207-02, 207-03, etc.)	☐ (ZN) Zoning ☐ (PE) Permit ☐ (MP) Maps ☐ (AP) Application ☐ (AC) Agency Correspondence ☐ (GC) General Correspondence ☑ (PL) Plans ☐ ST Approved Storm-Water Ctrl Plans
	☐ (ER) Environmental Review (for 207 series Project Files)	☐ (EA) Approved Document ☐ (EI) EIR ☐ (ES) Supporting Documents ☐ (ET) Technical Reports ☐ (AR) Archaeological
	☐ (AD) Adjustments (207-12)	☐ (DO) Documents ☐ (PA) Plans ☐ SW Approved Storm-Water Ctrl Plan ☐ PK Parking Analysis
	☐ (PI) Public Info Letters (207-29)	☐ (LE) Letter ☐ (LS) Supporting Docs

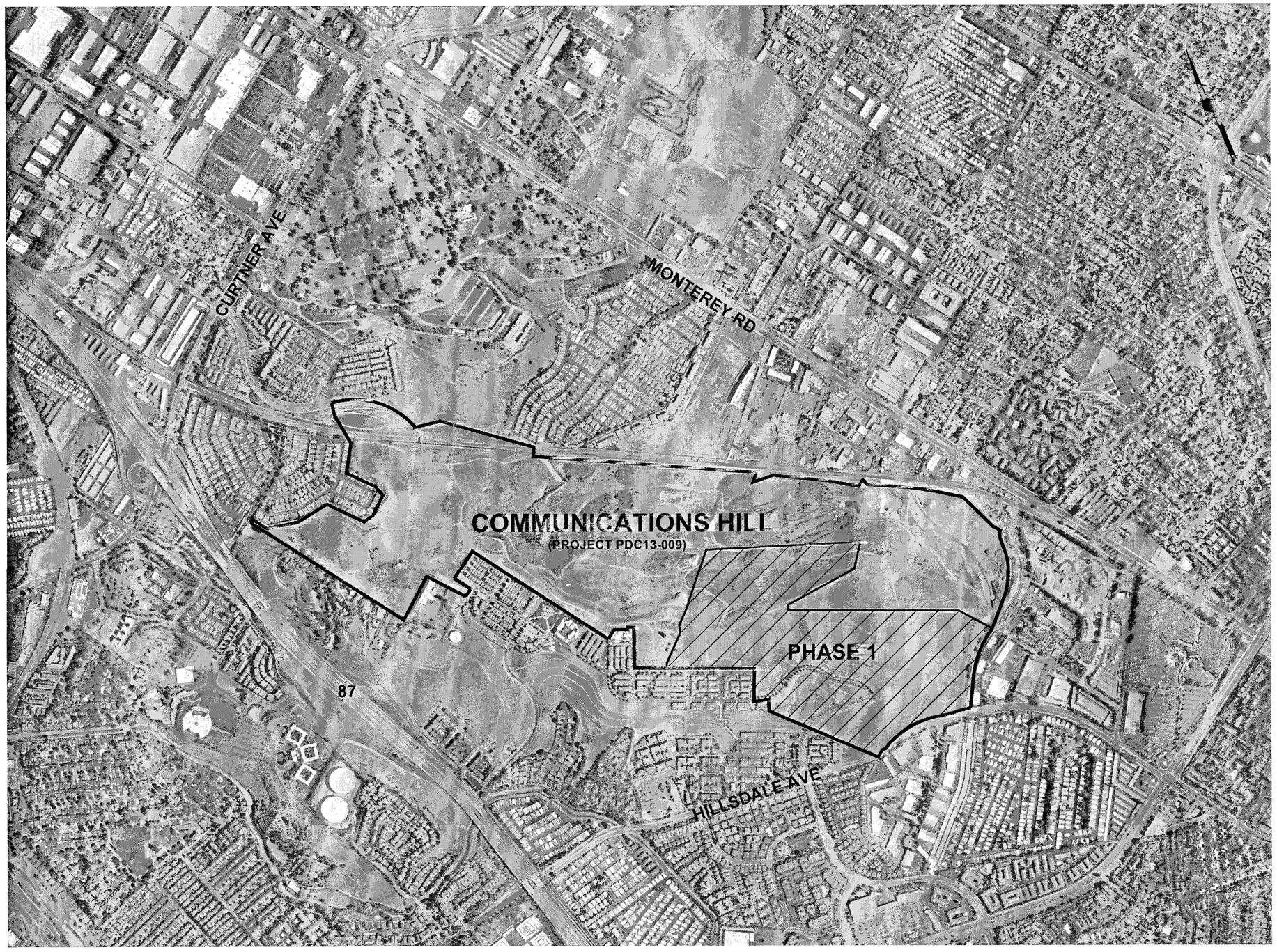
PLANNED DEVELOPMENT PERMIT AMENDMENT

FOR

COMMUNICATIONS HILL
PHASE 1

PDA14-035-01
APPROVED
City of San Jose
PBCE ~ PLANNING
By: Martina Davis
Date: 3/18/16

A MIXED-USE DEVELOPMENT BY KB HOME WITHIN THE COMMUNICATIONS HILL SPECIFIC PLAN
AS ESTABLISHED IN ORDINANCE 29503, ESTABLISHING A PLANNED DEVELOPMENT ZONING DISTRICT



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PROJECT DESCRIPTION

THE PROPOSED PD PERMIT WILL ALLOW FOR THE DEVELOPMENT OF PHASE 1 OF THE COMMUNICATIONS HILL PROJECT APPROVED IN THE PLANNED DEVELOPMENT ZONING & PREZONING (PDC13-009). PHASE 1 INCLUDES APPROXIMATELY 82.4 ACRES (GROSS) AND WILL CONSIST OF 314 SINGLE-FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, AND CONDOMINIUMS, 2 PUBLIC PARKS AND TRAILS, PUBLIC INFRASTRUCTURE IMPROVEMENTS AND STORMWATER TREATMENT FACILITIES.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: 455-09-057 (PTN); 455-61-001, 003, 006; 455-62-037, 038 (PTN)

PROJECT LOCATION: COMMUNICATIONS HILL (COMMUNICATIONS HILL BLVD. BETWEEN HILLSDALE AVE. & CURTNER AVE.)

PRIOR APPROVALS: GP13-002, PDC13-009, PD14-035, PT14-030

EXISTING GENERAL PLAN DESIGNATIONS: COMMUNICATIONS HILL PLANNED COMMUNITY
- MIXED USE NEIGHBORHOOD (UP TO 30 DU/AC)
- URBAN RESIDENTIAL (30 - 95 DU/AC)
- OPEN SPACE, PARKLAND AND HABITAT
- INDUSTRIAL PARK
- MIXED USE COMMERCIAL
- PUBLIC / QUASI PUBLIC

EXISTING ZONING DESIGNATION: A(PD) PLANNED DEVELOPMENT

PROPOSED USE: UP TO 314 SINGLE FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, AND CONDOMINIUMS, 2 PUBLIC PARKS AND TRAILS, PRIVATE OPEN SPACE

GROSS PROJECT AREA (PHASE 1 FOOTPRINT):	±107.0 AC
PROPOSED PUBLIC STREET:	±7.5 AC
PUBLIC PARK DEDICATION:	±3.3 AC
RIGHT-OF-WAY VACATION:	±0.9 AC (+)
EXISTING PUBLIC STREET:	±1.6 AC
PRIVATE STREET / ACCESS:	±1.5 AC
NET SITE AREA:	±94.0 AC

PROPOSED DENSITY: 314 DU / 14.4 AC (NET RESIDENTIAL) 21.8 DU / AC (NET AVERAGE DENSITY)

CONSTRUCTION SCHEDULE:
START DATE: TBD
COMPLETION DATE: TBD

APPROVED RESIDENTIAL UNITS AND OVERALL PROJECT DENSITY

PHASE	FILE #	ROW DETACHED	TOWNS & FLATS	ALLEY DETACHED	TOTAL RESIDENTIAL UNITS	NET AREA	NET DENSITY
PHASE 1	PDA14-035-01 PT14-034	27	195	92	314	14.4 AC	21.8 DU/AC
PHASE 2	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
PHASE 3	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
PHASE 4	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
TOTAL	27	27	195	92	314	14.4 AC	21.8 DU/AC

DEVELOPMENT TEAM

DEVELOPER: KB HOME
CONTACT: PETER LEZAK
5000 EXECUTIVE PARKWAY, SUITE 125
SAN RAMON, CA 94583

PLANNING CONSULTANT: HMH
CONTACT: TOM ARMSTRONG
1570 OAKLAND ROAD
SAN JOSE, CA 95131

CIVIL ENGINEER: HMH
CONTACT: DAVID WILSON
1570 OAKLAND ROAD
SAN JOSE, CA 95131

URBAN PLANNER: DAHLIN GROUP
CONTACT: MARK DAY
5865 OWENS DRIVE
PLEASANTON, CA 94588

LANDSCAPE ARCHITECT: HMH
CONTACT: BRIAN GLICK
1570 OAKLAND ROAD
SAN JOSE, CA 95131

LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP, INC.
CONTACT: GARY LAYMON
181 GREENSICH STREET
SAN FRANCISCO, CA 94111

ARCHITECT: KTGY
CONTACT: MANNY GONZALEZ
1733 OCEAN AVENUE, SUITE 250
SANTA MONICA, CA 90401

Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC.
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HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

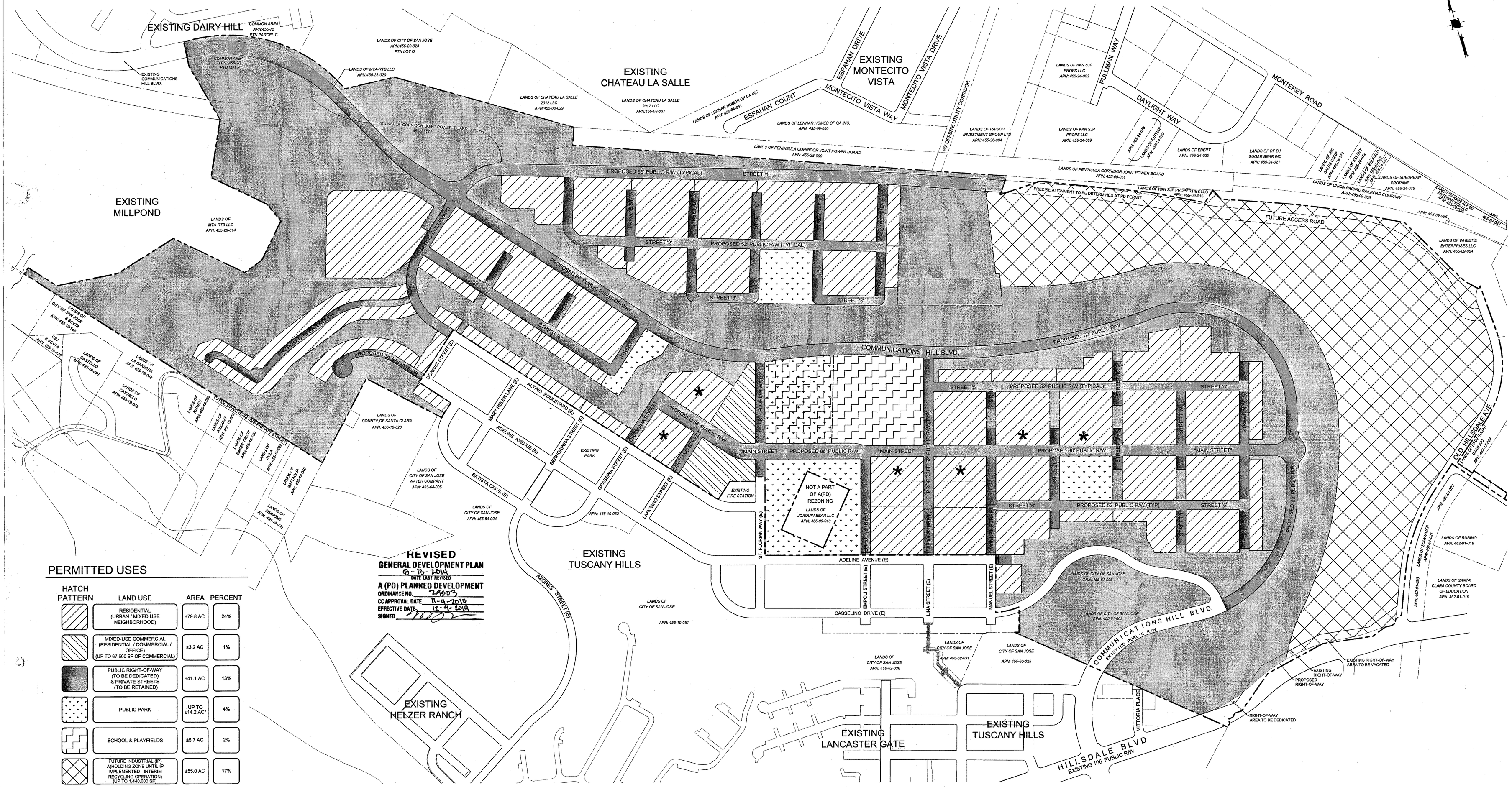
NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3635.60
CAD DWG FILE:	363660TS.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	NOT TO SCALE

TITLE SHEET

1.0

COMMUNICATIONS HILL
San Jose, California



REVISED
GENERAL DEVELOPMENT PLAN
8-13-2014
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29803
CC APPROVAL DATE 11-9-2014
EFFECTIVE DATE 12-9-2014
SIGNED

PERMITTED USES

HATCH PATTERN	LAND USE	AREA	PERCENT
	RESIDENTIAL (URBAN / MIXED USE NEIGHBORHOOD)	±79.8 AC	24%
	MIXED-USE COMMERCIAL (RESIDENTIAL / COMMERCIAL / OFFICE) (UP TO 67,500 SF OF COMMERCIAL)	±3.2 AC	1%
	PUBLIC RIGHT-OF-WAY (TO BE DEDICATED) & PRIVATE STREETS (TO BE RETAINED)	±41.1 AC	13%
	PUBLIC PARK	UP TO ±14.2 AC*	4%
	SCHOOL & PLAYFIELDS	±5.7 AC	2%
	FUTURE INDUSTRIAL (IP) A(HOLDING ZONE UNTIL IP IMPLEMENTED - INTERIM RECYCLING OPERATION) (UP TO 1,440,000 SF)	±55.0 AC	17%
	PUBLIC / PRIVATE OPEN SPACE W/ WATER QUALITY FEATURES / STORAGE	±126.2 AC	38%
	EXISTING RIGHT-OF-WAY	±6.4 AC	1%
	GROSS SITE AREA:	±331.6 AC	100%

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- PROPERTY LINE (EXISTING)
- RIGHT-OF-WAY
- TYPE III BUILDING SITE *

* FINAL PARK ACREAGE TO BE DETERMINED WITH THE PARKLAND AGREEMENT.

Strangis Properties

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ktgy

HMH
HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

KB HOME

GENERAL DEVELOPMENT PLAN - EXHIBIT C
PDC13-009
COMMUNICATIONS HILL

NO	DATE	DESCRIPTION
5	8/13/2014	PER CITY COMMENTS
4	4/30/2014	PER CITY COMMENTS
3	01/21/2014	PER CITY COMMENTS FOR USE WITH ADEIR
2	11/06/2013	PER CITY COMMENTS
1	6/14/2013	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660LU
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	MARCH 2, 2013
SCALE:	1" = 200'

LAND USE PLAN 2.0

DEVELOPMENT STANDARDS (PDC13-009)

Sewage Treatment Demand. Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José_Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of San José_Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

Archaeology. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

Specific Plan Conformance. This project is intended to conform to the Communications Hill Specific Plan (CHSP), as amended, unless otherwise approved as part of this Planned Development (PD) Zoning and to the satisfaction of the Director of Planning.

Residential Density. The net average residential density for the total project shall not be less than 24 DU/AC or otherwise in accordance with the CHSP. A higher net average residential density is allowed with an approved Planned Development permit. An updated "running total" calculation of net density built under this Planned Development Zoning shall be provided with each Planned Development (PD) Permit for the construction of new residential units to demonstrate overall project density compliance. The actual density range of individual blocks or phases of the development may be below or above the average overall density.

Master Planning. A Master PD permit and Tentative Map is required prior to approval of the first final map to ensure a comprehensive and holistic approach is established for phased project build-out with the issuance of subsequent Planned Development Permits allowed for each discrete development phase. The master permit and tentative map shall address precise street placement, street landscaping, timing, interim conditions, etc.

Phasing. Phasing of project development is allowed subject to the following general criteria:

1. To ensure that the backbone urban structure is realized,
2. To ensure orderly, safe and sequential development
3. To minimize conflicts between new or existing development and on-going construction activities,
4. To minimize potential conflicts between new and existing uses, and
5. To encourage new development to occur as soon as feasible.

Fair Share. Each phase of development shall fulfill its "fair share" contribution towards the construction of on-site and off-site (non-ADP) required infrastructure (streets, stairs, pathways, parks, utilities, etc.) to the satisfaction of the Directors of Planning and Public Works as a condition of the approval of the Planned Development permit and Tentative Map for that phase. Methodology and details for fulfilling this obligation should be established in the Master Planned Development Permit and Tentative Map.

Prezoning. This Planned Development District includes "Prezoned territory" for purposes of conformance to San Jose Municipal Code Section 20.120.300.

Architecture. Final architectural design, materials and details shall be determined prior to the issuance of the PD permit for each development phase. Street elevations and renderings shall be provided with each PD permit.

Shuttle Service. In accordance with the intent of the CHSP, the overall project shall provide a shuttle bus program that links the residential neighborhood and industrial area to nearby Light Rail Transit and Caltrain stations and bus stops. An initial evaluation of the precise routes, frequency, financing mechanisms, management, operation, startup timing and feasibility of the service shall be analyzed and evaluated to the satisfaction of the Director of Planning and Public Works in conjunction with development of the TDM program or no later than prior to the issuance of the PD permit for the 1000th residential unit. The analysis should include a survey of existing residents. In the event that the initial evaluation indicates that ridership projections are not yet sufficient to support the shuttle service, the Director may require re-evaluation at a later phase of the project. The Director of Planning can effectuate, modify or remove this requirement with an approved PD permit subsequent to a determination of adequate assessment and consideration.

Grading. To meet the intended visual character of the developed hill consistent with the CHSP (vertical building elevation difference and multi-terraced development that provides vistas of the valley for residential units in close proximity to each other), the final grading should be as consistent as possible with that shown in the conceptual grading plans. Typically, steeper street grades are better, such as around the perimeter blocks 40, 41, 56 and 57. Detailed grading relationships including block layouts and adjacent public improvements shall be provided with each PD permit.

RESIDENTIAL

1. Permitted, Special and Conditional residential uses shall be those of the R-M Multiple Residence District. All Conditional and Special uses shall require an approved PD permit. "Mom & Pop" stores are allowed in the residential areas if consistent with the CHSP design standards and the issuance of a PD Permit.

2. Development Regulations and Standards

Attached Units and detached units with garages accessed off the side or rear of the unit

a. Encroachments into the setbacks are encouraged with varying horizontal distances intended to enhance building articulation and architectural detail. Permitted building projections include, but are not limited to, architectural elements, such as stairs, stoops, porches, eave overhangs, fireplaces, bay or bow windows and trellises. Bay windows, bow windows or any enclosed inhabited projections should be limited in length and must be separated by at least 2 ft. from one another. Stairs, stoops and porches may encroach the full 3 ft.

b. Minimum Lot Area - 1,500 square feet

c. Building Setbacks to Property Line-
   i) Front - 3 feet
   ii) Side - 3 feet
   iii) Rear - 3 feet

d. Minimum Building Separations
   i) Front to Front - typically 15 feet with variations allowed by the Director of Planning for porches, steps and architectural elements.
   ii) Rear to Rear, Front to Rear and Side to Rear - typically 15 feet with variations allowed by the Director of Planning in conformance with Building and Fire Code requirements based on unit type with an approved Planned Development permit.
   iii) Side to Side - (not applicable to detached units) - typically 15 feet variations allowed by the Director of Planning in conformance with Building and Fire Code requirements based on unit type with an approved Planned Development permit.

e. Maximum Height - 120 feet or ten (10) stories

f. Mechanical equipment, including but not limited to, pool equipment and HVAC equipment, must maintain a front and side setback of three feet and may be placed in the rear setback. Mechanical equipment placed where visible from a public right of way shall be screened from view to the satisfaction of the Director of Planning.

Detached Units with garages and primary entrances on the same facade

g. Minimum Lot Area - 1,500 square feet

h. Building Setbacks to Property Line-
   i) Front - 5 feet.
   ii) Side - 4 feet.
   iii) Rear - 10 feet.
   iv) Encroachments into the front and side setbacks are encouraged with varying horizontal distances intended to enhance building articulation and architectural detail. Permitted building projections include, but are not limited to, architectural elements, such as stairs, stoops, porches, eave overhangs, fireplaces, bay or bow windows and trellises. Bay windows, bow windows or any enclosed inhabited projections should be limited in length and must be separated by at least 2 ft. from one another. Stairs, stoops and porches may encroach into the full front setback. Encroachments into the rear setback shall be non habitable, limited to no more than 50% of the length of building and shall encroach into the required rear setback no more than 5 feet.

i. Driveway length - Driveways shall be 10 feet or less or 18 feet or greater in length.

j. Development should comply with the hillside development (Chapter 12) and grading (Chapter 13) provisions of the Residential Design Guidelines.

k. Level flat pad development and flat rear yards shall be avoided consistent with General Plan Hillside Preservation Goals and Policy LU-17.4.

l. Accessory Structures:
   i) Accessory buildings and structures must be located behind the single family dwelling. No side or rear setback is required except to comply with Building and Fire Codes.
   ii) No more than 30% of the rear yard shall be covered with above-grade accessory buildings or structures. No more than 60% of a rear yard shall be covered with accessory buildings or structures of any kind.
   iii) Above-grade accessory structures shall be limited to 200 square feet in size each. Accessory structures that are visible from a public right of way shall be open in nature.
   iv) No accessory buildings shall be visible from a public right-of-way. Accessory buildings shall be limited to 200 square feet in size each.
   v) Height limitations for residential accessory buildings and structures shall be per the Zoning Ordinance standards, as amended.
   vi) Retaining walls over 2' in height require issuance of a Planned Development Permit.

m. Modifications to these standards may be allowed by the Director of Planning through a Planned Development Permit to account for site specific topography to meet the grading intent of the Communications Hill Specific Plan.

n. Mechanical equipment, including but not limited to, pool equipment and HVAC equipment, must maintain a front setback of 5', a side setback of three feet and may be placed in the rear setback. Mechanical equipment placed where visible from a public right of way shall be screened from view to the satisfaction of the Director of Planning.

3. To enhance compatibility a minimum setback separation to pedestrian "stairs" shall be established on a case by case basis prior to the issuance of the Planned Development Permit for the applicable phase of stair construction.

4. Off-street residential parking requirements shall be two (2) covered spaces per unit, except for podium building units that shall be one (1) covered space per unit. Covered tandem parking spaces are permitted with no additional review by the Director of Planning required. The parking requirement may be reduced to the satisfaction of the Director of Planning as determined appropriate on a case by case basis through a Planned Development Permit by giving consideration to one or more of the following:
   a) the particular unit or building type and design,
   b) use of on-street parking to meet a portion of the requirements, or
   c) a reduction as justified based on an adequate parking need analysis.
   d) Alternative parking arrangements and reductions with TDM measures may be approved through a Planned Development Permit.

5. The amount of private and/or common open space provided shall conform to the CHSP or Residential Design Guidelines as applicable with variations allowed on case by case basis by Director of Planning with an approved PD permit.

6. A Home Owner's Association shall be provided for all residential development. The association shall control and maintain common area items, such as landscaping, towing cars parked in unauthorized private areas, etc.

MIXED- USE COMMERCIAL (VILLAGE CENTER)

1. Permitted, Special and Conditional commercial uses shall be those of the CP Commercial Pedestrian District with the following exceptions:
   a) Permitted Use: Mixed use with attached residential units at densities consistent with those allowed under this PD zoning
   b) Conditional Use: Driving school, hotel or motel, wholesale auto dealer
   c) Prohibited Use: Pawn shop/broker, Emergency ambulance service, Bail bond establishment, Mortuary and funeral services, Payday lending establishment, Cemetery

2. All Conditional and Special uses shall require approval of a Planned Development Permit.

3. Development Regulations and Standards
   a) Minimum Lot Area - As established by approved Planned Development Permit
   b) Building Setbacks - As established by the Communications Hill Specific Plan
   i) Front - None required
   ii) Side - None required
   iii) Rear - None required
   c) Maximum Height - 120 feet

REVISED
GENERAL DEVELOPMENT PLAN
8-13-2014
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 29503
CC APPROVAL DATE 11-4-2013
EFFECTIVE DATE 12-4-2013
SIGNED

4. Mixed Use Commercial Parking:
   a) Non-residential uses: Typical parking requirements for non-residential uses should be no more than one (1) parking space per 500 sq. ft. net square feet of building floor area. Alternative parking arrangements and reductions due to TDM measures or demand analysis may be approved through a PD Permit.
   b) Residential uses: Residential parking requirements shall be per Table 20-210 of the Zoning Ordinance, as amended. Alternative parking arrangements and reductions with TDM measures or demand analysis may be approved through a Planned Development Permit.

5. **Commercial Phasing.** Prior to the issuance of a Building Permit for any residential unit on Blocks 17, 18 or 29, the residential developer shall construct all site infrastructure and underground improvements for the 67,500 square foot mixed-use "village" retail development. The site infrastructure and underground improvements for the mixed-use commercial buildings shall be constructed as follows: a) public street improvements adjacent to the village center parcels, b) underground utilities in the public streets with manholes that can be utilized for connection of future service laterals by the commercial development, and c) sheet graded pads for the village center that conforms to the adjacent street elevations. The intent is to provide pads that are ready to build with the service sizing, locations, and foundation grading to be done by the commercial developer based on approved design.

INDUSTRIAL

1. Permitted, Special and Conditional industrial uses shall be those of the IP Industrial Park District. All conditional and special uses shall require an approved PD permit.

2. Industrial Development Regulations, Standards and Performance Standards shall be those of the IP Industrial Park District, except the maximum building height shall not project above the 250 feet elevation based upon the NVGD 29 to protect the view sheds from the top of the hill and perimeter trail.

3. Director of Planning has discretion to adjust industrial development standards with an approved PD permit.

4. Industrial Parking requirements shall be per Table 20-120 of the Zoning Ordinance, as amended. Alternative parking arrangements and reductions due to TDM measures or demand analysis may be approved through a Planned Development Permit.

5. A Planned Development permit to master plan the area designated for industrial development shall be required prior to the issuance of the first building permit for construction in said area. This Master PD permit and Tentative Map shall include, but not be limited to, details, final design and phasing of all related and required improvements, such as public streets, stairs, pedestrian connections, etc. as shown to be constructed in connection with development of the land area designated for industrial park use.

6. A design study for the stairs identified as No. 27 in the CHSP shall be completed to the satisfaction of the Director of Planning prior to the approval of a Planned Development permit or Tentative Map for the construction of adjacent industrial area streets and/or development. This condition shall apply in any case and regardless of any other parkland dedication or credit considerations. The final location, alignment and construction schedule of the stairway to the east of the intersection of Communications Hill Blvd and "Main Street" and the proposed temporary EVA road in the industrial area depicted on the Conceptual Site Plan should be included in the Master Planned Development Permit for the industrial area.

7. An off-street 'class I' pedestrian/bicycle connection, as defined in the CalTrans Highway Design Manual, shall be constructed through the industrial area to connect the Communications Hill Trail System to the CalTrain Station. The construction of this connection shall conform to the San Jose Trail Design Guidelines or other appropriate design guidelines approved by the Director of Public Works. The exact alignment of this connection and final dimensions shall be set forth in the Planned Development Permit and Tentative Map associated with the Master Plan for the industrial development and should be consistent with the intended non-vehicular connections of the CHSP and the approved ADP or as otherwise approved by the Director of Planning.

8. Improvements to Old Hillsdale Avenue must be completed no later than when 50% of the industrial development area along Old Hillsdale Avenue is constructed.

OPEN SPACE

1. Allowed use of areas designated as private or public open space shall be limited to those "non-structural" uses of the OS Open Space zoning district. Conditional or Special non-structural uses shall require a Planned Development permit.

2. Any Private Hillside Open Space areas shall not be developed and shall be preserved as open space in perpetuity via a conservation easement or through a property grant deed to a public or quasi-public entity, or similar legally binding mechanism to ensure the preservation, maintenance and management those areas as open space.

3. Prior to approval the landscaping plan and plant palette for the open hillsides shall be reviewed by a qualified biologist or botanist for appropriateness and suitability of plant materials given the physical characteristics of the site.

LEGAL NON-CONFORMING RECYCLING USE

Existing legal and conforming uses as approved by County of Santa Clara Use Permit File No. 4728-43-60-03P and Architecture & Site Approval File No. 4728-43-60-91A-03P shall be allowed to continue subject to full compliance with the existing County permit conditions. This Planned Development zoning allows for the existing surface mining permit/reclamation plan and County use permit operations (surface mine, concrete, asphalt and soil recycling facility) to continue. The general location of the existing recycling operations is in the area designated for Industrial Park use. The scope and location of the recycling operations shall be limited to those permitted and approved under the existing County permits. Upon cessation of the existing recycling operation and use, the allowed uses shall be those of the base zone until such time as the Industrial Park land is developed.

PARKS & TRAILS

1. **PDO/PIO:** This residential project is subject to either the requirements of the City's Park Impact Ordinance (Chapter 14.25 of Title 14 of the San Jose Municipal Code) or the Parkland Dedication Ordinance (Chapter 19.38 of Title 19 of the San Jose Municipal Code) for the dedication of land and/or payment of fees in-lieu of dedication of land for public park and/or recreational purposes under the formula contained within in the Subject Chapter and the Associated Fees and Credit Resolutions.

2. The final public park and trail acreage, location, dedication and design will be determined in conjunction with the Planned Development permits, Tentative Maps and required Parkland Agreement(s).

3. A design study for the AT&T tower park site, including the stairs as proposed in the CHSP, shall be completed to the satisfaction of the Director of Planning prior to the approval of a Planned Development permit or Tentative Map for the construction of second phase of residential development. This condition shall apply in any case and regardless of any other parkland dedication or credit considerations.

4. In the event that the approximately ten-acre school and playfield site is not developed for a school as designated in the Communications Hill Specific Plan and this Planned Development zoning, consideration should be given to the potential use of some or all of that 10 acre land area for public parks purposes.

5. Consistent with the Communications Hill Specific Plan, the project shall construct a multi-modal trail system, including any necessary stairways, platforms, or ramps, within the open hillside area and largely separate from the road system. To the greatest extent feasible the trail segments should be constructed as off-street 'Class I' trails as defined by the CalTrans Highway Design Manual, or as a minimum standard should be constructed consistent with the San Jose Trail Design Guidelines. The exact alignment of the trails and final dimensions shall be set forth in the Planned Development Permits and/or Tentative Maps associated with that phase of development. A determination of credit for towards fulfillment of the parkland obligation will be made by the requisite parkland agreement.

PUBLIC WORKS

1. **Final Design.** Final right-of-way locations may be modified and will be determined prior to the issuance of a Planned Development permit to the satisfaction of the Director of Public Works.

2. **Tower Access.** Project shall provide permanent access to the future land locked parcel APN 455-09-040, Lands of Joaquin Bear, LLC to the satisfaction of the Director of Public Works.

3. **Public Works Clearance for Building Permit(s) or Map Approval:** Prior to the approval of the Tract or Parcel Maps by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the applicant will be required to have satisfied all of the Public Works conditions.

4. **Construction Agreement**: The public improvements conditioned as part of this permit require the execution of a Construction Agreement that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This agreement includes privately engineered plans, bonds, insurance, a completion deposit, and engineering and inspection fees.

5. **Grading/Geology:**
   a) A grading permit is required prior to the issuance of a Public Works Clearance.
   b) If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
   c) Because this project involves a land disturbance of one or more acres, the applicant is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.
   d) A Certificate of Geologic Hazard Clearance was issued for the proposed project. Refer to the memo dated May 12, 2014 for additional information and conditions of the clearance.

6. **Transportation:**
   a) A traffic report by Hexagon Transportation Consultants, Inc. dated May 28, 2014 was received and is under review. A final traffic memo that summarized the report and documents the transportation related conditions on the project shall be provided prior to environmental clearance.
   b) The project includes an area development policy (Communications Hill Specific Plan Area Development Policy (CHSPADP)) to address infeasible traffic mitigation measures consistent with the Envision San José 2040 General Plan. Upon the adoption of the policy by City Council, the project will be required to construct transportation improvements as described in the CHSPADP. Development triggers will be established to determine construction phasing and to ensure the improvements are completed in a timely manner. The triggers will be generally described in the master PD Permit. Detailed trigger conditions of approval will be identified in subsequent PD permits.

7. **Stormwater Runoff Pollution Control Measures**: This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of site design measures, source controls, and stormwater treatment measures to minimize stormwater pollutant discharges.
   a) The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing and final Stormwater Control Plans.
   b) The project proposes to modify the two (2) existing stormwater basins adjacent to the Dairy Hill Development and Tuscany Hill Development respectively to comply with Policy 6-29.
   c) Final inspection and maintenance information on the post-construction treatment control measures must be included on the final Stormwater Control Plan.

8. **Stormwater Peak Flow Control Measures**: The project is located in a Hydromodification Management (HM) area and will create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14 which requires HM projects to demonstrate that post-project runoff does not exceed estimated pre-project runoff rates and durations.
   a) The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing, as well as final HM plans/reports. The submittals shall coincide with the phasing of the development.
   b) This project proposes to modify the two (2) existing stormwater basins adjacent to the Dairy Hill Development and Tuscany Hills Development respectively to comply with Policy 8-14.
   c) Final inspection and maintenance information for the HM controls must be included on the final HM plans.

9. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable.

10. **Assessments**: In order to facilitate the build-out of the parcels consistent with the Communications Hill Specific Plan, and to maintain the unique public features, elements or amenities contemplated in the CHSP, annexation into Community Facilities District No. 8 (Communications Hill) or the formation of a new district may be required.

11. **Sewer**: A conceptual sanitary and storm sewer plan for the overall project has been submitted. The applicant is required to submit additional information in subsequent planning permits with respect to calculations, numerical sizing, and final sanitary and storm sewer plans. The submittals shall coincide with the phasing of the development and the plans will be finalized with subsequent planning permits.

12. **Electrical**:
   a) Electroliers along the proposed project street frontages will be evaluated at the public improvement stage and any street lighting requirements will be included on the public improvement plans.
   b) Provide clearance for electrical equipment from driveways, and relocate driveway or electrolier. The minimum clearance from driveways is 10' in commercial areas and 5' in residential areas.
   c) Provide clearance for electroliers from overhead utilities and request clearance from utility companies. Clearance from electrolier(s) must provide a minimum of 10' from high voltage lines; 3' from secondary voltage lines; and 1' from communication lines.

13. **Street Trees**:
   a) The locations of the street trees will be determined at the street improvement stage. Contact the City Arborist at (408) 794-1901 for the designated street tree. Install street trees within public right-of-way along entire project street frontage per City standards; refer to the current "Guidelines for Planning, Design, and Construction of City Streetscape Projects".
   b) Landscaping plan shall follow the guidelines detailed with the Communications Hill Specific Plan.
   c) Show all existing trees by species and diameter that are to be retained or removed. Obtain a street tree removal permit for any street trees that are over 6 feet in height that are proposed to be removed.

DEVELOPMENT STANDARDS (PDC13-009) continued

14. Street Improvements:
a) Applicant shall be responsible to remove and replace curb, gutter and sidewalk damaged during construction of the project.
b) Construct necessary curb, gutter and sidewalk at locations within the project boundary.
c) Dedication and improvement of the public streets to the satisfaction of the Director of Public Works.
d) All in-tract improvements including all public streets, the Communications Hill Boulevard Bridge, stormwater facilities, sewer mains shall be completed in a timely manner and phased such that it coincides with the CHSPADP improvements as well as to the satisfaction of the Director of Public Works. To ensure these improvements are implemented in a timely manner:
i) The Applicant shall submit expenditure reports containing up-to-date accounting and schedules of all in-tract improvements.
ii) Expenditure reports shall be submitted both annually and per development phase.
iii) The expenditure reports shall be reviewed and approved by the Director of Public Works.

15. Private Streets:
a) Per Common Interest Development (CID) Ordinance, all common infrastructure improvements shall be designed and constructed in accordance with the current CID standards.
b) Final private street improvement plans may be required to the satisfaction of the Director of Public Works.

LANDSCAPING

1. Low hedges, flowering shrubs and other appropriate plantings are encouraged within the building set back areas.
2. The rock outcroppings located below the County communications facility approximately 300 ft. from Carol Drive shall be preserved an amenity.
3. The project shall ensure the long-term viability and survivability of all landscaping due to unfavorable existing soil conditions. Specific landscaping measures, such as over excavation, shall be determined and required with a Planned Development Permit.

AREA DEVELOPMENT POLICY

The Communications Hill Specific Plan Area Development Policy (ADP) is the alternative means of project compliance with the City's Transportation Level of Service Policies and provides a partial basis for the adoption of a FSEIR CEQA Statement of Overriding Considerations for the project. The project is required to implement the improvements listed in the CHSPADP with an expenditure equal to $30 million dollars subject to an annual cost escalation on the unspent balance beginning on January 1, 2020 based on the Engineering News Record (ENR) Construction Cost Index for San Francisco, CA. The City and the Project Applicant will make a good faith effort to construct the ADP improvements within the 2014 cost estimate, including adjustments equivalent to the annual increase in the construction cost index every January 1 commencing on January 1, 2020. In order to construct the ADP improvements within the $30 million (including the periodic construction cost index increases) the City and Project Applicant may agree to value engineer any of the ADP improvements to the extent that such value engineering does not negatively affect the intended use of the improvements. Details regarding the implementation of the CHSPADP are included in that document and the Public Works transportation memo dated October 6, 2014.

REFERRAL TO COUNTY COMMUNICATIONS

The City will refer all development permit applications related to this Planned Development Zoning directly to the Director of Santa Clara County Communications at 2700 Carol Drive, San José, CA 95125, and email (bert.hildebrand@911.sccgov.org) for review and written comment. The County will have 30 days to review and comment on the permit application.

ENVIRONMENTAL MITIGATION MEASURES AS CONDITIONS OF APPROVAL

Transportation

MM TRAN-4.1: At the intersection of Communications Hill Boulevard and Curtner Avenue the necessary improvement shall include the addition of a second 650-foot long westbound left-turn lane. The improvement would require median modifications, removal of the "pork chop" islands, restriping of lanes, and traffic signal modifications. Sufficient right-of-way is available for this mitigation measure. These improvements are included in the Curtner Avenue Corridor Improvements described in the CHSP Area Development Policy, which is included in the proposed project.

Noise

MM NOI-1.1: Site specific noise analyses shall be conducted prior to the issuance of a PD permit for future residences to be located along the railway near Esfahan Drive and near the Carol Drive residences to verify consistency with City noise standards. The study will identify site specific mechanisms to reduce interior noise to levels considered acceptable in the City's General Plan and Zoning Ordinance, such as forced air mechanical ventilation systems, window rating standards, and fences and/or noise barriers.

MM NOI-2.1: Future retail and industrial park uses on the project site will be required to maintain a noise level of 55 dBA at property lines located adjacent to sensitive receptors. Prior to the issuance of a PD permit for future retail and industrial park uses, the project applicant shall submit an acoustical study demonstrating compliance with the City's requirements.

MM NOI-3.1: The project shall implement the following measures to reduce construction noise impacts to a less than significant level:
- Limit construction activity to 7:00 am to 7:00 pm on weekdays, 9:00 am to 5:00 pm on Saturdays, and no construction activity on Sundays or holidays.
- Schedule highest noise-generating activity and construction activity along the site boundaries near Kurte Park, Tuscany Hills Residences, Esfahan Drive Residences, Millpond Community, and Carol Residences between 9:00 am and 3:00 pm wherever feasible.
- Install temporary construction noise barriers at residential property lines to reduce noise at locations closest to residences.
- Equip all internal combustion engine-driven equipment with original factory (or equivalent) intake and exhaust mufflers which are maintained in good condition.
- Prohibit and post signs prohibiting unnecessary idling of internal combustion engines.
- Locate all stationary noise-generating equipment such as air compressors and portable generators as far as practicable from noise-sensitive land uses.
- Locate staging areas and construction material areas as far as practicable from noise-sensitive land uses.
- If impact pile-driving is proposed, temporary noise control blanket barriers shall shroud pile drivers or be erected in a manner to shield adjacent land uses. Foundation pile holes shall be pre-drilled to minimize the number of impacts required to seat the piles. All adjacent land uses shall be notified of any pile-driving schedule in writing.
- Utilize "quiet" air compressors and other stationary equipment where feasible and available.
- Designate a noise disturbance coordinator who will respond to neighborhood complaints about construction noise by determining the cause of the noise complaints and require implementation of reasonable measures to correct the problem.
- Conspicuously post a telephone number for the disturbance coordinator at the construction site.

Air Quality

MM AIR-1.1: Consistent with guidance from the BAAQMD, the following additional actions shall be required of construction contracts and specifications for the project:

- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 2 minutes. Clear signage shall be provided for construction workers at all access points;
- The project shall develop a plan, which will be implemented and adhered to during construction activities, demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average of at least 70 percent NOX reduction compared to unmitigated emissions. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available. Specifically, all diesel-powered off-road equipment larger than 50 horsepower and operating on the site for more than two days continuously shall meet U.S. EPA particulate matter emissions standards for Tier 4 engines or equivalent;
- All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOX;
- All contractors shall use equipment that meets Air Resource Board's most recent certification standard for off-road heavy duty diesel engines; and
- Minimize the number of hours that equipment will operate, including the use of idling restrictions.

MM AIR-2.1: The project shall develop and implement a transportation demand management (TDM) Program, consistent with City requirements. At a minimum, the TDM program shall include the following measures:

- Consider providing transit stops on site, such as at convenient locations on Communications Hill Boulevard with pedestrian access no more than 0.25 mile from the project center. Also consider the posting of transit information at high pedestrian traffic areas on-site. Any resulting plans to modify transit stops would have to be made in accordance with the City and VTA;
- Bicycle amenities should be provided for the project. This would include secure bicycle parking for employees and multi-family residents along with the proposed bike lane connections;
- Provide on-site shower and locker room facilities for employee use to the extent feasible;
- Consider providing pedestrian signage and signalization. Enhanced pedestrian crossings at strategic areas with countdown signals should be considered;
- Encourage employers at the project site to purchase Eco Passes from VTA to provide transit incentives for employees. In addition, project site employers should be required to promote transit use by providing transit information and incentives to employees; and
- The applicant and City shall explore opportunities to implement a "car share program" and measures that would reduce vehicle travel by reducing parking availability (such as an employee parking cash out program).

MM AIR-2.2: A future heavy-duty truck route to the industrial portion of the site shall be designated, so as to minimize long-term disturbance and exposure of TAC pollutants to project residences and sensitive receptors.

Cultural Resources

MM CUL-1.1: The project proponent shall have a qualified archaeologist present to monitor subsurface construction excavation activities into native soils in the vicinity of CA-SCL-68, near Narvaez Avenue. The frequency and duration of the monitoring shall be at the discretion of the archaeologist and dependent on his/her subsurface observations during construction operations.

MM CUL-1.2: Construction personnel involved in all site clearing and subsequent grading and trenching associated with the proposed project shall be warned that there is a potential for the discovery of archaeological and paleontological materials. Indicators of archaeological site deposits include, but are not limited to, the following: darker than surrounding soils, evidence of fire (ash, fire altered rock and earth, carbon flecks), concentrations of stone, bone and shellfish, artifacts of these materials and burials, either animal or human. Potential fossil types that may be encountered will be discussed.

MM CUL-1.3: In the event any unanticipated prehistoric or significant historic era cultural materials are exposed during construction, all grading and/or excavation operations within 50 feet of the find shall be halted, the Director of PBCE shall be notified, and a qualified professional archaeologist shall examine the find and make appropriate recommendations regarding the significance of the find and the appropriate mitigation. The recommendation shall be implemented and could include collection, recordation, and analysis of any significant cultural materials.

MM CUL-1.4: In the event that human remains are found, all project-related construction shall cease within a 50-foot radius of the find in order to proceed with the testing and mitigation measures required. Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California:
- *In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission who shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall re-inter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.*

MM CUL-1.5: If cultural resources or remains are discovered during any construction associated with the project, a final report shall be submitted to the satisfaction of the Director of PBCE. This report shall contain a description of the mitigation program that was implemented and its results, including a description of the monitoring and testing program, a list of the resources found, a summary of the resources analysis methodology and conclusion, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the Director of PBCE.

MM CUL-4.1: If paleontological resources are discovered during construction, all work on the site will stop immediately until a qualified professional paleontologist can assess the nature and importance of the find and recommend appropriate treatment. Treatment may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The City will be responsible for ensuring that the recommendations of the paleontological monitor regarding treatment and reporting are implemented.

Hazards and Hazardous Materials

MM HAZ-1.1: The project applicant shall prepare an Asbestos Dust Mitigation Plan and submit the plan to BAAQMD for review and approval prior to grading activities. The plan must describe dust control measures during grading as well as long term dust control measures. The plan shall include, at a minimum, the following measures:

- Track-out prevention and control measures;
- Active stockpiles shall be adequately wetted or covered with tarps;
- Control for disturbed surface areas and storage piles that remain inactive for more than seven days;
- Control for traffic on unpaved roads, parking lots, and staging areas;
- Control for earthmoving activities; and,
- Control for off-site transport.

REVISED
GENERAL DEVELOPMENT PLAN
8-12-2014
DATE LAST REVISED
A (PD) PLANNED DEVELOPMENT
ORDINANCE NO. 2463.2
CC APPROVAL DATE 11-4-2014
EFFECTIVE DATE 12-4-2014
SIGNED

MM HAZ-1.2: Disturbed surfaces with NOA exceeding the BAAQMD threshold concentration of 0.25 percent shall be stabilized using one or more of the following methods:

- Establishment of a vegetative cover;
- Placement of at least three inches of non-asbestos-containing material;
- Paving;
- Any other measure deemed sufficient to prevent wind speeds of 10 miles per hour or greater from causing visible dust emission.

MM HAZ-2.1: Prior to issuance of a PD Permit, a soil management plan (SMP) shall be developed that identifies management practices for characterizing the impacted soil that may be encountered during site development activities. If, after characterizing the impacted soil, concentrations of chemicals are found above residential CHHSLs or other clean up level approved by a regulatory oversight agency, remedial measures are required. Possible remedial measures include: 1) excavation and off-site disposal of the impacted soil at a permitted facility; 2) use of engineering and administrative controls such as consolidation and capping of the soil on-site and land use covenants restricting certain activities/uses; and 3) a combination of the above. The project shall obtain regulatory agency oversight and approval of the remedial measure(s) prior to site development.

The SMP shall include the following elements:

- procedures for transporting and disposing the waste material generated during removal activities,
- procedures for stockpiling soil on-site,
- provisions for collecting additional soil samples in previously inaccessible areas to confirm the extent of soil contamination, following demolition activities,
- confirmation soil sampling to verify achievement of remediation goals,
- procedures to ensure that fill and cap materials are verified as clean,
- truck routes, and/or
- staging and loading procedures and record keeping requirements.

MM HAZ-3.1: To avoid the spread of harmful levels of contamination, the discharge of any water from dewatering activities will be required to comply with NPDES permit requirements, which may involve installation of a treatment system(s) at the dewatering location.

Biological Resources

MM BIO-1.1: To the maximum extent practicable, trees and large shrubs planned for removal shall be removed during the non-breeding season (September 1 through January 31). If it is not possible to avoid tree removal or other disturbances during the breeding season (February 1 through August 31), a qualified biologist shall conduct a pre-construction survey in all trees, large shrubs, or other areas of potential nesting habitat within the construction footprint and within 250 feet of the footprint, if such disturbance will occur during the breeding season. This survey shall be conducted no more than 14 days prior to the initiation of demolition/construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

MM BIO-1.2: If nesting raptors or migratory birds are detected on the site during the survey, a suitable construction-free buffer shall be established around all active nests. The precise dimension of the buffer (a minimum of 150 feet, up to a maximum of 250 feet) would be determined at that time and may vary depending on location and species. Buffers shall remain in place for the duration of the breeding season or until it has been confirmed by a qualified biologist that all chicks have fledged and are independent of their parents.

MM BIO-2.1: *Regulatory Agency Mitigation.* If required by the pertinent regulatory agencies, the applicant shall satisfy agency mitigation requirements by compensating for aquatic impacts at a 1:1 replacement-to-loss ratio either on-site or offsite, in addition to payment of wetland fees via the HCP.

If the applicant chooses to complete its own mitigation on-site, several areas within designated open space on the site may have the potential to accommodate such mitigation. Potential opportunities for wetland/aquatic creation or restoration include, but are not limited to, as aquatic/wetland feature along the proposed water quality and detention basins, and creation of one or more aquatic/wetland features in the eastern part of the site designated as open space. These areas could offset some of the required wetland fee and/or may also satisfy a portion of the anticipated mitigation requirements by the CDFW and RWQCB.
An on-site mitigation and monitoring plan (MMP) would need to be developed to mitigate for impacts to these features. At a minimum, the MMP shall:

- Define the location of all restoration/creation activities;
- Provide evidence of a suitable water budget to support any created aquatic and riparian habitats;
- Identify the species, amount, and location of plants to be installed in the aquatic and riparian habitats;
- Identify the time of year for planting and method for supplemental watering during the establishment period;
- Identify the monitoring period. This should be not less than 5 years for aquatic restoration.
- Define success criteria that will be required for restoration efforts to be deemed a success;
- Identify adaptive management procedures that accommodate the uncertainty that comes with restoration projects. These include, but are not limited to, measures to address colonization by invasive species, unexpected lack of water, and excessive foraging of installed plants by native wildlife;
- Define management and maintenance activities (weeding of invasive plants, providing for supplemental water, repair of water delivery systems, etc.); and
- Provide for surety in funding the monitoring and ensuring that the created aquatic and riparian habitats fall within lands to be preserved and managed into perpetuity.

Any remaining mitigation required by these two agencies to satisfy the additional 1:1 replacement-to-loss ratio would need to be obtained offsite (e.g., via the purchase of credits from an approved mitigation bank).

MM BIO-3.1: Prior to approval of a PD Permit for any phase of development on the project site, an updated tree survey, which identifies the number of ordinance size trees on the site, prepared by a certified arborist or licensed landscape architect shall be completed. In locations where preservation of existing trees is not feasible due to site constraints, relocation and replanting of significant existing trees (especially native species) shall be incorporated into the project, where feasible and appropriate, to the satisfaction of the Director of PBCE.

MM BIO-3.2: Trees to be removed as part of the project shall be replaced at the following ratios:

Table 4.7-1: Tree Replacement Requirements

Diameter of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
18 inches or greater	5:1	4:1	3:1	24-inch box
12 - 18 inches	3:1	2:1	None	24-inch box
Less than12 inches	1:1	1:1	None	15-gallon container

Notes: xx = tree replacement to tree loss ratio.
Trees greater than 18-inches in diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

MM BIO-3.3: The species and exact number of trees to be planted on the site shall be determined in consultation with the City Arborist and to the satisfaction of the Director of PBCE. In the event the sites do not have sufficient area to accommodate the required tree mitigation, one or both of the following measures shall be implemented at the PD Permit stage:

- The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees.
- An alternative site(s) will be identified for additional tree planting, with a priority placed on proximity to the project site. Alternative sites may include local parks or schools, or installation of trees on adjacent properties for screening purposes, to the satisfaction of the Director of PBCE.
- A donation equal to the replacement/installation cost per replacement tree will be made to Our City Forest or a similar organization for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

Geology and Soils

MM GEO-1.1, 2.1, and 3.1: The project proponent shall have a qualified geotechnical professional complete a design-level geotechnical investigation to address the geologic hazards identified on the site. The investigation shall be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center (SCEC report). The investigation shall identify the specific design features that will be required for the future development on-site, including site preparation, compaction, trench excavations, foundation and subgrade design, drainage, and pavement design. Field exploration shall concentrate on obtaining engineering parameters of the site soils for determining site specific bearing capacity, settlement, and liquefaction potential. The geotechnical investigation shall be reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance.

Examples of measures to be included in the design-level geotechnical investigation include the following:

Slope Stability:

- The maximum inclination of cut and fill slopes shall be 2:1 (horizontal to vertical) unless retained by a retaining wall.
- For cut slopes in weak serpentinite or claystone, slopes higher than 40 feet inclined at 2:1 will require geogrid-reinforced fills. For cut slopes in stronger serpentinite, slopes higher than 50 feet inclined at 2:1 will require geogrid-reinforced fills.
- In general, fill slopes greater than 40 feet in height will require either flattening the slope to 2.5:1 or reinforcing the fill with geogrid.
- Benches shall be shown on the grading plans and shall be at least six feet wide and spaced at a maximum of 30 feet in vertical height.
- Every effort shall be made to reduce cut/fill transitions occurring in the slopes. These areas will require remedial grading.
- "V" ditches or "J" ditches shall be placed along the benches and the tops of the slopes to intercept surface water.
- Irrigation of the slope areas shall be kept to a minimum. Subdrains may be necessary to remove excess surface and subsurface water.
- Grading plans shall show locations of keyways, subdrains, and colluvium and fill removals. Grading plan details shall include geogrid type, strength, vertical spacing, and length, subdrain details, and keying and benching details.

Expansive Soils:
- Structures located on relatively flat building pads shall be founded on post-tensioned mat foundations.
- Structures located on slopes shall be designed on pier and grade beam foundation systems.
- Reuse of claystone and colluvium on the site shall be limited to deeper fill areas and not at the outer edges of new engineered fill slopes.

Compressible Soils:
- Quarry stockpiles and soils disturbed or loosened by quarry operations shall be excavated and recompacted.
- During mass grading, colluvium soils shall be removed down to bedrock.

Artificial Fill:
- Artificial fill shall be removed and replaced with engineered fill.

Shallow Groundwater:
- Routine earthwork procedures such as chemical treatment, drying/mixing soil before compaction, and installing subdrains shall be implemented during project construction.

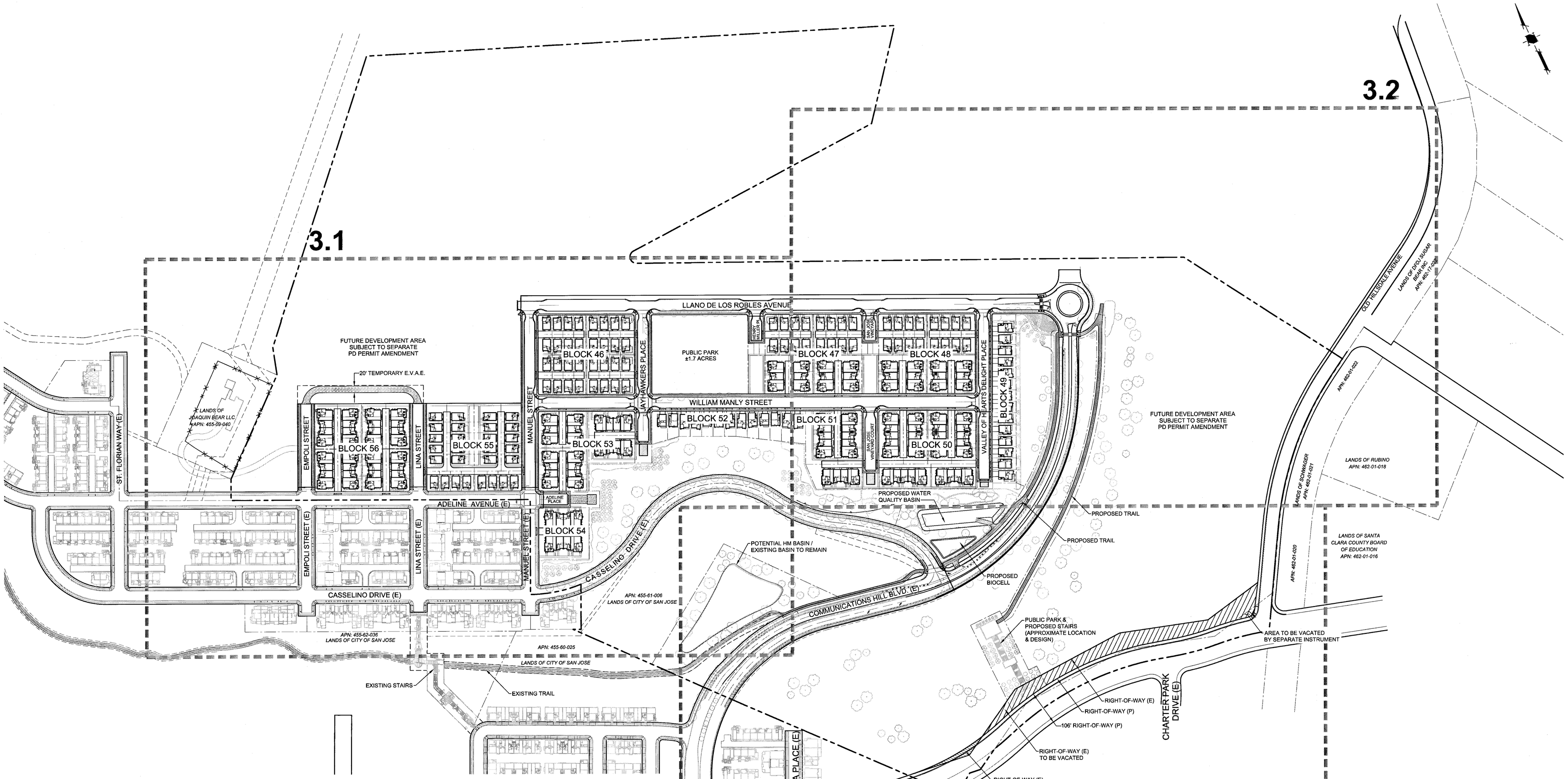
MM GEO-1.2 and 2.2: The proposed project shall be constructed in accordance with the standard engineering practices in the Uniform Building Code.

MM GEO-1.3 and 2.3: Prior to issuance of a Public Works Clearance and prior to commencement of excavation and construction, the project proponent shall obtain a grading permit. The grading permit requires implementation of standard grading and best management practices that would prevent substantial erosion and siltation during development of the site.

MM GEO-4.1: Quality Assurance and Construction Quality Control (QA/QC) shall be provided consistent with a Construction Quality Assurance (CQA) Plan for remediation of the abandoned mercury mine. The intent of the CQA Plan is to provide independent third party verification and testing to demonstrate that the Contractor has met its obligations in the supply and installation of earthwork (soils) materials according to the design and project specifications and Backfill Work Plan. Specific components of the QA/QC process are included in Appendix H-2 and will generally consist of the following:
- Assessment of the underground working stability;
- Assessing the quality and competence of the rock material encountered during over-excavation to confirm the over-excavation depth required.
- Addressing on-site queries and making recommendations as to any revisions to the original remediation plan;
- Working with on-site surveyors to develop initial estimate of backfill quantities;
- Issuing daily reports;
- Documentation of remediation quantities; and
- Issuing as-built report.

MM GEO-4.2: To avoid potential incidents, all MSHA and OSHA regulations and guidelines shall be followed for mine remediation. A qualified safety officer shall prepare a Worker Safety Program for the project and shall oversee all aspects of the program. The program will include at least the following measures:

- Proper Personnel Protection Equipment (PPE) shall be worn while working in the mine. PPE should include as a minimum:
  - Steel-toe boots;
  - Hard hat;
  - Safety glasses;
  - Gloves;
  - Battery lamp light; and
  - Hearing protection when mechanical equipment is working underground.
- Due to the abandoned nature of the workings, the following additional safety equipment shall be provided to the crew working underground:
  - Gas monitor;
  - Fresh ventilation air;
  - Pry bars for loose ground; and
  - Communication radio.
- Injury by ground fall is the single largest hazard underground, especially because ground conditions have not been verified for some time. Before any area can be accessed a crew member trained in ground control measures, tunnel conditions will be determined and any loose ground will be removed before other members of the crew have access to the area. It is important that crew members do not wander off into uninspected/secured areas.



PROJECT INFORMATION

Block #	Area (AC)	Product Type	# Units
46	1.7	Alley Detached	32
47	1.7	Alley Detached	16
		Townhomes & Flats	20
48	1.7	Alley Detached	16
		Townhomes & Flats	20
49	0.8	Row Detached Townhome	14
50	1.6	Townhomes & Flats	41
51	1.3	Row Detached Townhome	5
		Townhomes & Flats	20
52	0.6	Row Detached Townhome	8
53	1.4	Townhomes & Flats	34
54	0.5	Townhomes & Flats	12
55	1.7	Alley Detached	28
56	1.8	Townhomes & Flats	48
		Total Units:	314

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- PROPOED EASEMENT
- EXISTING EASEMENT
- EXISTING STREET EASEMENT
- PUBLIC STREET VACATION
- PUBLIC STREET DEDICATION

0 60 120 240
1 INCH = 120 FEET

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

COMMUNICATIONS HILL - PHASE 1

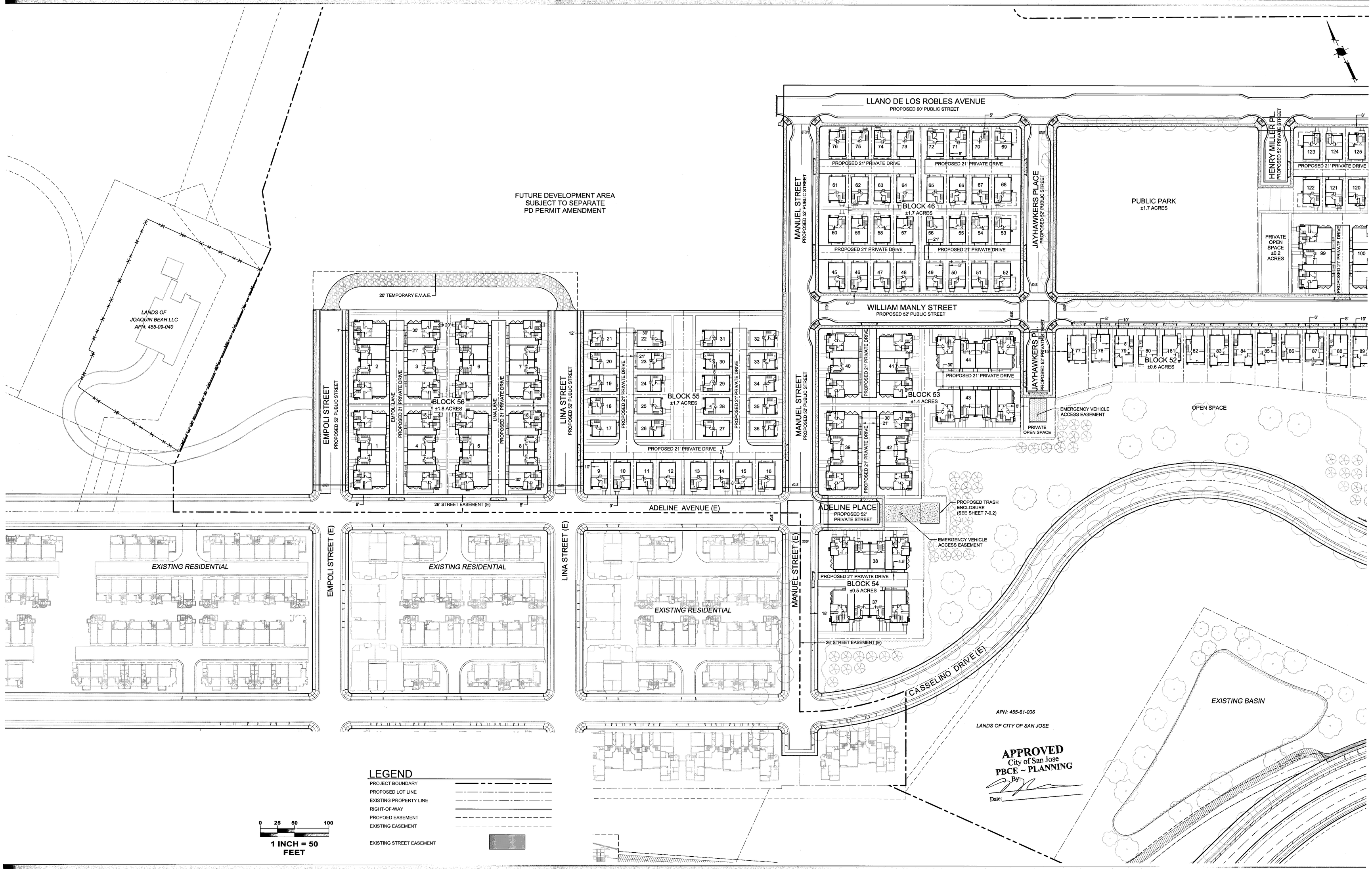
NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660SP.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	1" = 120'

SITE PLAN

3.0

COMMUNICATIONS HILL
San Jose, California



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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636605P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	1" = 50'

SITE PLAN

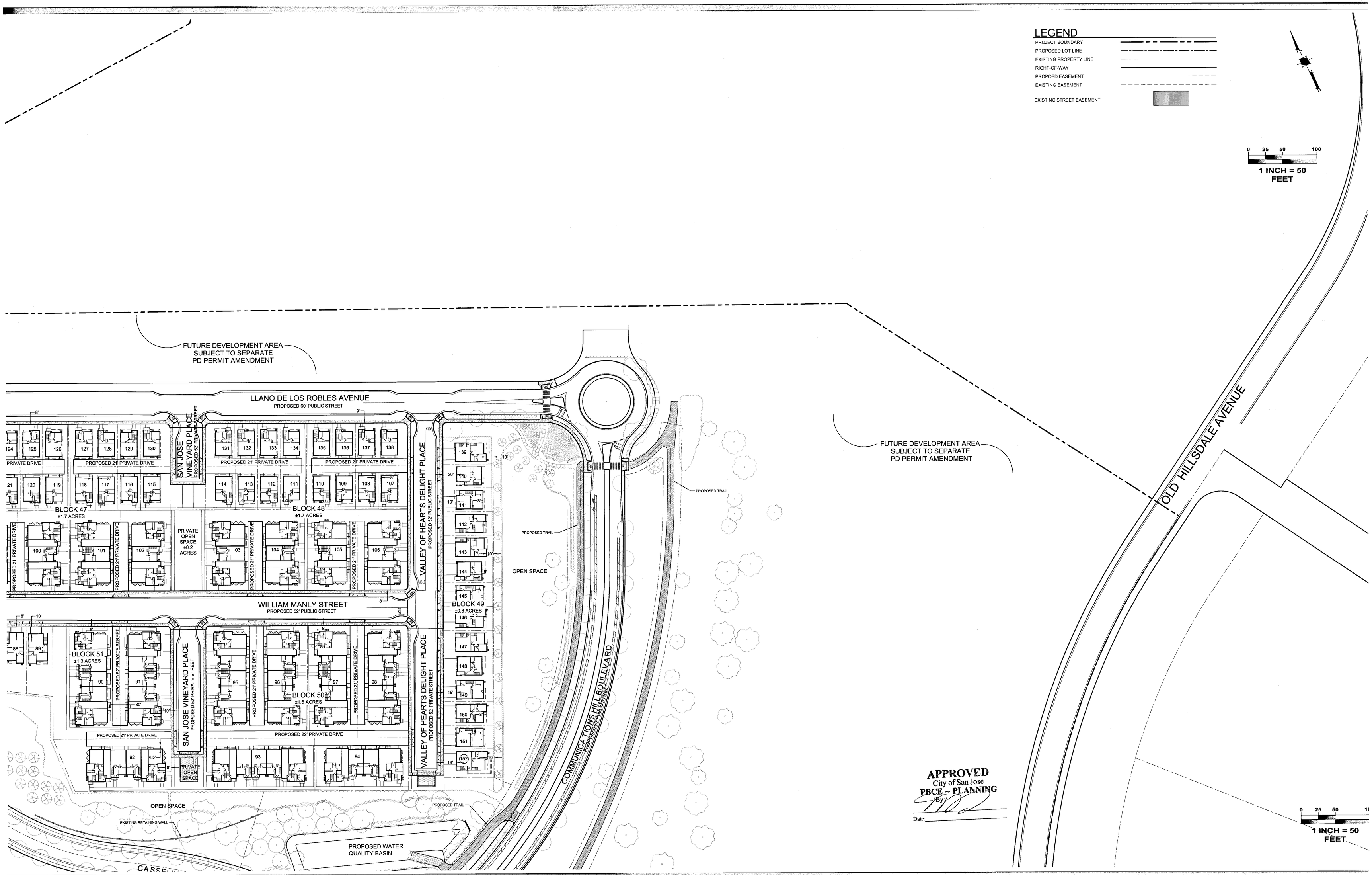
3.1

COMMUNICATIONS HILL
San Jose, California

LEGEND

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- RIGHT-OF-WAY
- PROPOED EASEMENT
- EXISTING EASEMENT
- EXISTING STREET EASEMENT

0 25 50 100
1 INCH = 50 FEET



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0 25 50 100
1 INCH = 50 FEET

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

COMMUNICATIONS HILL - PHASE 1

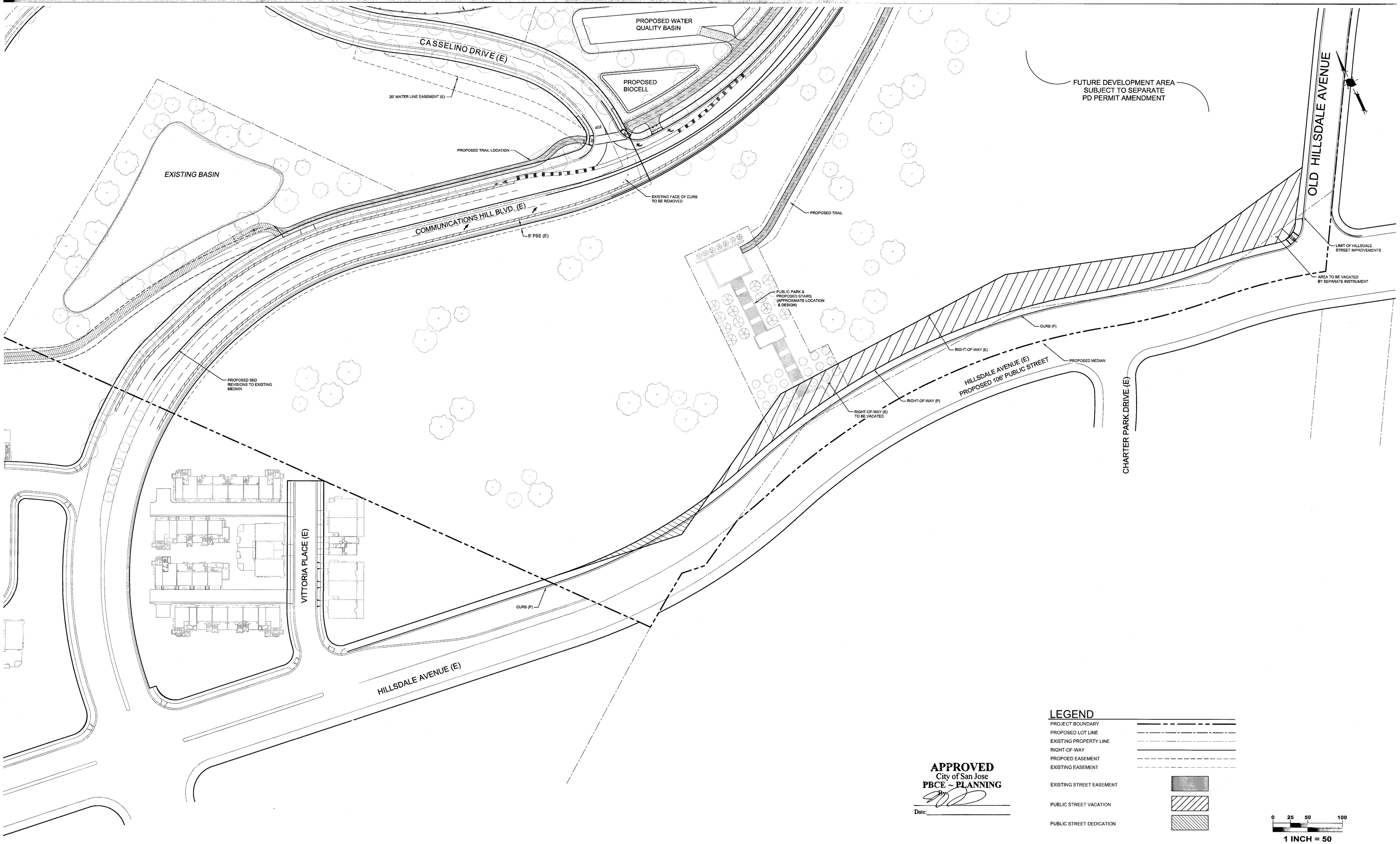
NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660SP.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	1" = 50'

SITE PLAN

3.2

COMMUNICATIONS HILL
San Jose, California



LEGEND

PROJECT BOUNDARY	
PROPOSED LOT LINE	
EXISTING PROPERTY LINE	
RIGHT-OF-WAY	
PROPOED EASEMENT	
EXISTING EASEMENT	
EXISTING STREET EASEMENT	
PUBLIC STREET VACATION	
PUBLIC STREET DEDICATION	

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0 25 50 100
1 INCH = 50 FEET

NOTES: NO TRAFFIC SIGNAL IS PROPOSED WITH THIS PD PERMIT.

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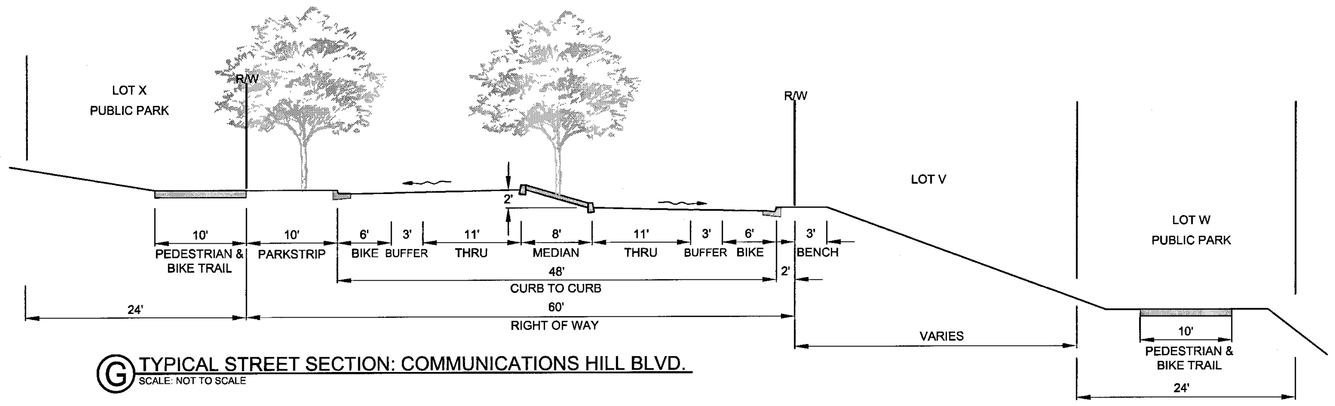
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

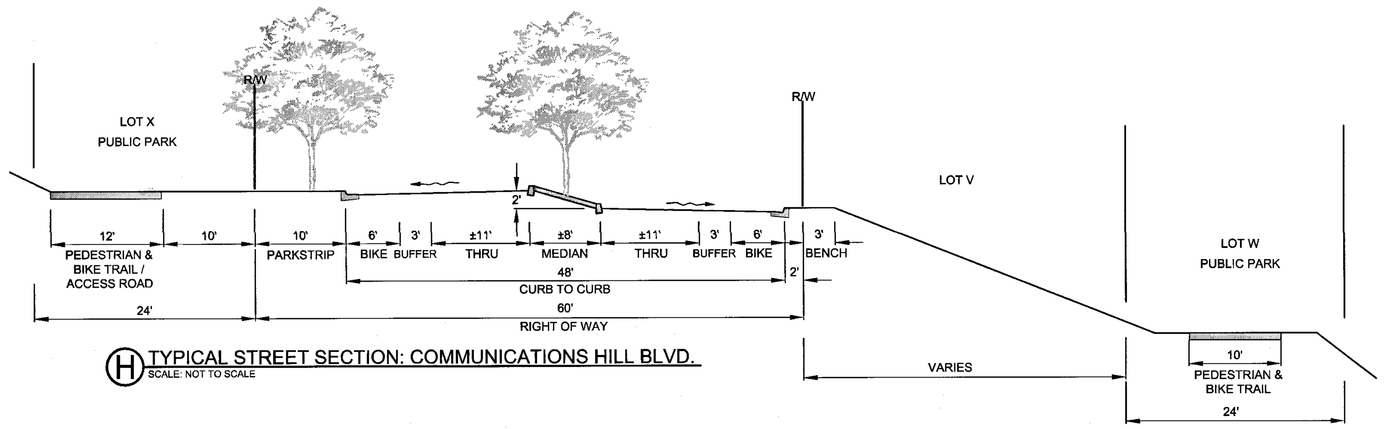
PROJECT NO:	3636.60
CAD DWG FILE:	3636605P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	1" = 50'

SITE PLAN

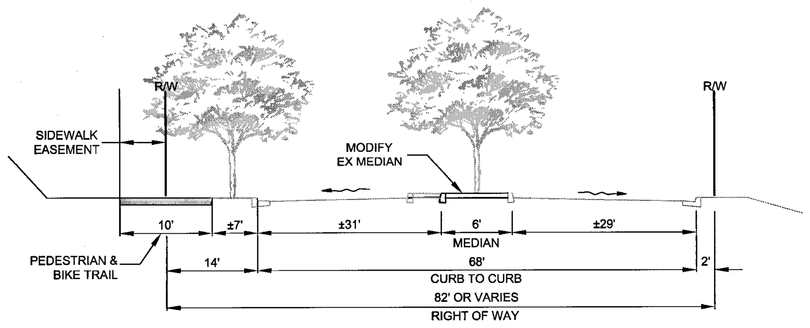
3.3



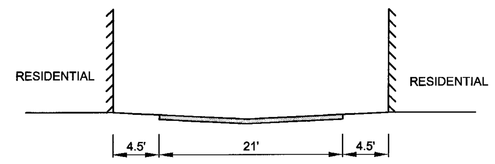
G TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE



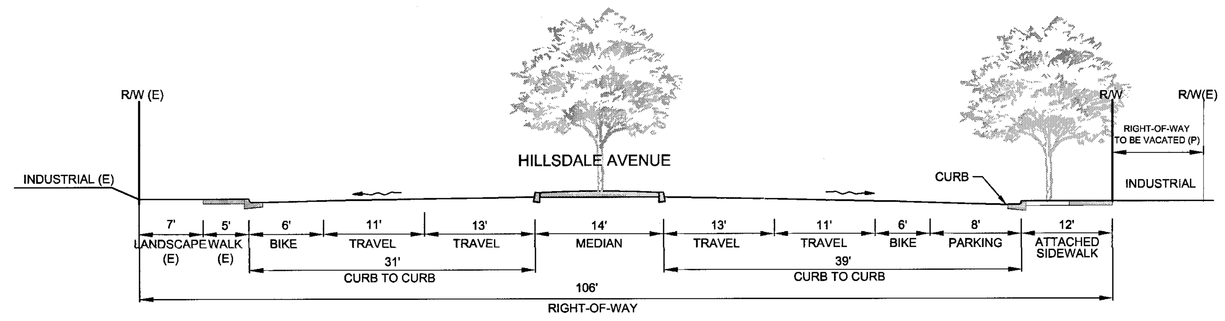
H TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE



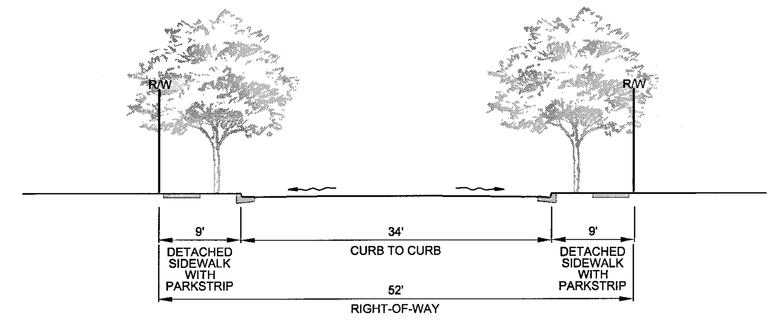
I TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE



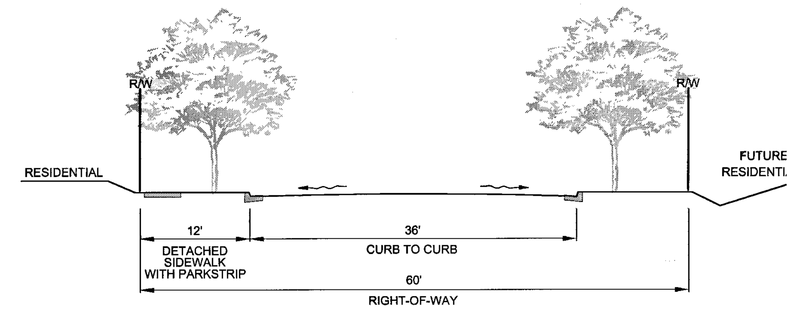
D TYPICAL PRIVATE STREET SECTION
SCALE: NOT TO SCALE



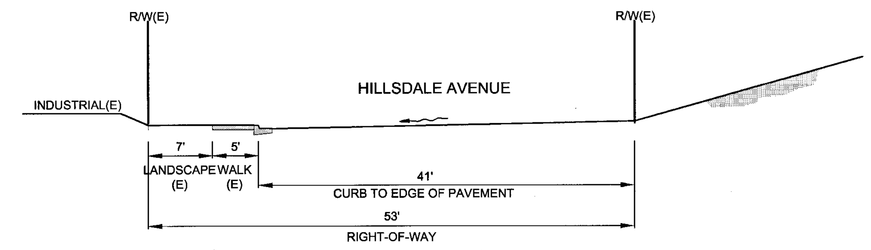
E PROPOSED HILLSDALE AVENUE SECTION
SCALE: NOT TO SCALE



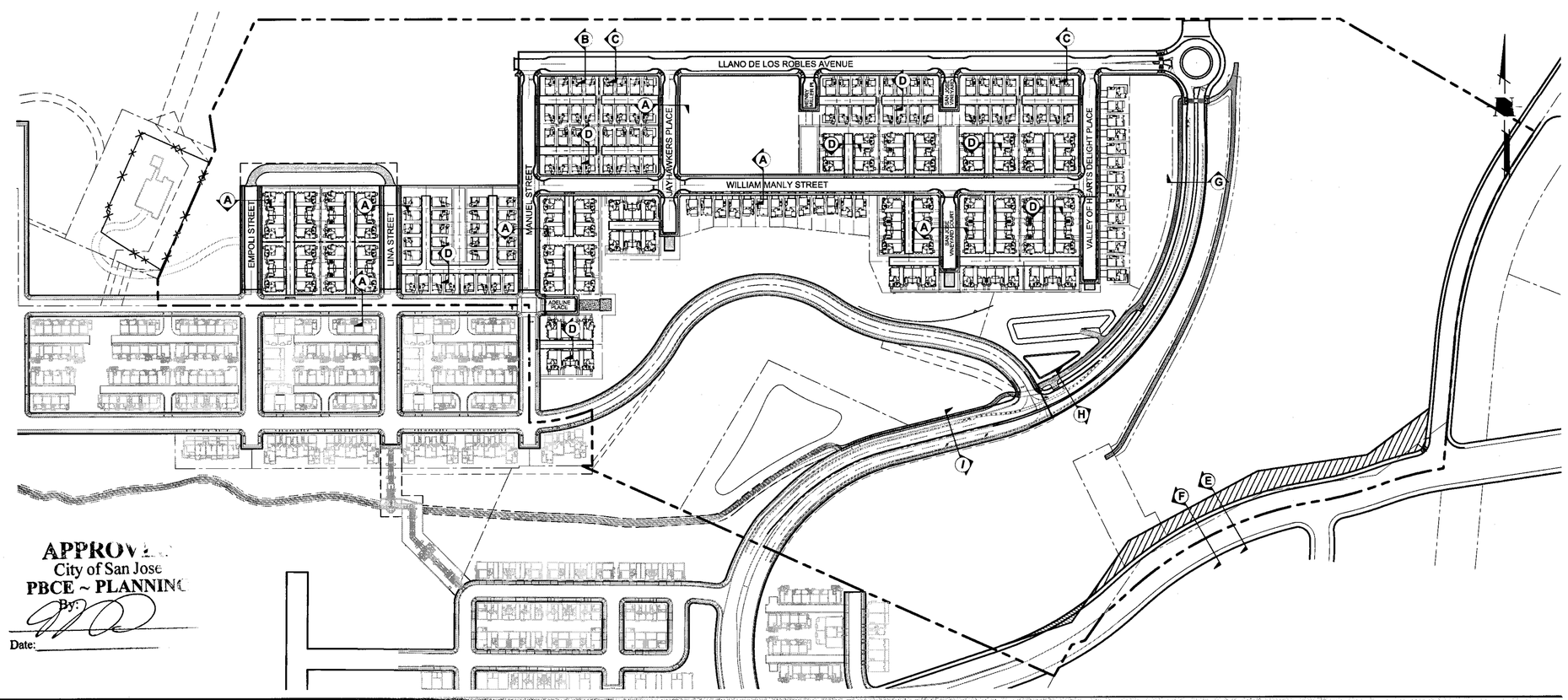
A TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE



C PHASE 1 SECTION: 60' RIGHT-OF-WAY "MAIN STREET"
SCALE: NOT TO SCALE



F EXISTING HILLSDALE AVENUE SECTION
SCALE: NOT TO SCALE



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Date:

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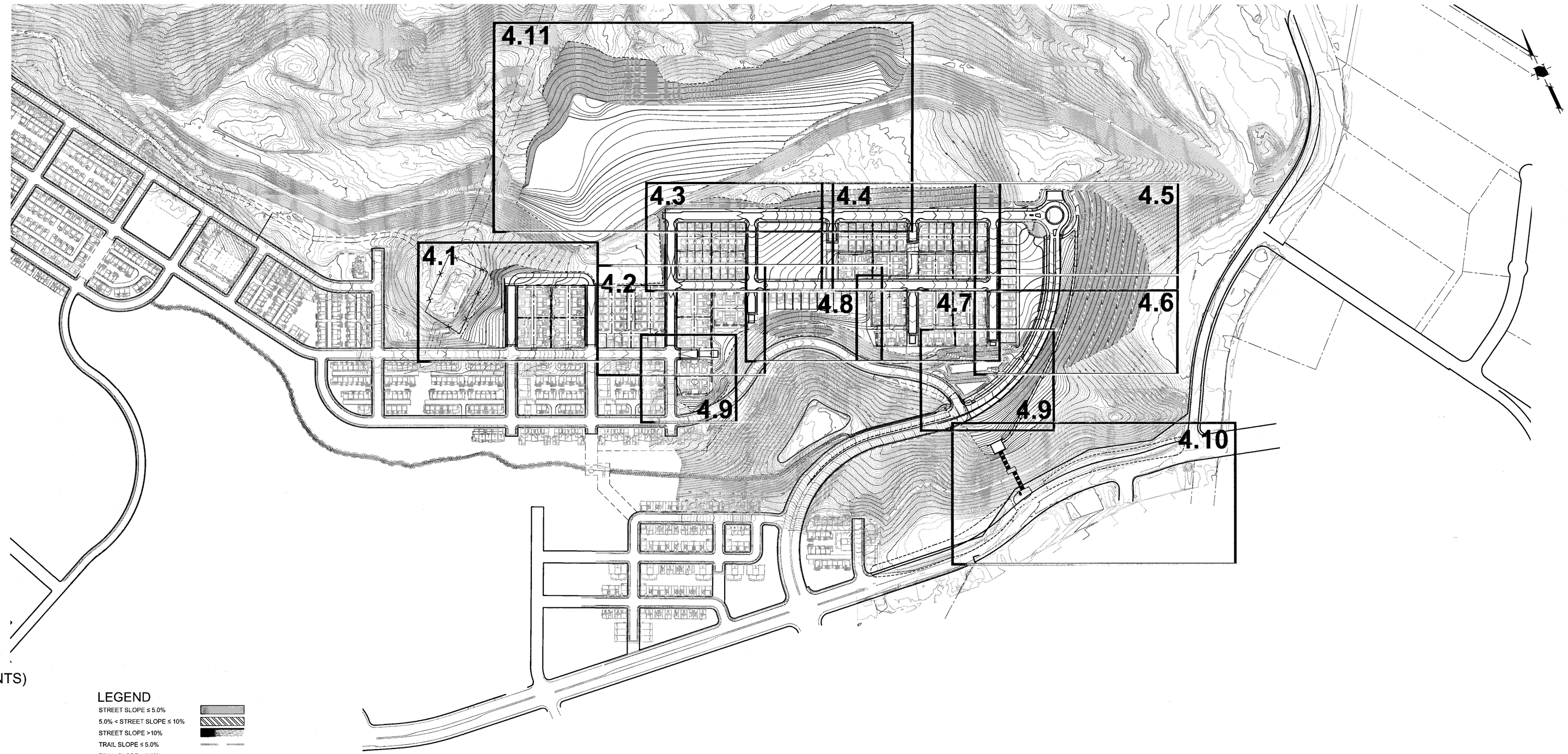
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636605P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	NOT TO SCALE

TYPICAL STREET SECTIONS

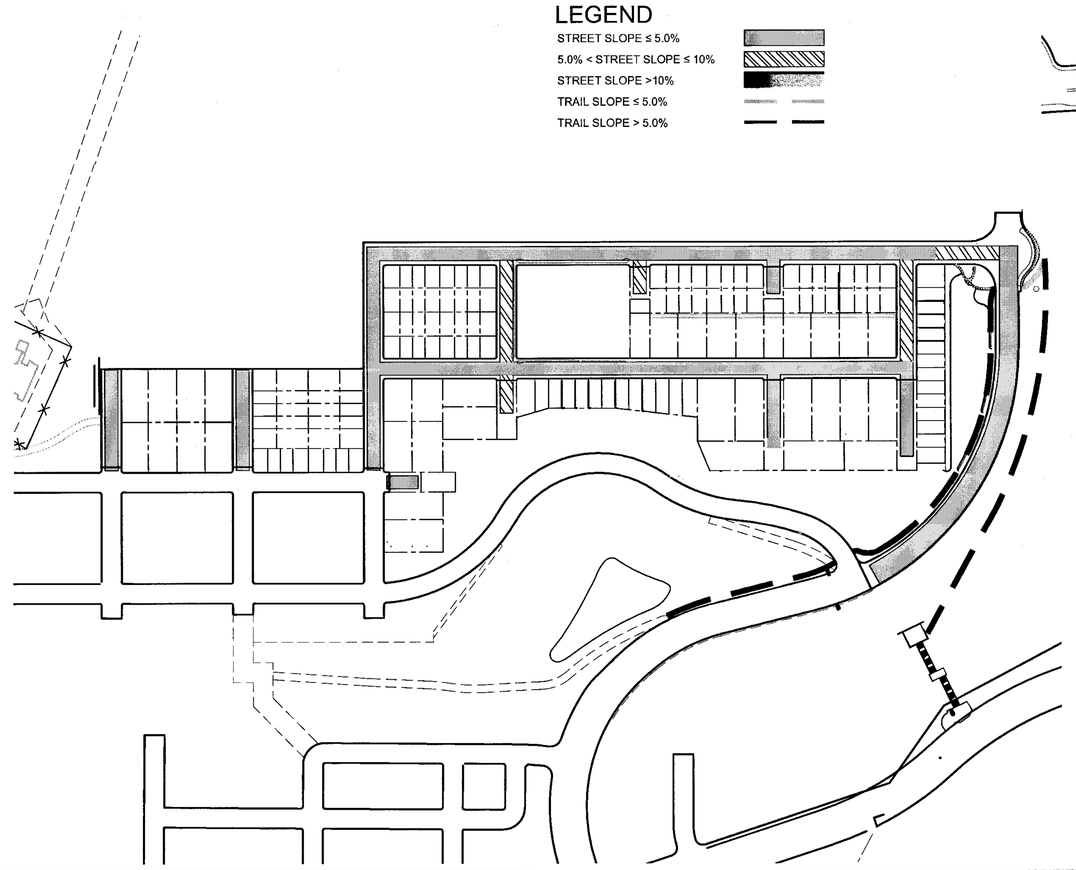
3.4



PUBLIC STREET SLOPE DIAGRAM (NTS)

LEGEND

- STREET SLOPE ≤ 5.0%
- 5.0% < STREET SLOPE ≤ 10%
- STREET SLOPE >10%
- TRAIL SLOPE ≤ 5.0%
- TRAIL SLOPE > 5.0%



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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660GP.DWG
DESIGNED BY:	ALIZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	NTS

GRADING AND DRAINAGE PLAN KEY SHEET

4.0

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By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL (4)

0 10 20 40
1 INCH = 20 FEET

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

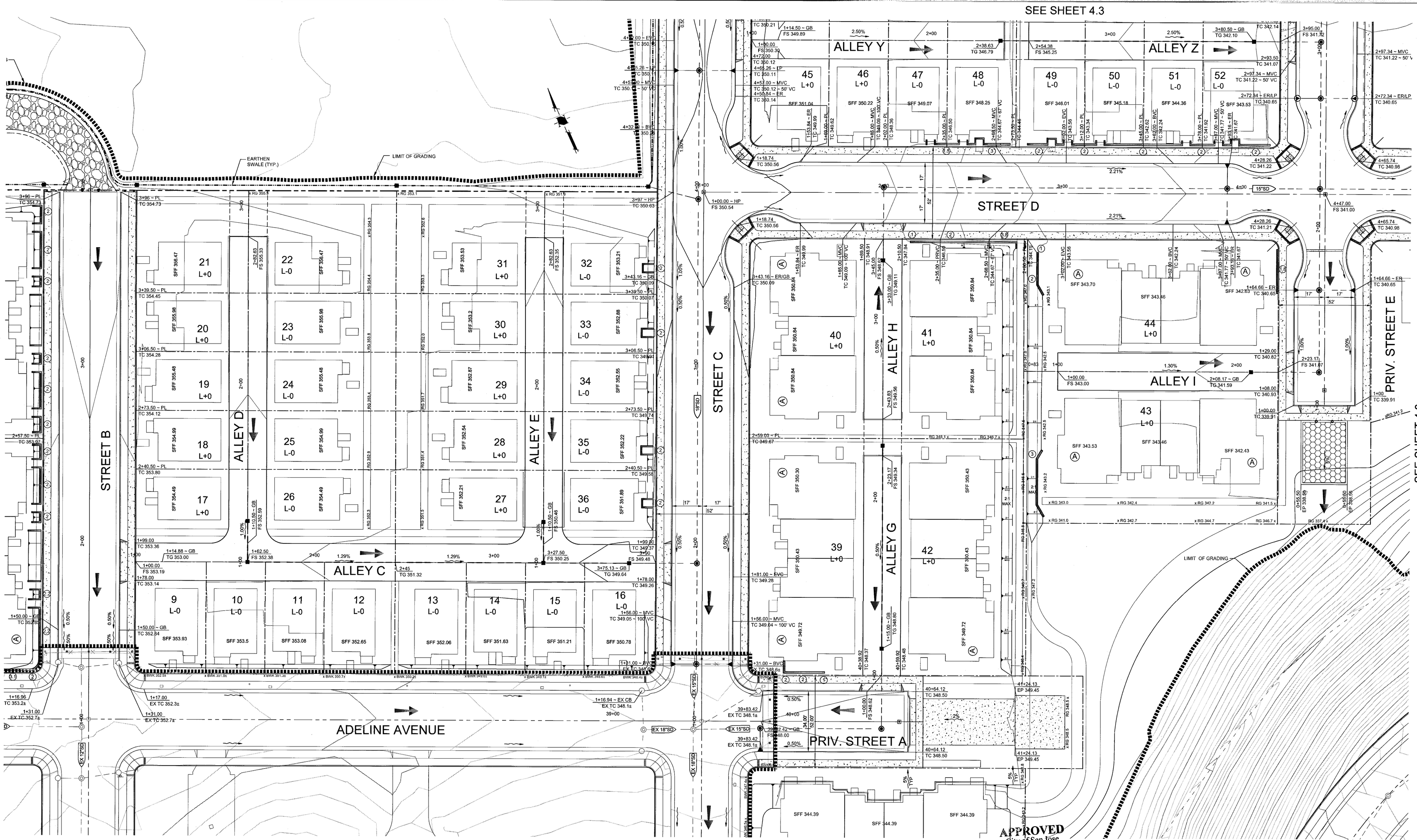
NO	DATE	DESCRIPTION
3		
2		
1	3/6/2015	PER CITY COMMENTS
0	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.1

COMMUNICATIONS HILL
San Jose, California



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

1 INCH = 20 FEET

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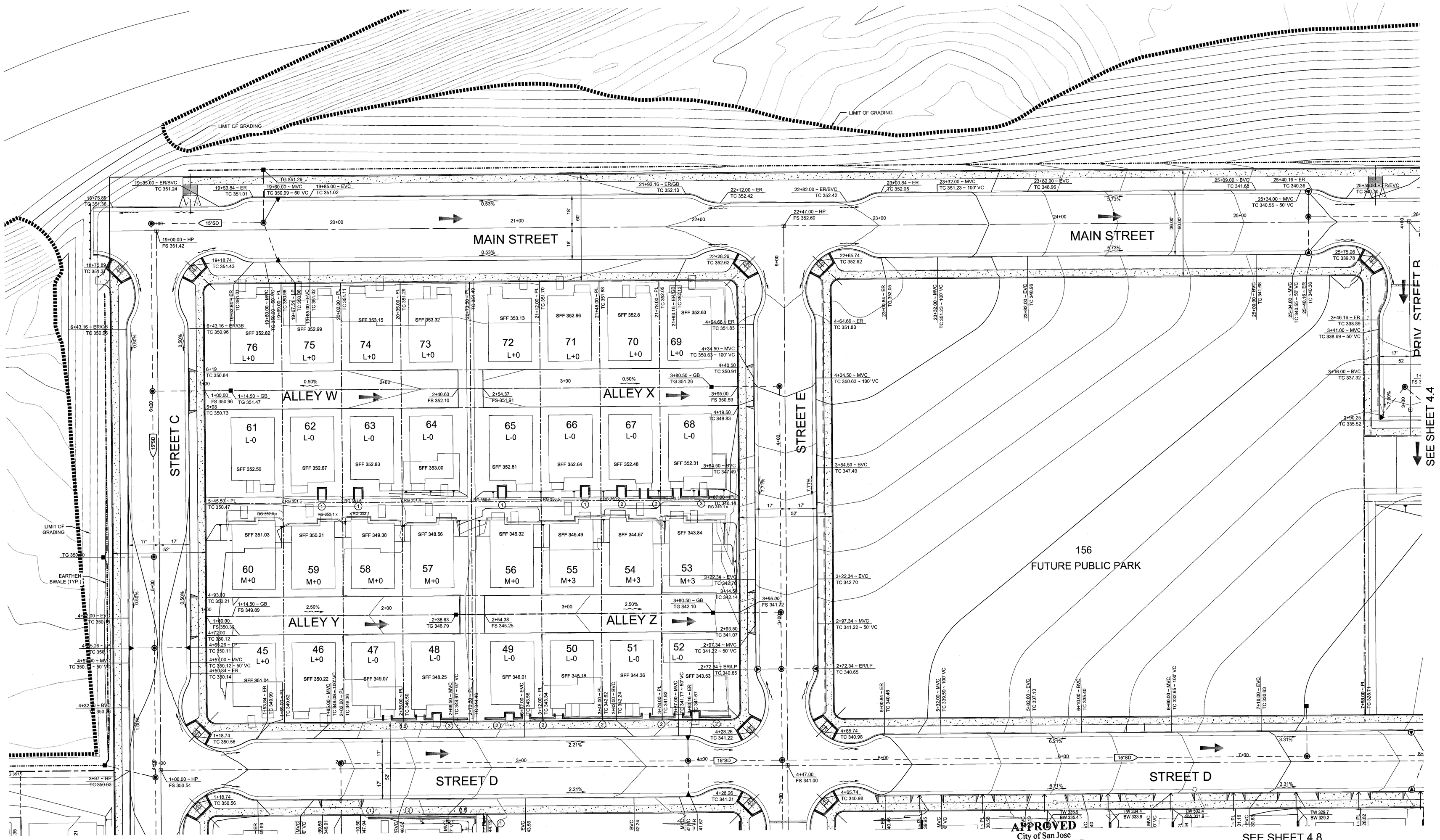
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	12/18/2014	PER CITY COMMENTS
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.2



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL (4)

0 10 20 40
1 INCH = 20 FEET

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NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

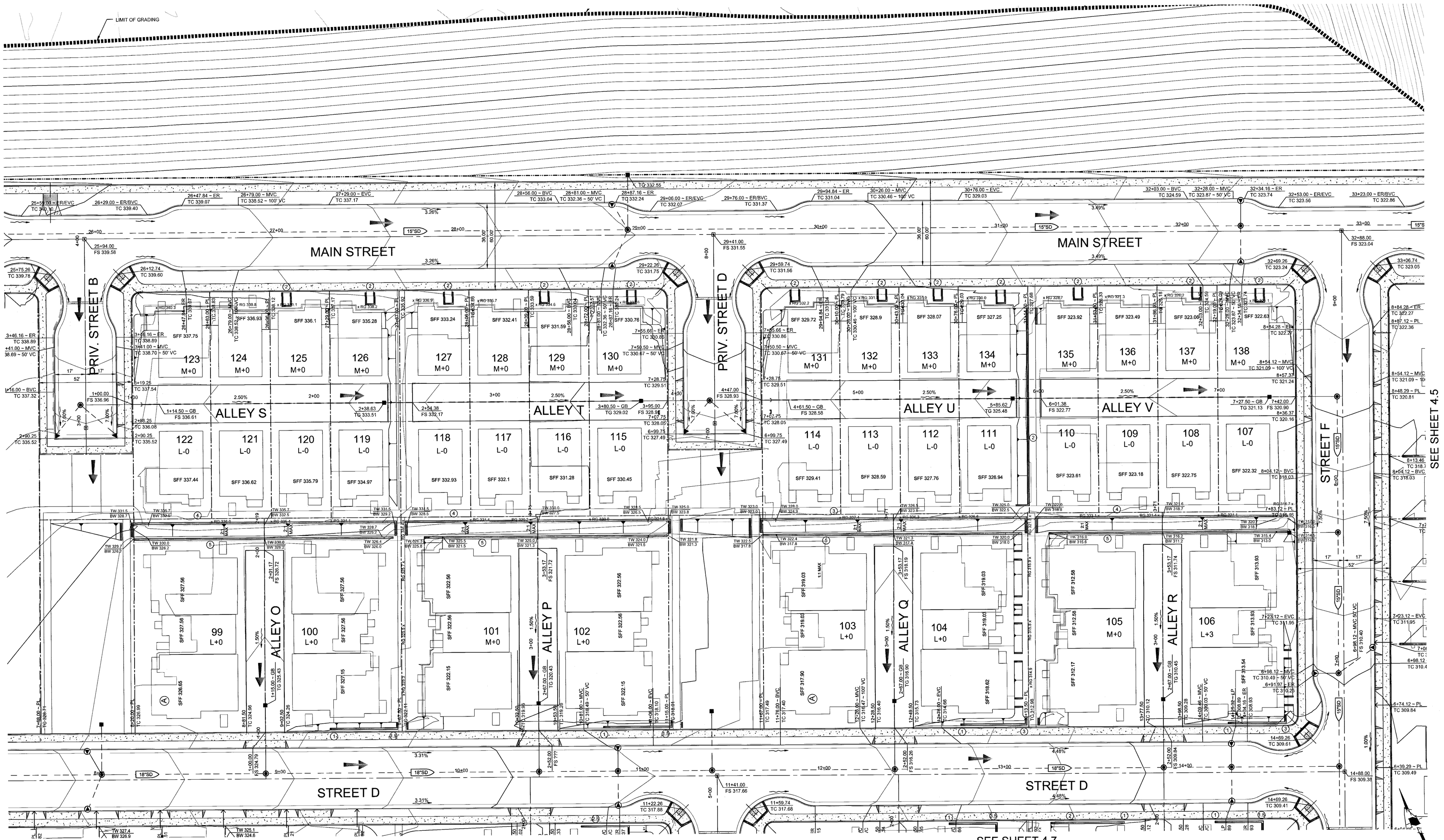
PLANNED DEVELOPMENT PERMIT PDA14-035-01

COMMUNICATIONS HILL - PHASE 1

GRADING AND DRAINAGE PLAN

4.3

COMMUNICATIONS HILL
San Jose, California



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City of San Jose
PBCE ~ PLANNING
By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

1 INCH = 20 FEET

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

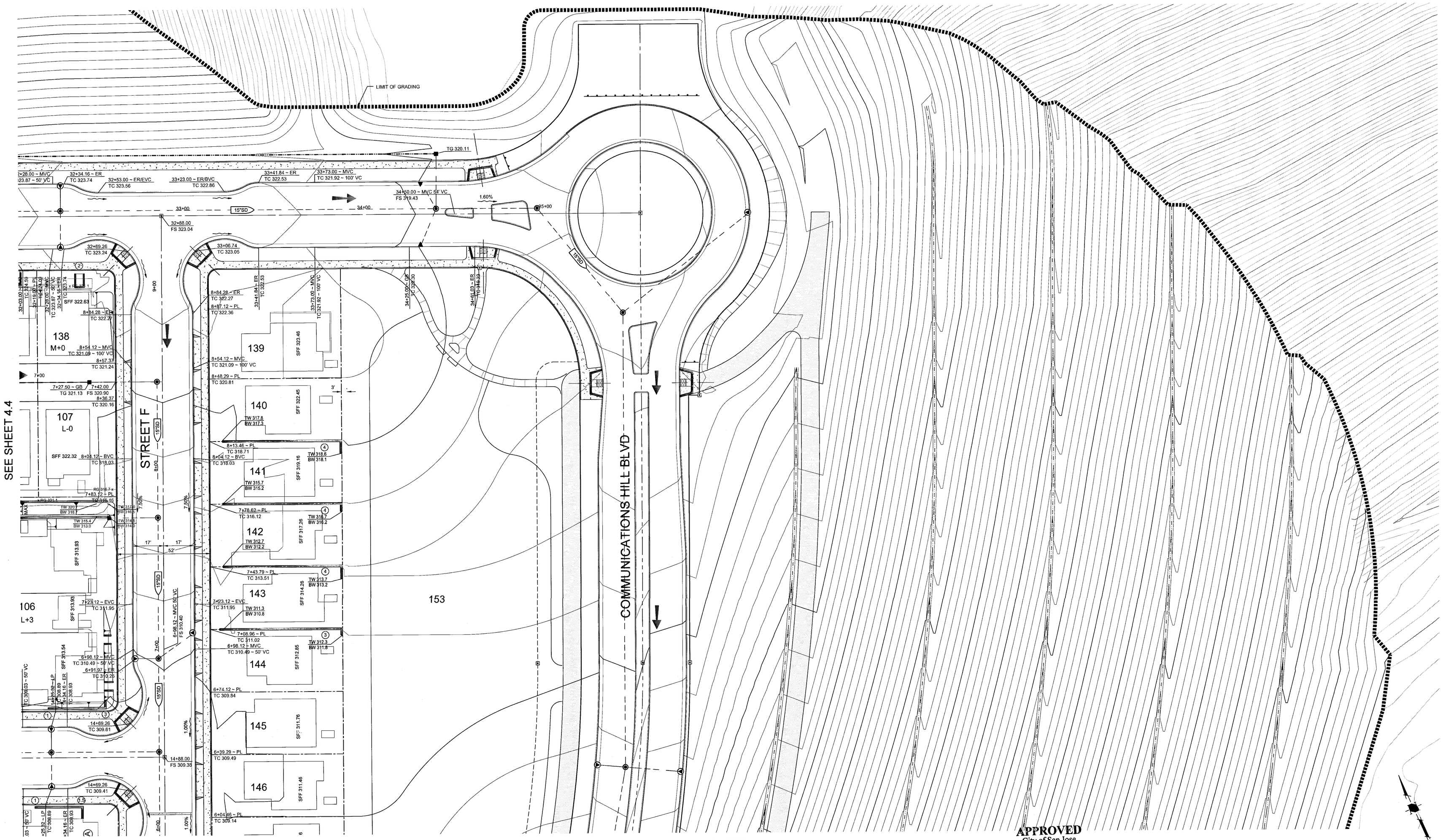
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	12/18/2014	PER CITY COMMENTS
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636G1GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.4



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

0 10 20 40
1 INCH = 20 FEET

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PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

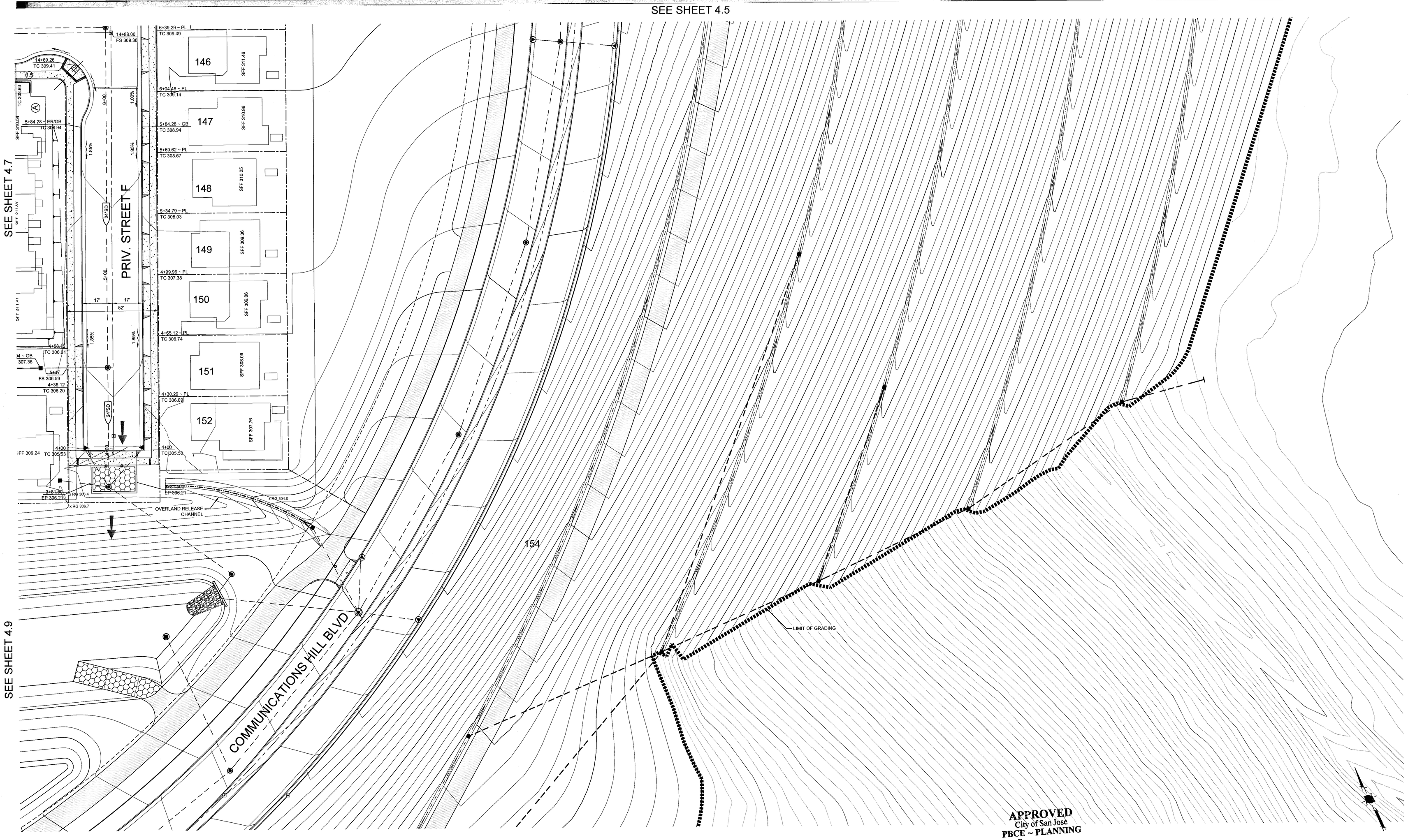
NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	12/18/2014	PER CITY COMMENTS
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636610P.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.5

COMMUNICATIONS HILL
San Jose, California



APPROVED
City of San José
PBCE ~ PLANNING
By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

0 10 20 40
1 INCH = 20 FEET

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

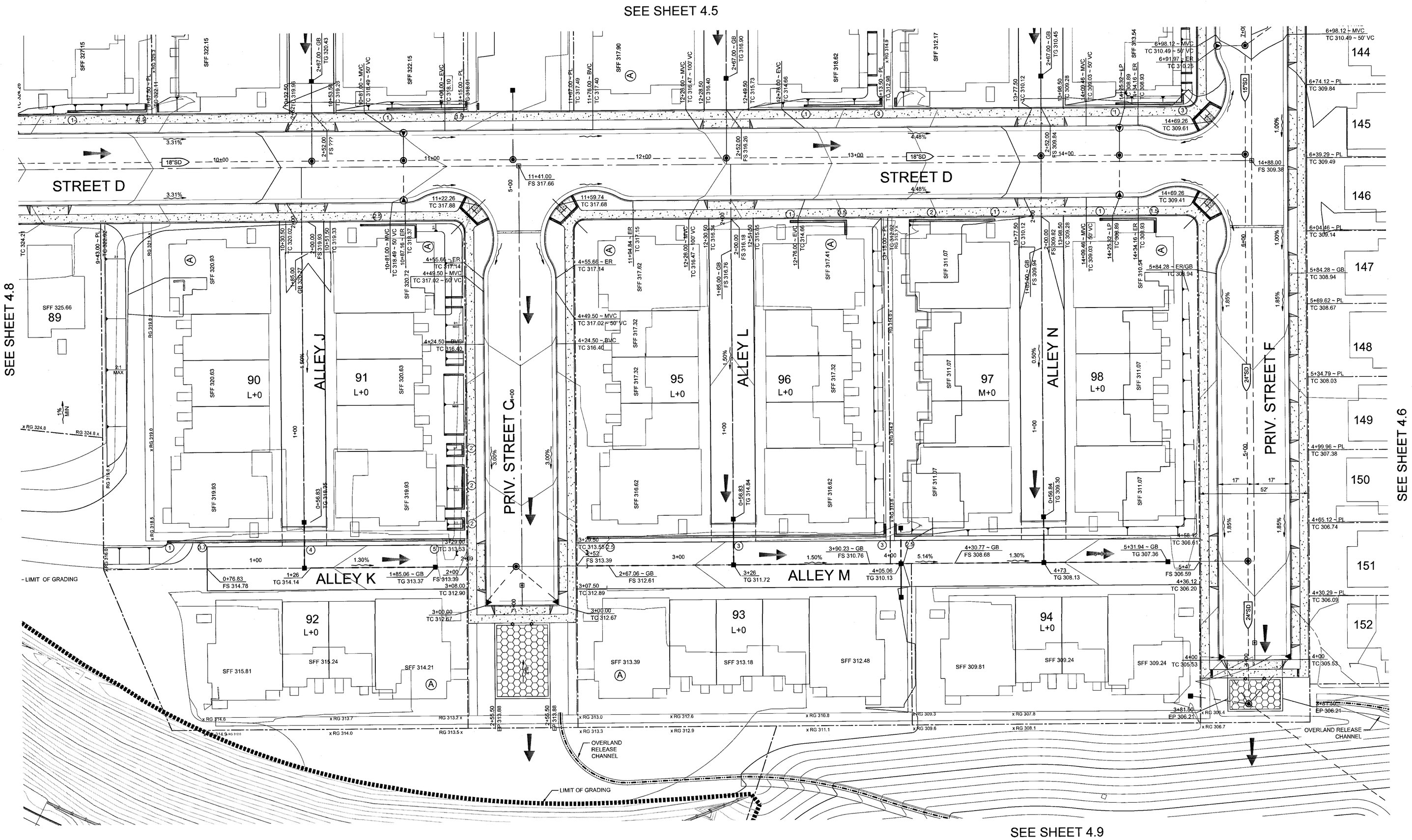
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1		
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.6



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City of San Jose
PBCE ~ PLANNING
By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL (4)

0 10 20 40
1 INCH = 20 FEET

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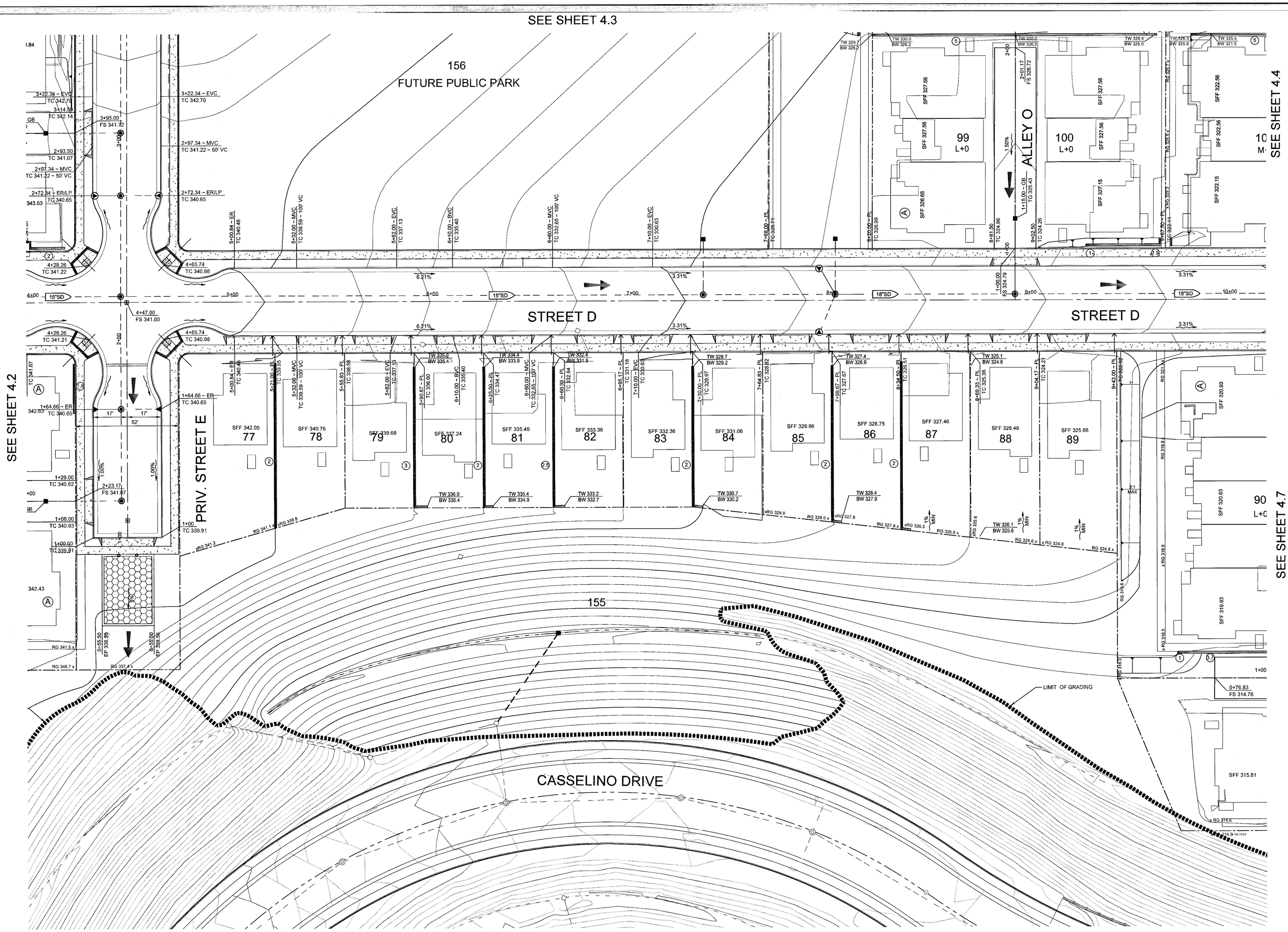
PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	12/18/2014	PER CITY COMMENTS
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.7



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City of San Jose
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Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

0 10 20 40
1 INCH = 20 FEET

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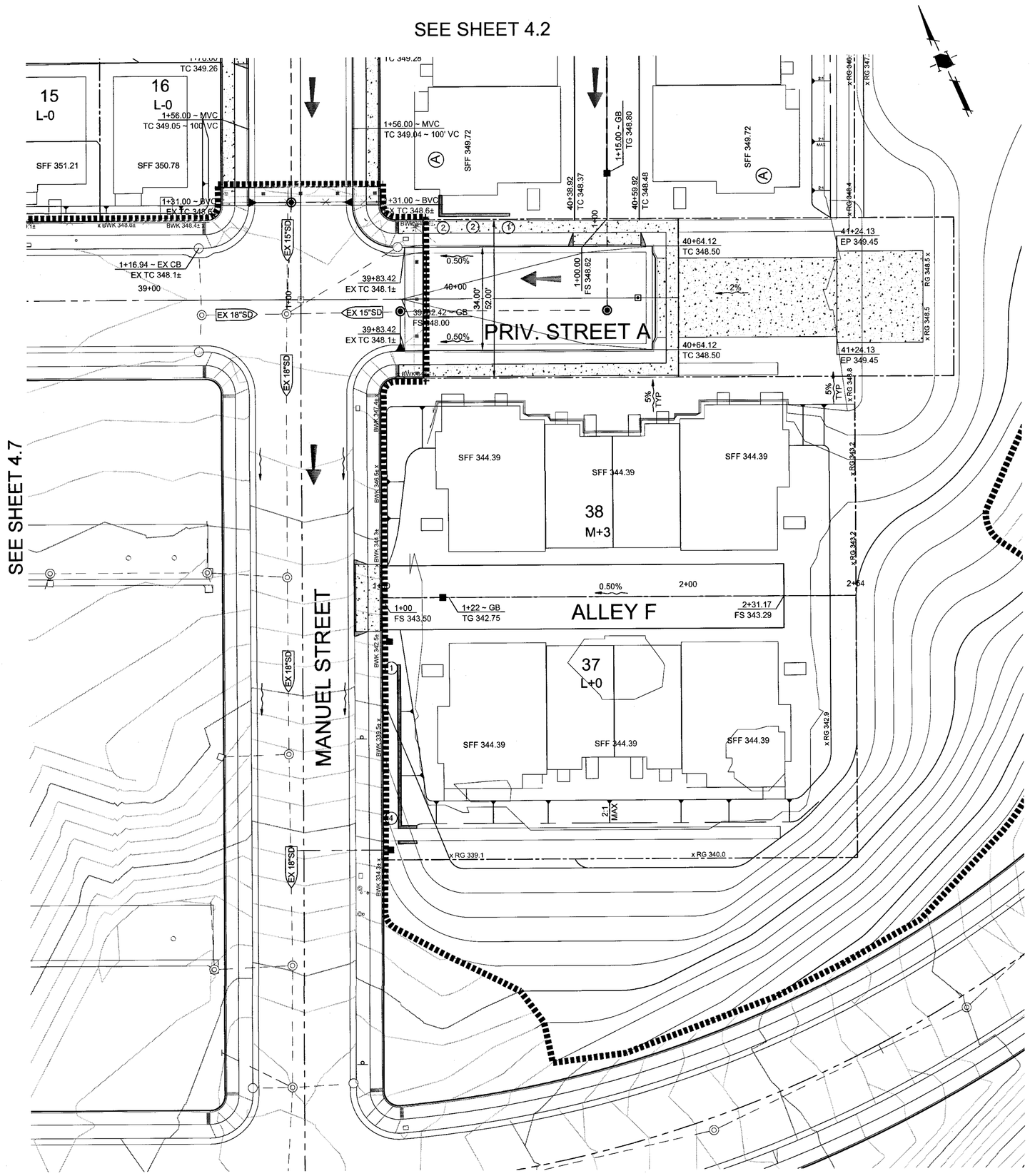
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

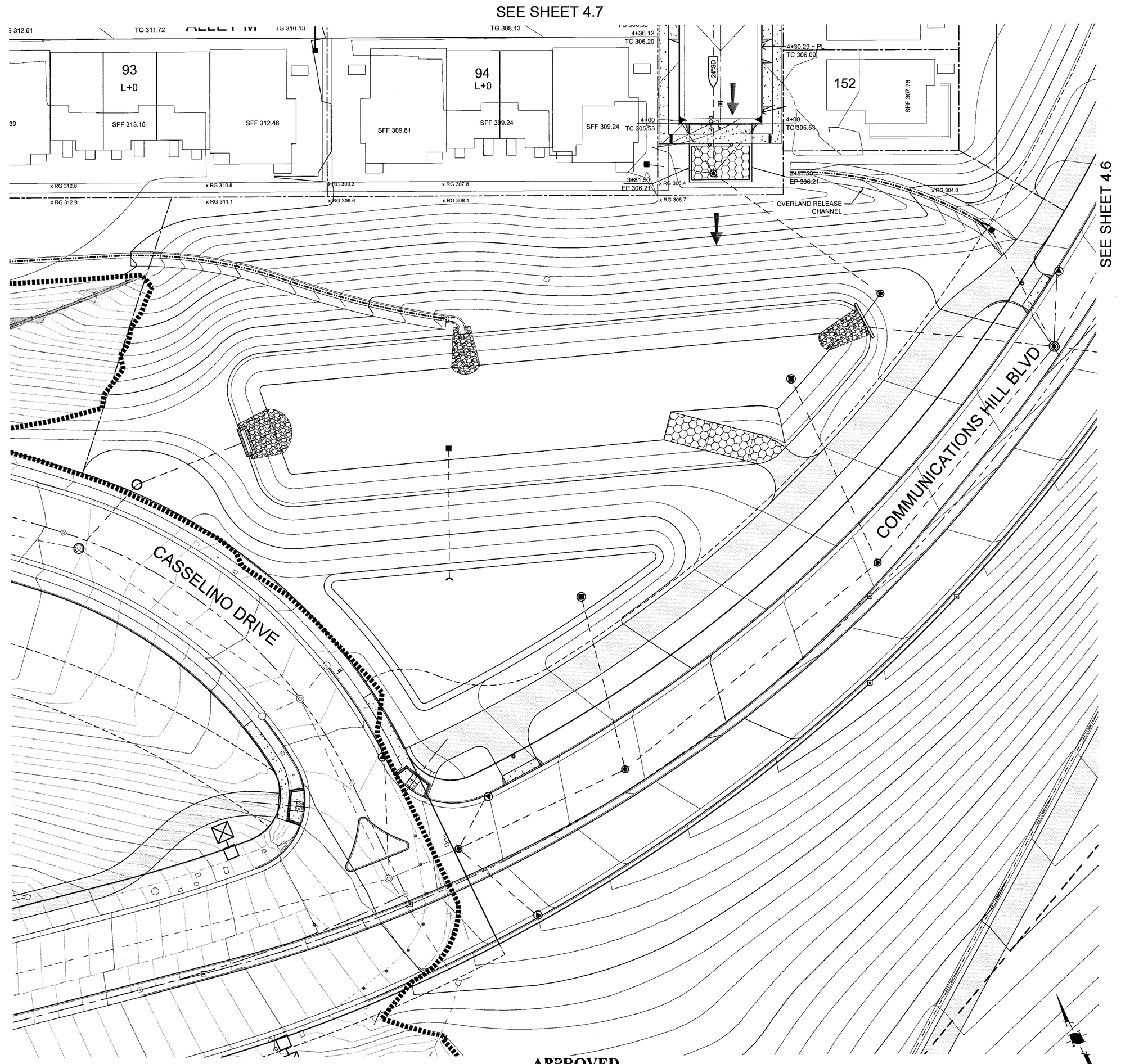
NO	DATE	DESCRIPTION
5		
4		
3	2/6/2015	PER CITY COMMENTS
2	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.8





SEE SHEET 4.8

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Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

0 10 20 40
1 INCH = 20 FEET

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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
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0	12/18/2014	PER CITY COMMENTS
△	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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DRAWN BY:	MAC
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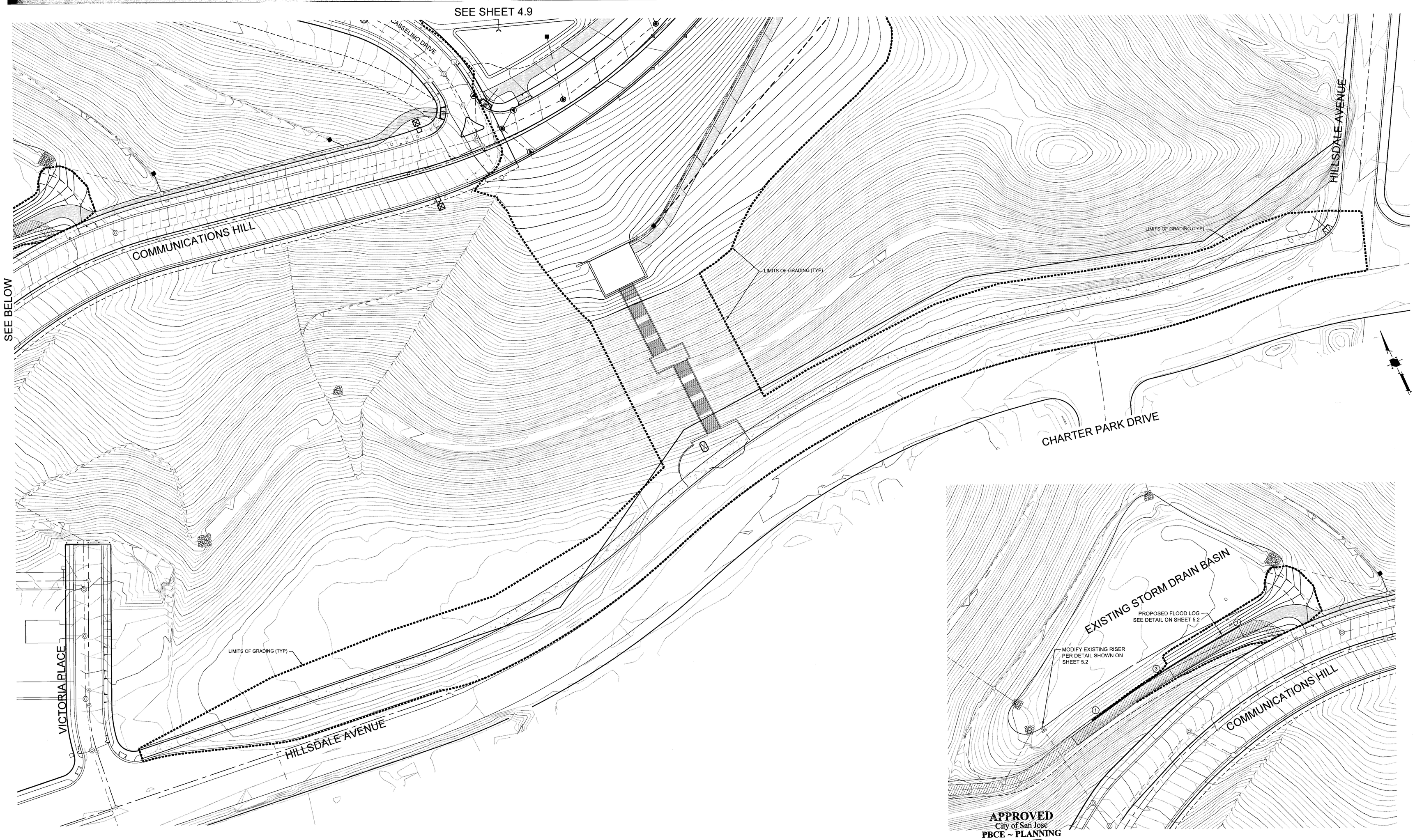
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.9

COMMUNICATIONS HILL
San Jose, California



LEGEND

APPROXIMATE HEIGHT IN FEET OF RETAINING WALL ④

0 20 40 80
1 INCH = 40 FEET

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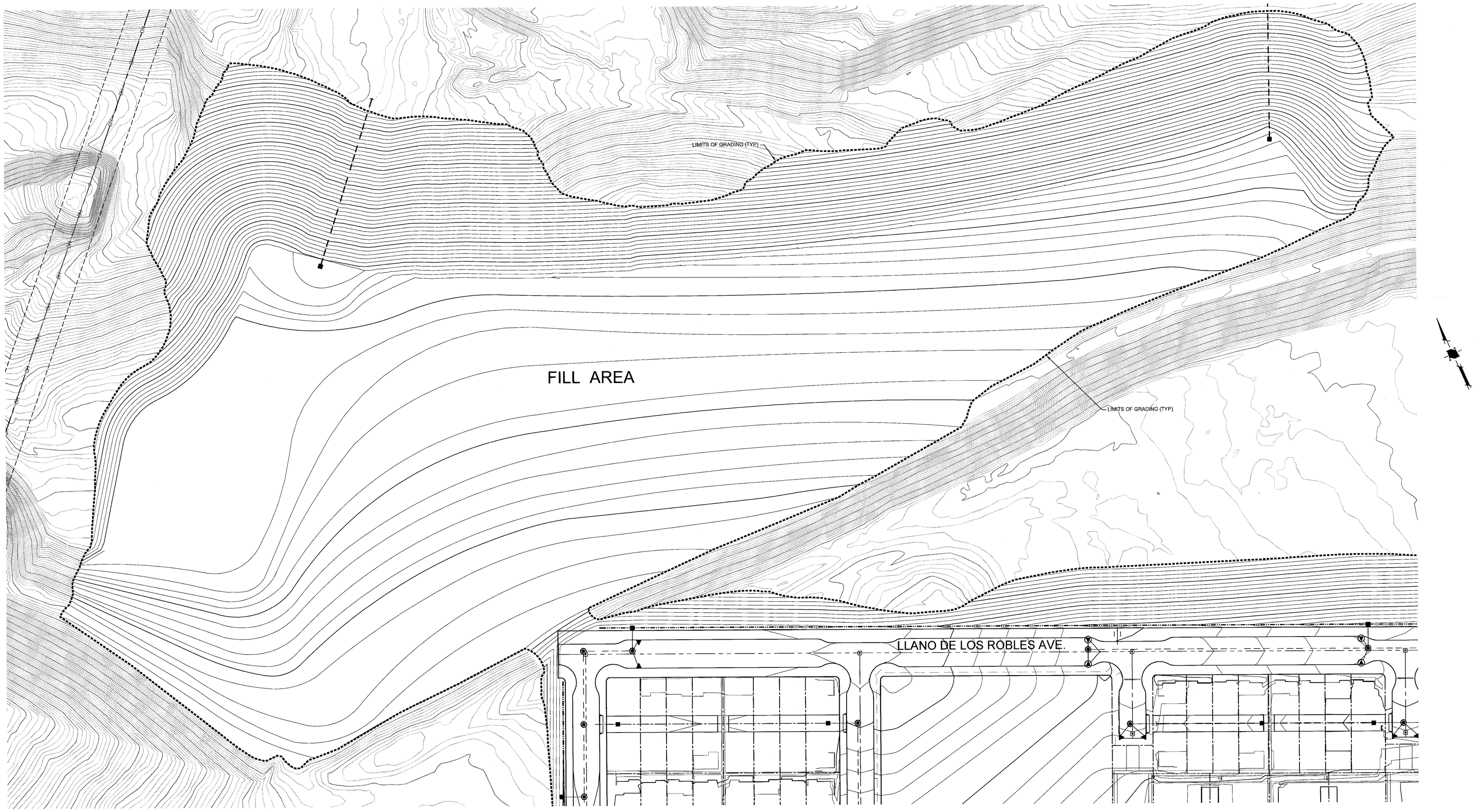
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	12/18/2014	PER CITY COMMENTS
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661GP.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	1" = 20'

GRADING AND DRAINAGE PLAN

4.10



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By:
Date:

LEGEND
APPROXIMATE HEIGHT IN FEET OF RETAINING WALL (4)

0 20 40 80
1 INCH = 40 FEET

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COMMUNICATIONS HILL - PHASE 1

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4		
3		
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0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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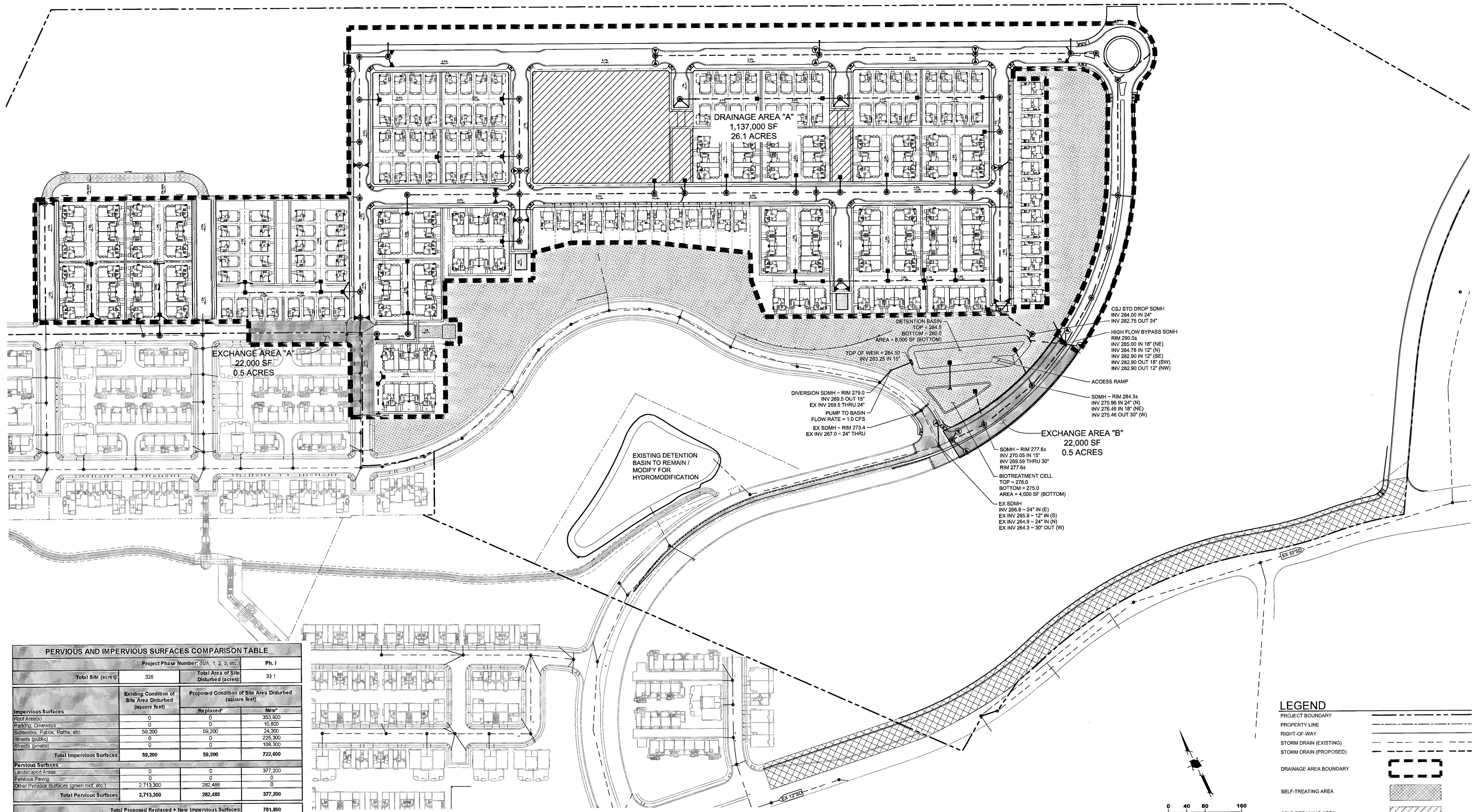
GRADING AND DRAINAGE PLAN

4.11



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
		Project Phase Number: (N/A, 1, 2, 3, etc.)	Ph. I
Total Site (acres):	328	Total Area of Site Disturbed (acres):	33.1

Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced*	New*
Roof Area(s)	0	0	353,900
Parking, Driveways	0	0	10,800
Sidewalks, Patios, Paths, etc.	59,200	59,200	24,300
Streets (public)	0	0	225,300
Streets (private)	0	0	108,300
Total Impervious Surfaces:	**59,200**	**59,200**	**722,600**
Pervious Surfaces			
Landscaped Areas	0	0	377,200
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	2,713,300	282,488	0
Total Pervious Surfaces:	**2,713,300**	**282,488**	**377,200**

Total Proposed Replaced + New Impervious Surfaces:	**781,800**
Total Proposed Replaced + New Pervious Surfaces:	**659,688**

Regulated Project: Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area.

Additional data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C.3.b.ii.(1)(c) or C.3.b.ii.(1)(d) (commonly known as "the 50% Rule").

Footnotes:

***Proposed Replaced Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing impervious surface.

***Proposed New Impervious Surface:** All impervious surfaces added to any area of the site that was a previously existing pervious surface.

EXCHANGE AREA "A" – Proposed new road surface area (22,000 sq. ft.) that cannot feasibly be treated in the detention basin. Runoff from an equivalent area of existing road surface (EXCHANGE AREA "B") will be conveyed to the detention basin for treatment, in accordance with the treatment control and HM sizing standards of Provision C.3 of the Municipal Regional Permit.

EXCHANGE AREA "B" – Proposed existing road surface area (22,000 sq. ft.) to be treated in the detention basin, equivalent to the area in EXCHANGE AREA "A".

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Date:

0 40 80 160
1 INCH = 80 FEET

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- STORM DRAIN (EXISTING)
- STORM DRAIN (PROPOSED)
- DRAINAGE AREA BOUNDARY
- SELF-TREATING AREA
- SELF-RETAINING AREA
- MAINTENANCE AREA
- EXCHANGE AREA

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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SCALE:	1" = 80'

STORMWATER CONTROL PLAN

5.0

Tuscony Phase 1 Submittal
C3 Treatment Claculations - Whole Site

Constant
Enter Value
Calculated Value

Adapted from CASQA Stormwater BMP Handbook Approach

BMP Volume = (Correction Factor) × (Unit Storage) × (Drainage Area to the BMP)

Drainage Area	26.60	acres
Impervious	17.95	acres
i	0.67	%
MAPsite	14.8	inches *See Tab B-1*
MAPgage	13.9	inches *See Table B-2b on this sheet*
Corr Factor	1.065	
Soil Type	C/D	
Slope	5	%
UBS 1%	0.42	inches
UBS 15%	0.45	inches
UBSx	0.43	inches

Table B-2b: Precipitation Data for Three Reference Gages

Reference Rain Gages	Mean Annual Precipitation (MAP_{gage}) (in)
San Jose Airport	13.9
Palo Alto	13.7
Morgan Hill	19.5

3

Design Volume	1.0115	acre-ft
	44,061	ft^3

Comm Hill Phase 1 Stormwater Treatment Calcs
Method = Biotreatment + Dention

Constant
Enter Value
Calculated Value
Design Flow into Bio Cell

Design Volume	44,061	cf
Adjusted Unit Basin Storage	0.46	inches
Rainfall intensity	0.2	in/hr
Duration of Volume Achived	2.28	hr
Prelim Estimate 4% imp	31,272	sf
48-hr drain time (recommended)	1.963	hr
Bioretention Area	4,000	sf
Infiltration Rate	5	in/hr
Volume Treated	3,803	cf
Volume Stored in Ponding 6"	2,000	cf
Dentention Volume Required	38,259	cf
Detention Volume at Riser	38,413	cf
Detention Pond Depth at Riser	3.5	ft
Total Depth of Pond	5.0	ft
Bioretention Area Footprint (top)	0.11	acre
Detention Pond Footprint (area at top)	0.38	acre
Detention Pond Volume (total)	1.41	acre-ft
Flow Rate into Biotreatment	0.463	ft/s

Designed footprint with upstream detention

<---- *Time to Drain Detention Volume* 22.96 hr

4794.946638

<--Flow rate from detention into biotreatment cell

Site Conditions	
Soil Type	*Clay (D)*
Depth to Groundwater	*10 - 20 ft.*
100-Year Flood Elevation	*Undetermined (Zone D)*
Receiving Water Body	*Coyote Creek, Canoas Creek*
Pollutants	*Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides, Bacteria*
Pollutant Source Areas	*Streets, Driveways, Trash Receptacles, Landscaping, Pet Waste*
Source Control Measures	*Stenciled Inlets, Street Sweeping*

* Soil type and depth to groundwater information per C.3 Stormwater Handbook, Santa Clara Valley Urban Runoff Pollution Prevention Program, May 2004. Flood elevation information per FEMA Flood Insurance Rate Maps, May 18, 2009.

Tuscony Phase 1 Submittal
C3 Treatment Claculations - Pump Design

Constant
Enter Value
Calculated Value
Design Volume

Based on Uniform Intensity Approach

Q=CIA
Where:
Q = the design flow in cubic feet per second (cfs),
C = the drainage area runoff coefficient,
I = the design intensity (in/hr), and
A = the drainage area for the BMP* (acres)

Drainage Area	6.5	acres **Drainage Area A (GREEN)*
Runoff C	0.6	**Multi Units attached Table B-3*
MAPsite	14.8	inches
MAPgage	13.9	inches *See Table B-2b*
Corr Factor	1.065	
Intensity i	0.17	in/hr *see Table B-2c*
Design i	0.18	in/hr

Table B-2b: Precipitation Data for Three Reference Gages

Reference Rain Gages	Mean Annual Precipitation (MAP_{gage}) (in)
San Jose Airport	13.9
Palo Alto	13.7
Morgan Hill	19.5

Design Flow	0.71	cfs

**pump to detention basin*

Table B-2c: Precipitation Data for Three Reference Gages

Reference Rain Gages	85th Percentile Hourly Rainfall Intensity (in/hr)	Design Rainfall Intensity (I) (in/hr)*
San Jose Airport	0.087	0.17
Palo Alto	0.096	0.19
Morgan Hill	0.12	0.24

*The design intensity is twice the 85th Percentile Hourly Rainfall Intensity.

Table B-3 - Estimated Runoff Coefficients for Various Surfaces During Small Storms

Type of Surface	Runoff Coefficients "C" factor
Roofs	0.90
Concrete	0.90
Slow, tight, or compact pavers with mortared joints and bedding	0.60
Asphalt	0.70
Slow, tight, or compact pavers with sand joints and bedding	0.70
Porous concrete	0.50
Porous asphalt	0.50
Permeable interlocking concrete pavement	0.50
Gravel pavement with grass or aggregate surface	0.50
Gravel aggregate	0.40
Grass	0.40

Notes: These C factors are only appropriate for small storm treatment BMP design, and should not be used for flood control sizing. Where available, locally developed runoff factors (C factors) for various surfaces should be used. Sources: BASMAA, 2003; Lindeburg, 2001; Haan and Smith, 1985; Smith, 2012.

Table B-4 - Estimated Composite Runoff Coefficients for Small Storms by Land Use

Description of Area		Runoff Coefficient (C Factor)
Business:	Neighborhood	0.50
	Downtown	0.70
Residential:	Single Family	0.30
	Multi-unit, detached	0.40
	Apartment	0.50
	Multi-unit, attached	0.60
Industrial:	Light	0.50
	Heavy	0.60
Parks, cemeteries		0.10
Playgrounds		0.20
Unimproved		0.10

Tuscony Phase 1 Submittal
C3 Detention Outlet Structure

Stage (ft)	Area (acres)	Storage (acre-ft)	Discharge (cfs)	Orifice 1 (cfs)	Notch Weir (cfs)	Riser (cfs)
0.00	0.184	0.000	0.000	0.000	0.000	0.000
0.25	0.193	0.048	0.118	0.118	0.000	0.000
0.50	0.203	0.097	0.167	0.167	0.000	0.000
0.75	0.213	0.150	0.205	0.205	0.000	0.000
1.00	0.223	0.203	0.236	0.236	0.000	0.000
1.25	0.232	0.261	0.264	0.264	0.000	0.000
1.50	0.242	0.319	0.289	0.289	0.000	0.000
1.75	0.252	0.382	0.313	0.313	0.000	0.000
2.00	0.262	0.445	0.334	0.334	0.000	0.000
2.25	0.271	0.513	0.355	0.355	0.000	0.000
2.50	0.281	0.581	0.374	0.374	0.000	0.000
2.75	0.291	0.654	0.392	0.392	0.000	0.000
3.00	0.301	0.727	0.409	0.409	0.000	0.000
3.25	0.310	0.804	0.426	0.426	0.000	0.000
3.50	0.320	0.882	0.442	0.442	0.000	0.000 <--- *Riser at 3.5-ft, C3 treatment volume met*
3.75	0.330	0.964	4.110	0.458	0.000	3.652
4.00	0.340	1.047	10.803	0.473	0.000	10.330
4.25	0.350	1.134	19.464	0.487	0.000	18.977
4.50	0.359	1.222	29.718	0.501	0.000	29.217
4.75	0.369	1.314	41.347	0.515	0.000	40.832
5.00	0.379	1.406	54.204	0.529	0.000	53.675

Input Values	ft	
Pond height	5	
Orifice 1 diam	0.250	<--3" orifice
Orifice 1 Height	0	
Notch Height	0	
Notch Width	0	
Notch Cd	0.8	
Riser Height	3.5	<--Flat riser
Riser Diameter	3	
Cd Weir	0.8	

Required Flow Rate to Bioretention
0.463 cfs
**this flowrate not to be exceeded below the riser*

Orifice flow
$Q = CA\sqrt{2gh}$
C = 0.6 - 0.63 for sharp-edged orifices, = 1 for smooth orifice
A = area of orifice
h = head
Uses of this in open-channel in pipe flow

Characteristics of flow over a rectangular weir:

$$Q = C_d \frac{2}{3} B\sqrt{2g}H^{\frac{3}{2}}$$

C_d = coefficient of discharge
B = width of notch
H = head above bottom of notch

Characteristics of flow over a V-notch weir:

$$Q = C_d \frac{8}{15}\sqrt{2g}\tan\frac{\theta}{2}H^{\frac{5}{2}}$$

C_d = coefficient of discharge
θ = angle included angle of the two V-notch sides
H = head above bottom of notch

Rectangular Weir
The flow rate measurement in a rectangular weir is based on the Bernoulli Equation principles and can be expressed as:

$q = 2/3\, c_d\, b\, (2\, g)^{1/2}\, h^{3/2}$ (1)

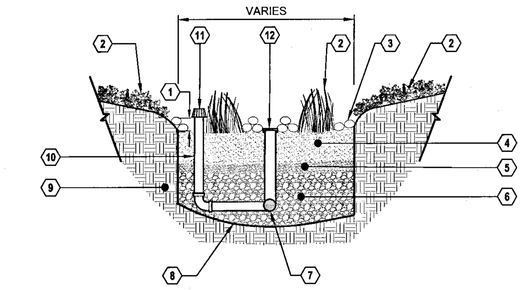
where:

q = flow rate (m^3/s)
h = head on the weir (m)
b = width of the weir (m)
g = 9.81 (m/s^2) - gravity
c_d= discharge coefficient for the weir - must be determined

Elevation FT	Area SF	Volume CF	Volume ACRE-FT	
0	8,000	0	0	
0.5	8,850	4,213	0.10	
1	9,700	8,850	0.20	
1.5	10,550	13,913	0.32	
2	11,400	19,400	0.45	
2.5	12,250	25,313	0.58	
3	13,100	31,650	0.73	
3.5	13,950	38,413	0.88	<--Required C3 detention volume
4	14,800	45,600	1.05	
4.5	15,650	53,213	1.22	
5	16,500	61,250	1.41	

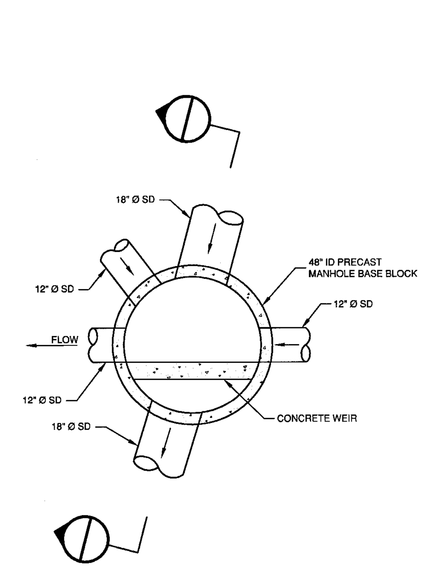
NOTE: CALCULATIONS PROVIDED BY SCHAAF & WHEELER

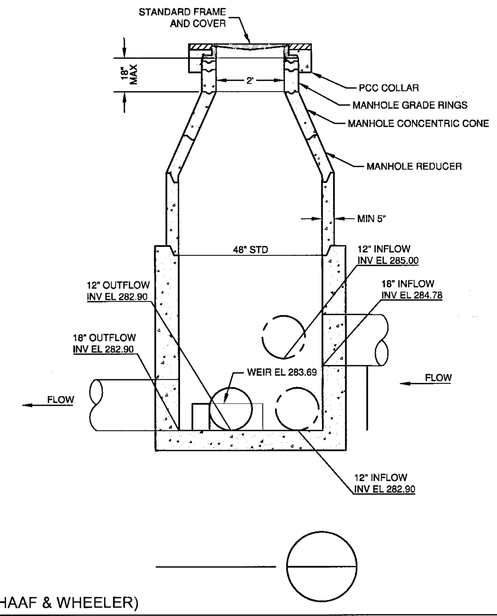
NOTES:
1. SEE LANDSCAPE PLANS FOR PLANTING AND IRRIGATION.
2. ANY PROPOSED EARTH SHOULD RECEIVE A MINIMUM OF 2" OF A FLOAT RESISTANT MULCH.



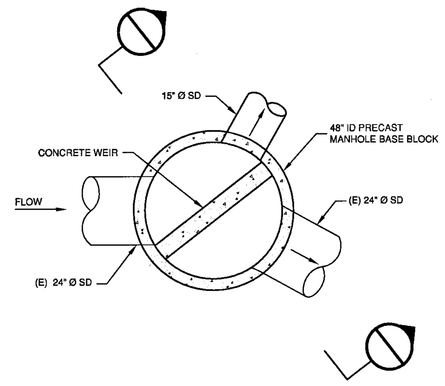
1. PONDING DEPTH FROM INLET OPENING TO GRADE (MIN. 6" DEPTH)
2. VEGETATION (SEE LANDSCAPE PLANS)
3. COBBLE STONE DISSIPATOR ALONG EDGE OF BIORETENTION CELL ADJACENT TO IMPERVIOUS SURFACE, UNDERLAIN BY FILTER FABRIC
4. SANDY LOAM WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (MINIMUM 18" DEPTH). SHALL CONFORM TO THE SAN FRANCISCO BAY MUNICIPAL REGIONAL PERMIT-REQUIRED "MODEL BIORETENTION SOIL MEDIA SPECIFICATION" OR EQUIVALENT.
5. PEA GRAVEL (MIN. 2" DEPTH)
6. DRAIN ROCK - CALTRANS STANDARD SECTION 68-1.025 CLASS 2 PERMEABLE MATERIAL OR EQUIVALENT (MIN. 12" DEPTH)
7. PERFORATED PVC SUBDRAIN PIPE (MIN. 4" DIA WITH MIN. 2" DRAIN ROCK COVER)
8. IMPERMEABLE LINER (TYPICAL)
9. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
10. PROVIDE 1:1 SLOPE AS REQUIRED BY GEOTECHNICAL ENGINEER TO PROVIDE SOLID BASE FOR CURB AND TRAVEL WAY
11. OVERFLOW PIPE WITH ATRIUM GRATE
12. CLEANOUT WITH CAP AT FINISHED GRADE

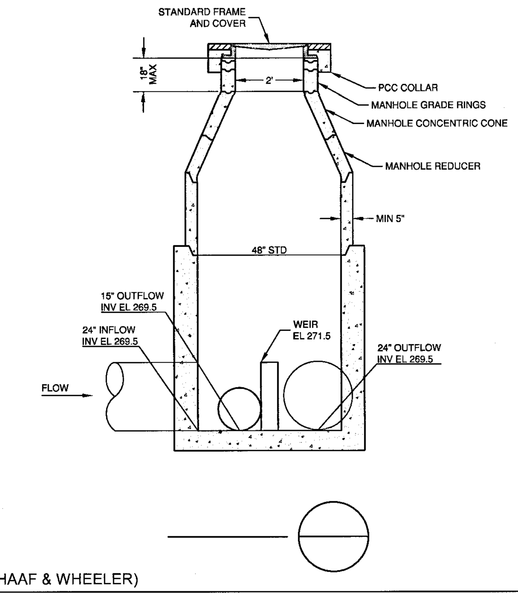
BIOTREATMENT CELL - OPEN LANDSCAPE
SCALE: N.T.S.





B STORM DRAIN DIVERSION MANHOLE (DETAIL PROVIDED BY SCHAAF & WHEELER)
SCALE: N.T.S.





A STORM DRAIN DIVERSION MANHOLE (DETAIL PROVIDED BY SCHAAF & WHEELER)
SCALE: N.T.S.

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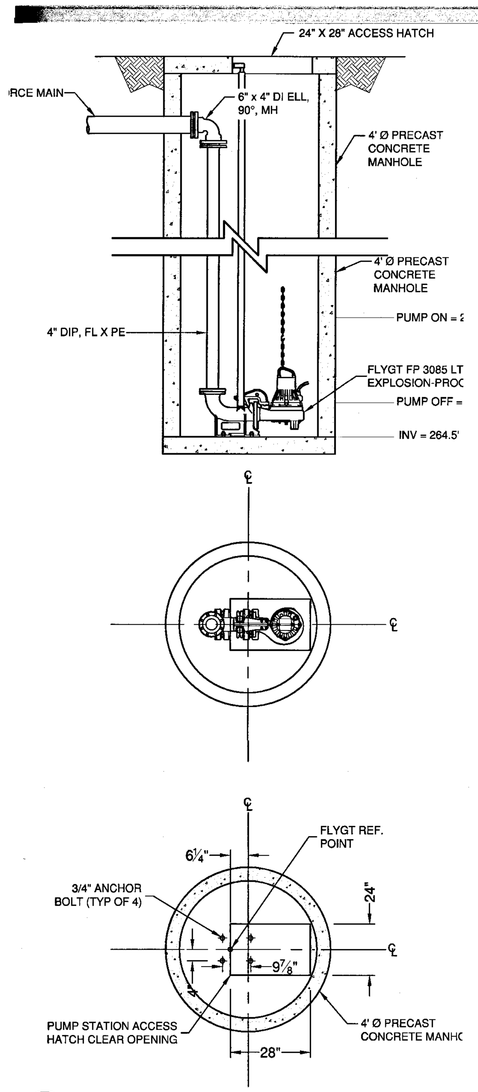
PROJECT NO:	3636.60
CAD DWG FILE:	3636605W.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	NOT TO SCALE

CONCEPTUAL STORMWATER CONTROL PLAN DETAILS

5.1



E PUMP (PROVIDED BY SCHAAF & WHEELER)
SCALE: N.T.S.

Detention Basin Maintenance

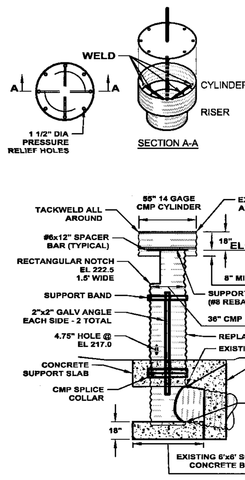
The following construction, inspection and maintenance activities are based on the recommendations provided in the California Stormwater BMP Handbook – New and Redevelopment.

Construction/Inspection Considerations

- Inspect facilities after first large storm to determine whether the desired residence time has been achieved.
- When constructed with a small tributary area, orifice sizing is critical and inspection should verify that flow through additional openings such as bolt holes does not occur.

Maintenance

- Schedule semiannual inspection for the beginning and end of the wet season for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows.
- Remove accumulated trash and debris in the basin and around the riser pipe during the semiannual inspections. The frequency of this activity may be altered to meet specific site conditions.
- Trim vegetation at the beginning and end of the wet season and inspect monthly to prevent establishment of woody vegetation and for aesthetic and vector reasons.
- Remove accumulated sediment and regrade about every 10 years or when the accumulated sediment volume exceeds 10 percent of the basin volume. Inspect the basin each year for accumulated sediment volume.



I CONCENTRIC TRASH RACK AND ANTI-VORTEX DEVICE
SCALE: N.T.S.

Biotreatment Cell Maintenance

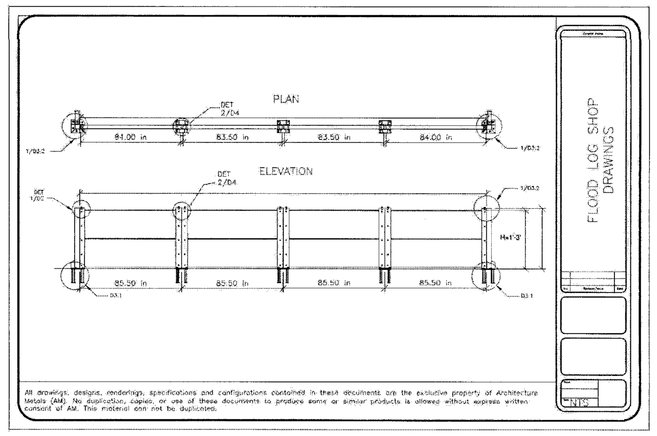
The following maintenance activities and schedule are based on the recommendations provided in the California Stormwater BMP Handbook – New and Redevelopment.

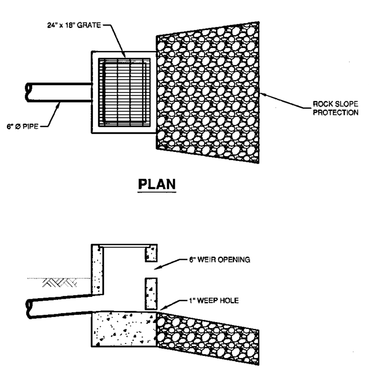
The primary maintenance requirement for biotreatment areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the biotreatment cell. Appropriately selected plants will aid in reducing fertilizer, pesticide, water, and overall maintenance requirements. Biotreatment system components should blend over time through plant and root growth, organic decomposition, and the development of a natural soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.

Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, biotreatment BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.

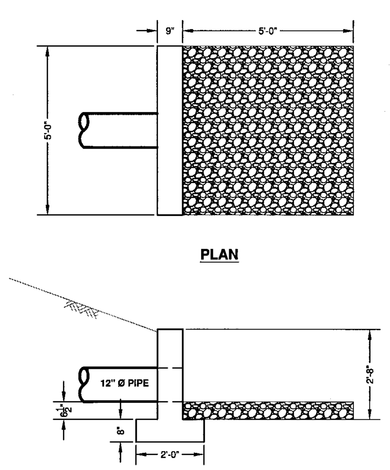
In order to maintain the treatment area's appearance it may be necessary to prune and weed. If surface mulch is specified, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.

Accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the under drain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5-10 years of construction (LID, 2000).

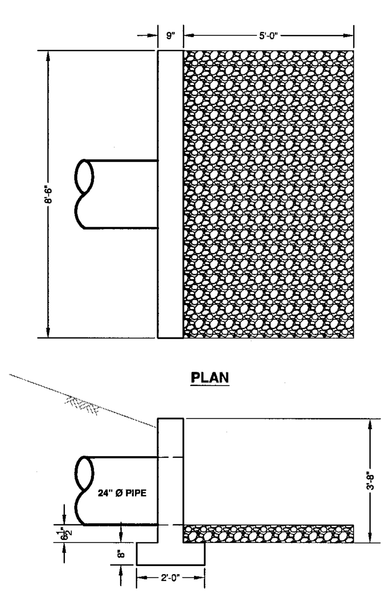




F INLET WEIR BOX (PROVIDED BY SCHAAF & WHEELER)
SCALE: N.T.S.



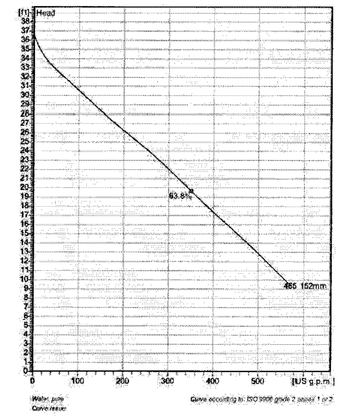
G 12" PIPE CULVERT HEADWALL (PROVIDED BY SCHAAF & WHEELER)
SCALE: N.T.S.



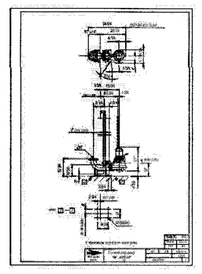
H 24" PIPE CULVERT HEADWALL (PROVIDED BY SCHAAF & WHEELER)
SCALE: N.T.S.

xylem Let's Solve Water

NP 3085 MT 3~ 465
Technical specification



Installation: P - Semi permanent, Wet



Note: Picture might not correspond to the current configuration.

General
Patented self cleaning semi-open channel impeller. Ideal for pumping in sewage and wastewater applications. Multi-vane design for high efficiency as well as better clogging resistance. Modular based design and high education grade.

Impeller

Impeller material	Hard-Iron ™
Impeller Nominal Diameter	12.0 inch
Suction Flange Diameter	80 mm
Impeller diameter	152 mm
Number of blades	2

Motor

Motor #	N3085.183 15-10-4AL-W 3hp
Stator variant	12
Frequency	60 Hz
Rated voltage	460 V
Rated current	4.3 A
Starting current	22 A
Rated speed	1700 rpm
Total moment of inertia	0.4746 lb ft²
Power factor	
1/1 Load	0.83
3/4 Load	0.77
1/2 Load	0.66
Efficiency	
1/1 Load	78.0 %
3/4 Load	78.0 %
1/2 Load	77.0 %

Configuration

Project	Project ID	Created by	Created on 2014-10-16	Last update

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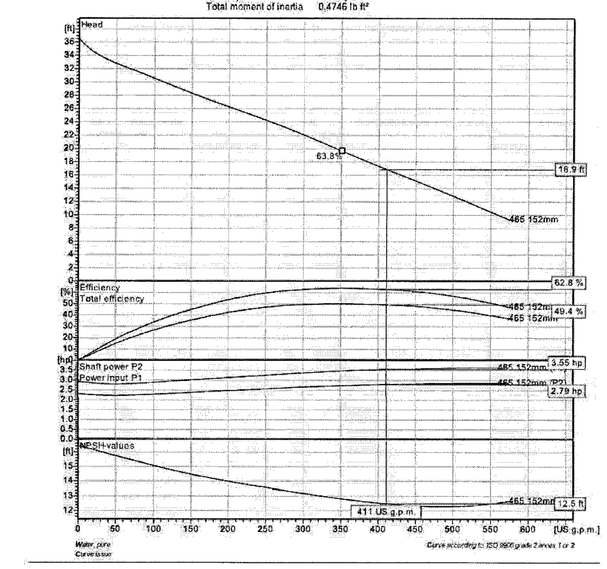
NP 3085 MT 3~ 465
Performance curve

Pump

Discharge Flange Diameter	3 1/8 inch
Suction Flange Diameter	80 mm
Impeller diameter	6"
Number of blades	2

Motor

Motor #	N3085.183 15-10-4AL-W 3hp
Stator variant	12
Frequency	60 Hz
Rated voltage	460 V
Number of poles	4
Phases	3~
Rated power	3 hp
Rated current	4.3 A
Starting current	22 A
Rated speed	1700 rpm
Total moment of inertia	0.4746 lb ft²
Power factor	
1/1 Load	0.83
3/4 Load	0.77
1/2 Load	0.66
Efficiency	
1/1 Load	78.0 %
3/4 Load	78.0 %
1/2 Load	77.0 %



Project	Project ID	Created by	Created on 2014-10-16	Last update

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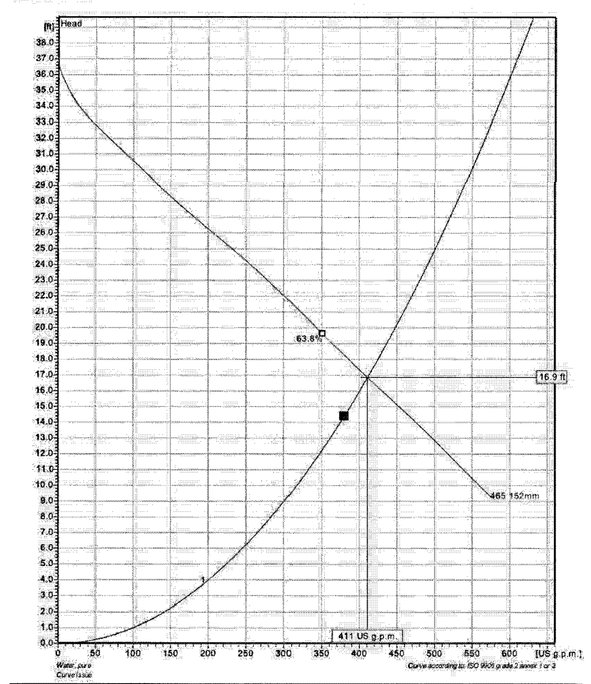
NP 3085 MT 3~ 465
Duty Analysis



Pumps running /System	Individual pump Flow	Head	Shaft power	Total Flow	Head	Shaft power	Pump eff.	Specific energy	NPSHre
1	411 US g.p.m.	16.9 ft	2.79 hp	411 US g.p.m.	16.9 ft	2.79 hp	62.8 %	197.4 Wh/US MG 12.5 ft	

Project	Project ID	Created by	Created on 2014-10-16	Last update

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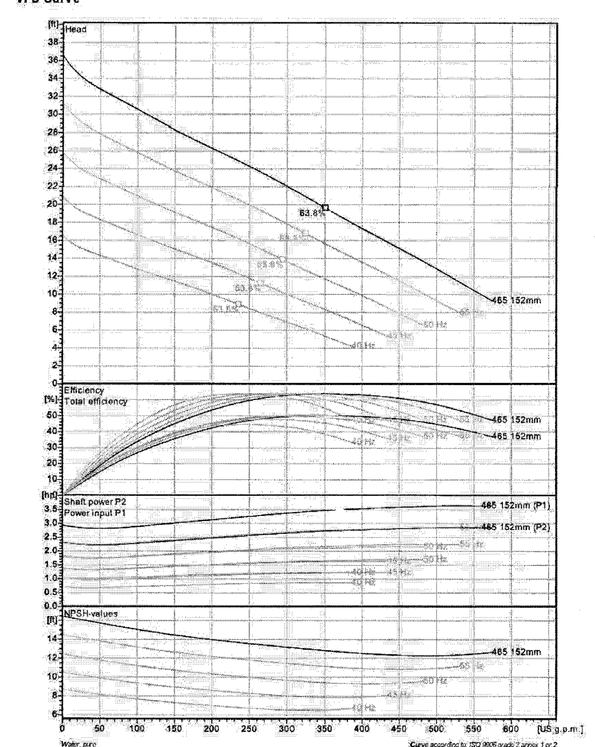
NP 3085 MT 3~ 465
VFD Curve



Project	Project ID	Created by	Created on 2014-10-16	Last update

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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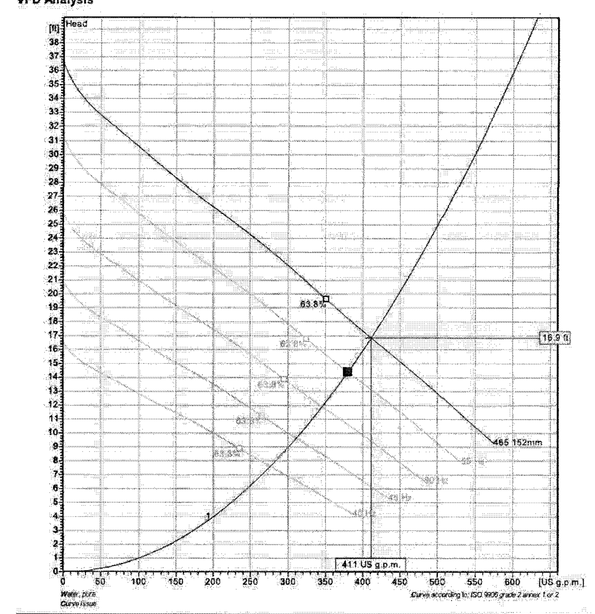
NP 3085 MT 3~ 465
VFD Analysis



Pumps running /System	Individual pump Frequency	Flow	Head	Shaft power	Total Flow	Head	Shaft power	Hyd eff.	Specific energy	NPSHre
1	60Hz	411US g.p.m.	16.9 ft	2.79hp	411US g.p.m.	16.9 ft	2.79hp	62.8 %	197.4Wh/US MG	12.5 ft
1	55Hz	376US g.p.m.	13.9 ft	2.29hp	376US g.p.m.	13.9 ft	2.29hp	62.8 %	161.8Wh/US MG	8.5 ft
1	50Hz	340US g.p.m.	11.3 ft	1.86hp	340US g.p.m.	11.3 ft	1.86hp	62.8 %	132.8Wh/US MG	6.1 ft
1	45Hz	311US g.p.m.	9.04 ft	1.51hp	311US g.p.m.	9.04 ft	1.51hp	62.8 %	107.9Wh/US MG	4.3 ft
1	40Hz	276US g.p.m.	7.02 ft	1.18hp	276US g.p.m.	7.02 ft	1.18hp	62.8 %	84.0Wh/US MG	2.9 ft

Project	Project ID	Created by	Created on 2014-10-16	Last update

NOTE: PUMP CALCULATIONS PROVIDED BY SCHAAF & WHEELER

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PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

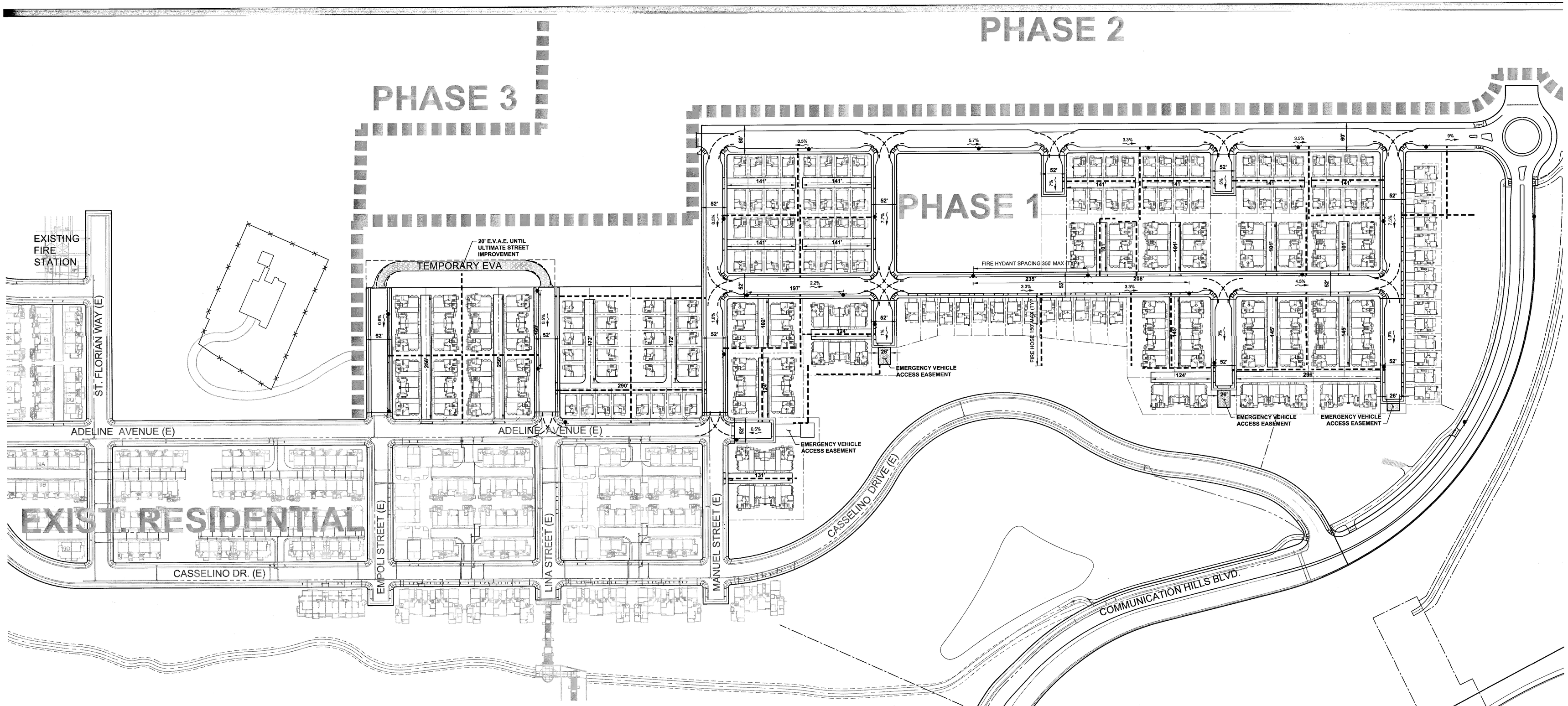
NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3638.69
CAD DWG FILE:	3636405W.DWG
DESIGNED BY:	AL/ZEF
DRAWN BY:	MAC
CHECKED BY:	DW
DATE:	8.20.14
SCALE:	NOT TO SCALE

CONCEPTUAL STORMWATER CONTROL PLAN DETAILS

5.2

COMMUNICATIONS HILL
San Jose, California



FIRE ACCESS NOTES:

1. FIRE ACCESS ROADS TO HAVE AN APPROVED ALL WEATHER SURFACE
2. PRIVATE ROADS TO BE A MINIMUM OF 21' WIDE
3. FIRE ACCESS ROADS TO HAVE A MINIMUM OF 13'6" VERTICAL CLEARANCE
4. FIRE ACCESS ROADS TO BE DESIGNED AND MAINTAINED TO SUPPORT THE LOADS OF FIRE APPARATUS OF AT LEAST 75,000 LBS
5. LOCATIONS OF RED CURBS AND FIRE LANE SIGNS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.
6. THE MAXIMUM STREET GRADE FOR FIRE ACCESS ROADS SHALL BE 15%.

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- PROPOSED FIRE TRUCK PATH (INSIDE TURN RADIUS R=30' & OUTSIDE TURN RADIUS R=50')
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT (350' MAXIMUM SPACING)
- FIRE HOSE (150' MAXIMUM LENGTH)

BUILDING TYPE TABLE

SYBMOL	DESCRIPTION	BUILDING AREA (SQUARE FEET)	BUILDING CONSTRUCTION TYPE	FIRE SPRINKLER TYPE	REMARKS
	ATTACHED TOWNHOMES	18,001-20,600	TYPE VB	NFPA 13R	WITH 2 HR FIRE WALLS WHERE REQUIRED
	DETACHED TOWNHOMES	0-3,600	TYPE VB	NFPA 13D	
	DETACHED ROHOMES	0-3,600	TYPE VB	NFPA 13D	

0 40 80 160
1 INCH = 80 FEET

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

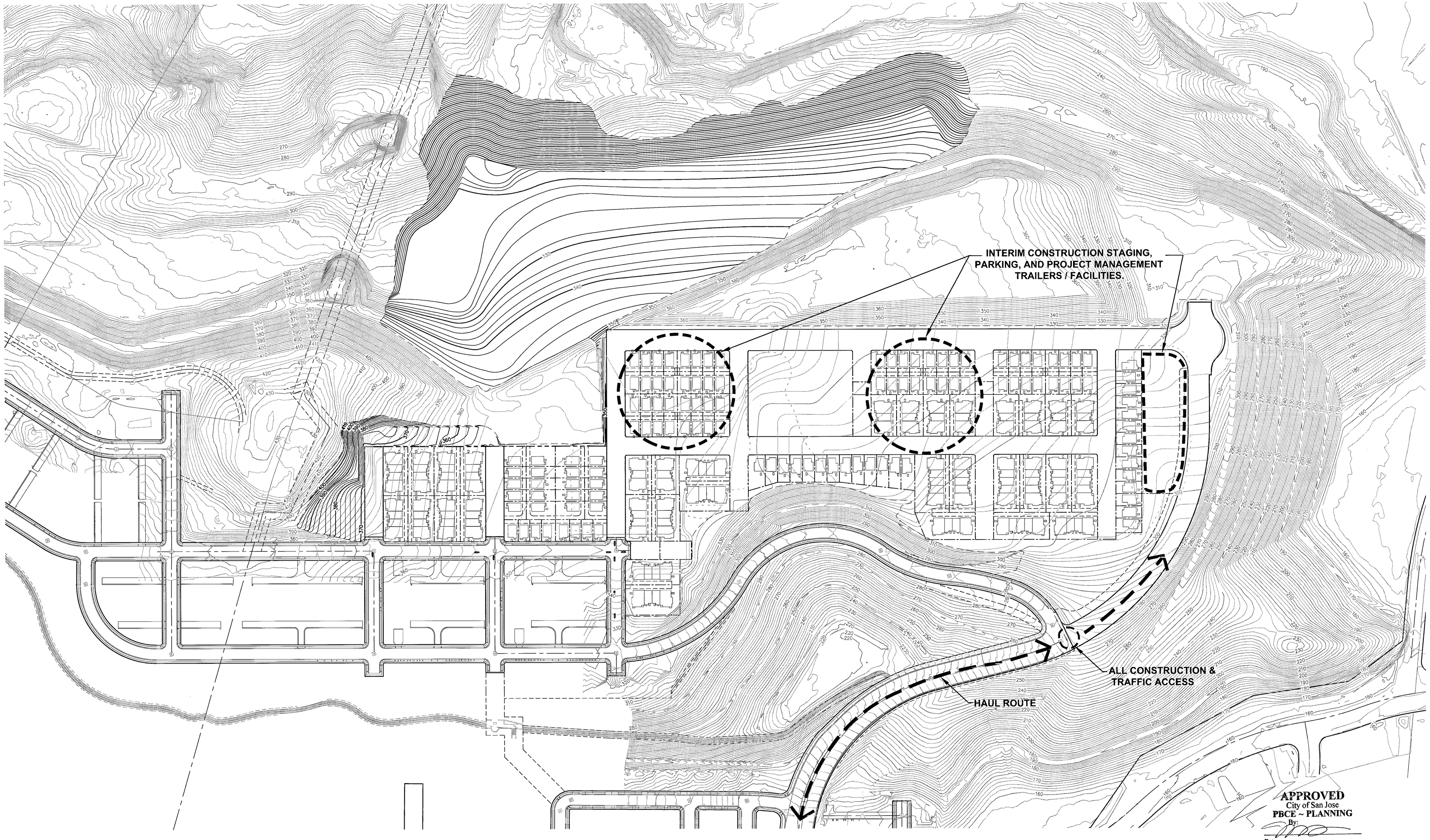
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636600FA.DWG
DESIGNED BY:	TN
DRAWN BY:	TN
CHECKED BY:	ZEF/AL
DATE:	8.20.14
SCALE:	1" = 80'

FIRE ACCESS PLAN

6.0



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	12/18/2014	PER CITY COMMENTS
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363661HP.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	8.20.14
SCALE:	NOT TO SCALE

CONSTRUCTION ACCESS AND HAUL ROUTE EXHIBIT

6.1

COMMUNICATIONS HILL PHASE 01
SAN JOSE, CA
PLANNING RE-SUBMITTAL
(ARCHITECTURAL ONLY)

DETACHED ROWHOMES

7-0	ARCHITECTURAL SITE PLAN
7-0.1	MULTI-STORY ACCESIBILITY ARCHITECTURAL SITE PLAN
7-0.2	TRASH ENCLOSURES
7-0.3	FIRE APPARATUS ACCESS
7-0.4	FIRE APPARATUS ACCESS
7-0.5	FIRE APPARATUS ACCESS SECTIONS
7-0.6	SITE PERSPECTIVE VIEWPORT MAP
7-0.7	SITE PERSPECTIVE A
7-0.8	SITE PERSPECTIVE B
7-0.9	SITE PERSPECTIVE C
7-0.10	SITE PERSPECTIVE D
7-0.11	SITE PERSPECTIVE E
7-0.12	SITE PERSPECTIVE F
7-0.13	PRIVATE & PUBLIC OPEN SPACE EXHIBIT
7-1	STREETSCENE PERSPECTIVE
7-2	PLAN 1 FLOOR PLANS
7-3	PLAN 1 CONTEMPORARY A - COLOR OPTION 1
7-3.1	PLAN 1 CONTEMPORARY A - COLOR OPTION 2
7-4	PLAN 1 CONTEMPORARY B - COLOR OPTION 1
7-4.1	PLAN 1 CONTEMPORARY B - COLOR OPTION 2
7-5	PLAN 2 FLOOR PLANS
7-6	PLAN 2 CONTEMPORARY A - COLOR OPTION 1
7-6.1	PLAN 2 CONTEMPORARY A - COLOR OPTION 2
7-7	PLAN 2 CONTEMPORARY B - COLOR OPTION 1
7-7.1	PLAN 2 CONTEMPORARY B - COLOR OPTION 2
7-8	PLAN 3 FLOOR PLANS
7-9	PLAN 3 CONTEMPORARY A - COLOR OPTION 1
7-9.1	PLAN 3 CONTEMPORARY A - COLOR OPTION 2
7-10	PLAN 3 CONTEMPORARY B - COLOR OPTION 1
7-10.1	PLAN 3 CONTEMPORARY B - COLOR OPTION 2
7-11	PLAN 4 FLOOR PLANS
7-12	PLAN 4 CONTEMPORARY A - COLOR OPTION 1
7-12.1	PLAN 4 CONTEMPORARY A - COLOR OPTION 2
7-13	PLAN 4 CONTEMPORARY B - COLOR OPTION 1
7-13.1	PLAN 4 CONTEMPORARY B - COLOR OPTION 2
7-13.1.1	PLAN 4 CONTEMPORARY B - COLOR OPTION 2 - ALT

DETACHED TOWNHOMES

8-1	STREETSCENE PERSPECTIVE
8-2	PLAN 1 - GL
8-2.1	PLAN 1 - ML
8-3	PLAN 1 CONTEMPORARY A - GL - COLOR OPTION 1
8-3.1	PLAN 1 CONTEMPORARY A - GL - COLOR OPTION 2
8-3.2	PLAN 1 CONTEMPORARY A - ML - COLOR OPTION 1
8-3.3	PLAN 1 CONTEMPORARY A - ML - COLOR OPTION 2
8-3.4	PLAN 1 CONTEMPORARY A - GL FIRE ACCESS
8-4	PLAN 1 CONTEMPORARY B - GL - COLOR OPTION 1
8-4.1	PLAN 1 CONTEMPORARY B - GL - COLOR OPTION 2
8-4.2	PLAN 1 CONTEMPORARY B - ML - COLOR OPTION 1
8-4.3	PLAN 1 CONTEMPORARY B - ML - COLOR OPTION 2
8-4.4	PLAN 1 CONTEMPORARY B - GL FIRE ACCESS
8-5	PLAN 1 TRANSITIONAL - GL - COLOR OPTION 1
8-5.1	PLAN 1 TRANSITIONAL - GL - COLOR OPTION 2
8-5.2	PLAN 1 TRANSITIONAL - ML - COLOR OPTION 1
8-5.3	PLAN 1 TRANSITIONAL - ML - COLOR OPTION 2
8-5.4	PLAN 1 TRANSITIONAL - GL FIRE ACCESS
8-5.5	PLAN 1 TRANSITIONAL - ML FIRE ACCESS
8-6	PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 1
8-6.1	PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 2
8-6.2	PLAN 1 MEDITERRANEAN - ML - COLOR OPTION 1
8-6.3	PLAN 1 MEDITERRANEAN - ML - COLOR OPTION 2
8-6.4	PLAN 1 MEDITERRANEAN - ML FIRE ACCESS
8-7	PLAN 2 - GL
8-7.1	PLAN 2 - ML
8-8	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1
8-8.0.1	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1 - ALT
8-8.1	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 2
8-8.2	PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1
8-8.3	PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 2
8-8.4	PLAN 2 CONTEMPORARY A - GL FIRE ACCESS
8-9	PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 1
8-9.1	PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 2
8-9.2	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1
8-9.2.1	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1 - ALT
8-9.3	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 2
8-9.4	PLAN 2 CONTEMPORARY B - GL FIRE ACCESS
8-10	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 1
8-10.1	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2
8-10.2	PLAN 2 TRANSITIONAL - ML - COLOR OPTION 1
8-10.3	PLAN 2 TRANSITIONAL - ML - COLOR OPTION 2
8-10.4	PLAN 2 TRANSITIONAL - GL FIRE ACCESS
8-11	PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 1
8-11.1	PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 2
8-11.2	PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 1
8-11.2.1	PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 1 - ALT
8-11.3	PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 2
8-11.4	PLAN 2 MEDITERRANEAN - GL FIRE ACCESS
8-11.5	PLAN 2 MEDITERRANEAN - ML FIRE ACCESS
8-12	PLAN 3 - GL
8-12.1	PLAN 3 - ML
8-13	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 1
8-13.1	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2
8-13.1.1	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2 - ALT
8-13.2	PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 1
8-13.3	PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 2
8-13.4	PLAN 3 CONTEMPORARY A - GL FIRE ACCESS
8-14	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 1
8-14.1	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2
8-14.2	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 1
8-14.3	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 2
8-14.4	PLAN 3 CONTEMPORARY B - GL FIRE ACCESS
8-15	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1
8-15.0.1	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1 - ALT
8-15.1	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2
8-15.1.1	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2 - ALT
8-15.2	PLAN 3 TRANSITIONAL - ML - COLOR OPTION 1
8-15.3	PLAN 3 TRANSITIONAL - ML - COLOR OPTION 2
8-15.4	PLAN 3 TRANSITIONAL - GL FIRE ACCESS
8-15.5	PLAN 3 TRANSITIONAL - ML FIRE ACCESS
8-16	PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 1
8-16.1	PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 2
8-16.2	PLAN 3 MEDITERRANEAN - ML - COLOR OPTION 1
8-16.3	PLAN 3 MEDITERRANEAN - ML - COLOR OPTION 2
8-16.4	PLAN 3 MEDITERRANEAN - ML FIRE ACCESS

ATTACHED TOWNS

9-1	STREETSCENE PERSPECTIVE
9-2	5-PLEX BUILDING PLANS - GL
9-2.1	5-PLEX BUILDING PLANS - ML
9-3	5-PLEX CONTEMPORARY A - GL - COLOR OPTION 1
9-3.1	5-PLEX CONTEMPORARY A - GL - COLOR OPTION 2
9-4	5-PLEX CONTEMPORARY B - GL - COLOR OPTION 1
9-4.1	5-PLEX CONTEMPORARY B - GL - COLOR OPTION 2
9-5	5-PLEX TRANSITIONAL - GL - COLOR OPTION 1
9-5.1	5-PLEX TRANSITIONAL - GL - COLOR OPTION 2
9-6	5-PLEX MEDITERRANEAN - GL - COLOR OPTION 1
9-6.1	5-PLEX MEDITERRANEAN - GL - COLOR OPTION 2
9-7	6-PLEX BUILDING PLANS - GL
9-7.1	6-PLEX BUILDING PLANS - ML
9-8	NOT USED
9-9	NOT USED
9-10	6-PLEX TRANSITIONAL - ML - COLOR OPTION 1
9-10.1	6-PLEX TRANSITIONAL - ML - COLOR OPTION 2
9-10.2	6-PLEX TRANSITIONAL - GL FIRE ACCESS
9-11	6-PLEX MEDITERRANEAN - ML - COLOR OPTION 1
9-11.1	6-PLEX MEDITERRANEAN - ML - COLOR OPTION 2
9-12	7-PLEX BUILDING PLANS - GL
9-12.1	7-PLEX BUILDING PLANS - ML
9-13	NOT USED
9-14	NOT USED
9-15	7-PLEX TRANSITIONAL - GL SIDE ENTRY - COLOR OPTION 1
9-15.1	7-PLEX TRANSITIONAL - GL SIDE ENTRY - COLOR OPTION 2
9-16	7-PLEX MEDITERRANEAN - GL SIDE ENTRY - COLOR OPTION 1
9-16.1	7-PLEX MEDITERRANEAN - GL SIDE ENTRY - COLOR OPTION 2
10-1	MATERIAL BOARD - CONTEMPORARY A
10-2	MATERIAL BOARD - CONTEMPORARY B
10-3	MATERIAL BOARD - TRANSITIONAL
10-4	MATERIAL BOARD - MEDITERRANEAN

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SHEET INDEX

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1		
2		
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PROJECT NO:	3636.60
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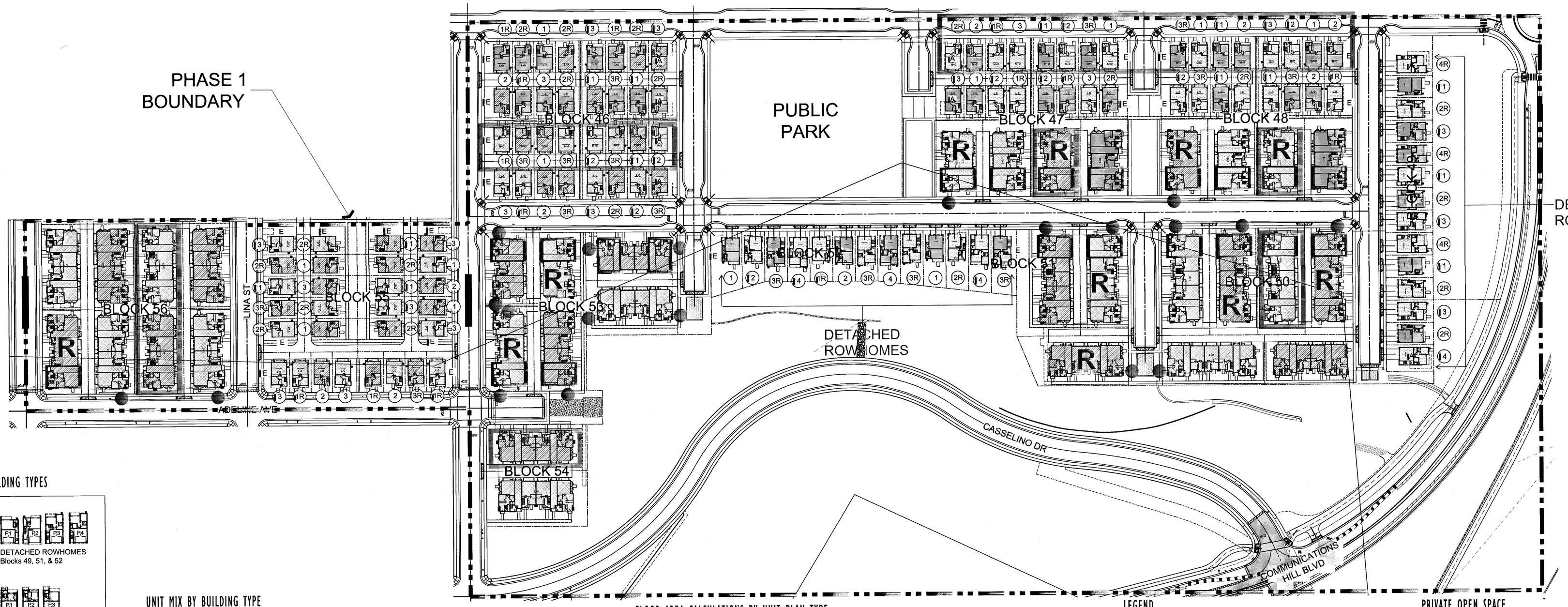
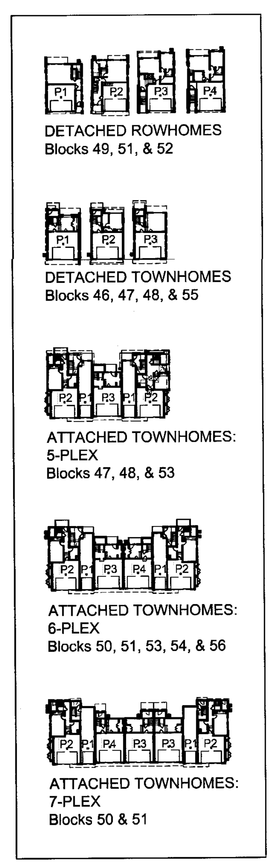


BUILDING TYPES



UNIT MIX BY BUILDING TYPE

Detached Rowhomes	No. Beds	No. Baths	Total Units	Mix
Plan 1	4	3.5	6	2%
Plan 2	4	3.5	7	9%
Plan 3	4	3.5	7	2%
Plan 4	4	3.5	7	2%
Total Detached Rowhomes			*27*	

Detached Townhomes	No. Beds	No. Baths	Total Units	Mix
Plan 1	4	3.5	32	10%
Plan 2	4	3.5	32	10%
Plan 3	5	4	28	9%
Total Detached Townhomes			*92*	

Attached Townhomes	No. Beds	No. Baths	5-Plex w/ Mez	6-Plex	6-Plex w/ Mez	6-Plex w/ 2 Mez	7-Plex	7-Plex w/ Mez	Total Units	Mix
Plan 1	2	2	1	2	1		2	1	45	14%
Plan 1 w/ Mezzanine	2	2	1		1	2		1	21	7%
Plan 2	3	3	2	2	2	2	2	2	66	21%
Plan 3	4	3.5	1	1	1	1	2	2	40	13%
Plan 4	4	3.5		1	1	1	1	1	23	7%
Total Units Per Building Type			5	6	6	6	7	7		
Building Count			10	12	3	1	1	6		
Total Attached Townhomes			*50*	*72*	*18*	*6*	*7*	*42*	*195*	

FLOOR AREA CALCULATIONS BY UNIT PLAN TYPE

Unit Plan Type	1st Floor (sq. ft.)	2nd Floor (sq. ft.)	3rd Floor (sq. ft.)	Mezz. (sq. ft.)	Subtotal Interior (sq. ft.)	Garage (sq. ft.)	Deck (sq. ft.)	Gross Area	No. Units	Total Floor Area
Detached Rowhomes										
Plan 1	529	939	912		2,380	418	134	2,932	6	17,592
Plan 2	618	927	1046		2,591	392	139	3,122	7	21,854
Plan 3	602	917	1160		2,679	425	178	3,282	7	22,974
Plan 4	567	986	1208		2,761	489	92	3,342	7	23,394
Detached Townhomes - Ground Level Entry										
Plan 1	413	721	941		2,075	483	126	2,684	23	61,732
Plan 2	353	701	934		1,988	512	70	2,570	24	61,680
Plan 3	393	781	924		2,098	472	74	2,644	21	55,524
Detached Townhomes - Mid Level Entry										
Plan 1	409	733	941		2,083	484	130	2,697	9	24,273
Plan 2	410	734	934		2,078	455	70	2,603	8	20,824
Plan 3	393	787	924		2,104	472	74	2,650	7	18,550
Attached Townhomes - Ground Level Entry										
Plan 1	140	95	1401		1,636	441	97	2,174	39	84,786
Plan 1 w/ Mezzanine	140	95	1401	373	2,009	441	109	2,559	18	46,062
Plan 2	505	1332			1,837	470	103	2,410	34	81,940
Plan 2 - Side Entry	505	1336			1,841	470	103	2,414	20	48,280
Plan 3	359	736	864		1,959	487	0	2,446	33	80,718
Plan 4	359	736	864		1,959	487	0	2,446	19	46,474
Attached Townhomes - Mid Level Entry										
Plan 1	130	95	1401		1,626	450	97	2,173	6	13,038
Plan 1 w/ Mezzanine	130	95	1401	301	1,927	450	109	2,486	3	7,458
Plan 2	505	1332			1,837	470	103	2,410	12	28,920
Plan 3	359	721	864		1,944	487	0	2,431	7	17,017
Plan 4	359	721	864		1,944	487	0	2,431	4	9,724
Total Floor Area										*792,814*

LEGEND

- 2R — DETACHED PLAN TYPE NO.
- R — REVERSED PLAN TYPE
- E — ENHANCED ELEVATION
- A — ALTERNATE PLANS WITH WRAP-AROUND PORCHES
- SIDE ENTRY (ATTACHED TOWNS)

ARCHITECTURAL STYLES

- MEDITERRANEAN — Blocks 46, 50, 51, 53, 54, 55, & 56
- TRANSITIONAL — Blocks 46, 48, 50, 51, 53, 54, 55, & 56
- CONTEMPORARY A — Blocks 46, 47, 48, 49, 51, & 52
- CONTEMPORARY B — Blocks 47, 48, 49, 51, & 52
- 4TH STORY MEZZANINE — Attached Townhomes Plan 1
- MID LEVEL
- R — REVERSED BUILDING PLAN (ATTACHED TOWNS)

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PRIVATE OPEN SPACE

Unit Plan Type	Total Deck/Patio (sq. ft.)
Detached Rowhomes	
Plan 1	134
Plan 2	139
Plan 3	178
Plan 4	92
Plan 4 - Alt	421
Detached Townhomes - Ground Level Entry	
Plan 1	126
Plan 2	70
Plan 2 - Alt	310
Plan 3	74
Plan 3 - Alt	297
Detached Townhomes - Mid Level Entry	
Plan 1	130
Plan 2	70
Plan 2 - Alt	306
Plan 3	74
Attached Townhomes - Ground Level Entry	
Plan 1 - A	234
Plan 1 - B, C & D	97
Plan 1 w/ Mezzanine - A	246
Plan 1 w/ Mezzanine - B, C & D	109
Plan 2	103
Plan 3	73
Plan 4	73
Attached Townhomes - Mid Level Entry	
Plan 1 - A	234
Plan 1 - B, C & D	97
Plan 1 w/ Mezzanine - A	246
Plan 1 w/ Mezzanine - B, C & D	109
Plan 2	103
Plan 3	73
Plan 4	73

Scale 0 32 64 128

ARCHITECTURAL SITE PLAN

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CHECKED BY:	
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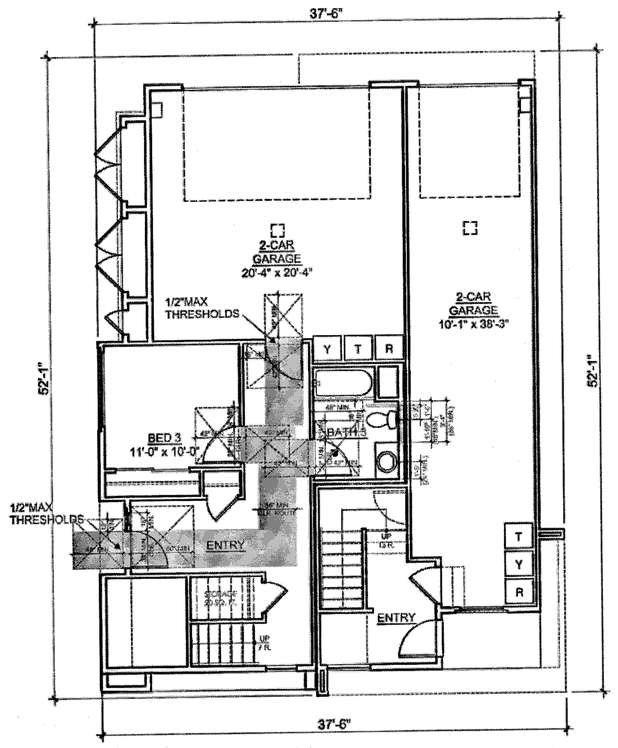


TYPICAL PROPOSED MULTISTORY UNIT

PHASE 1.1-1.2

Total units proposed = 314

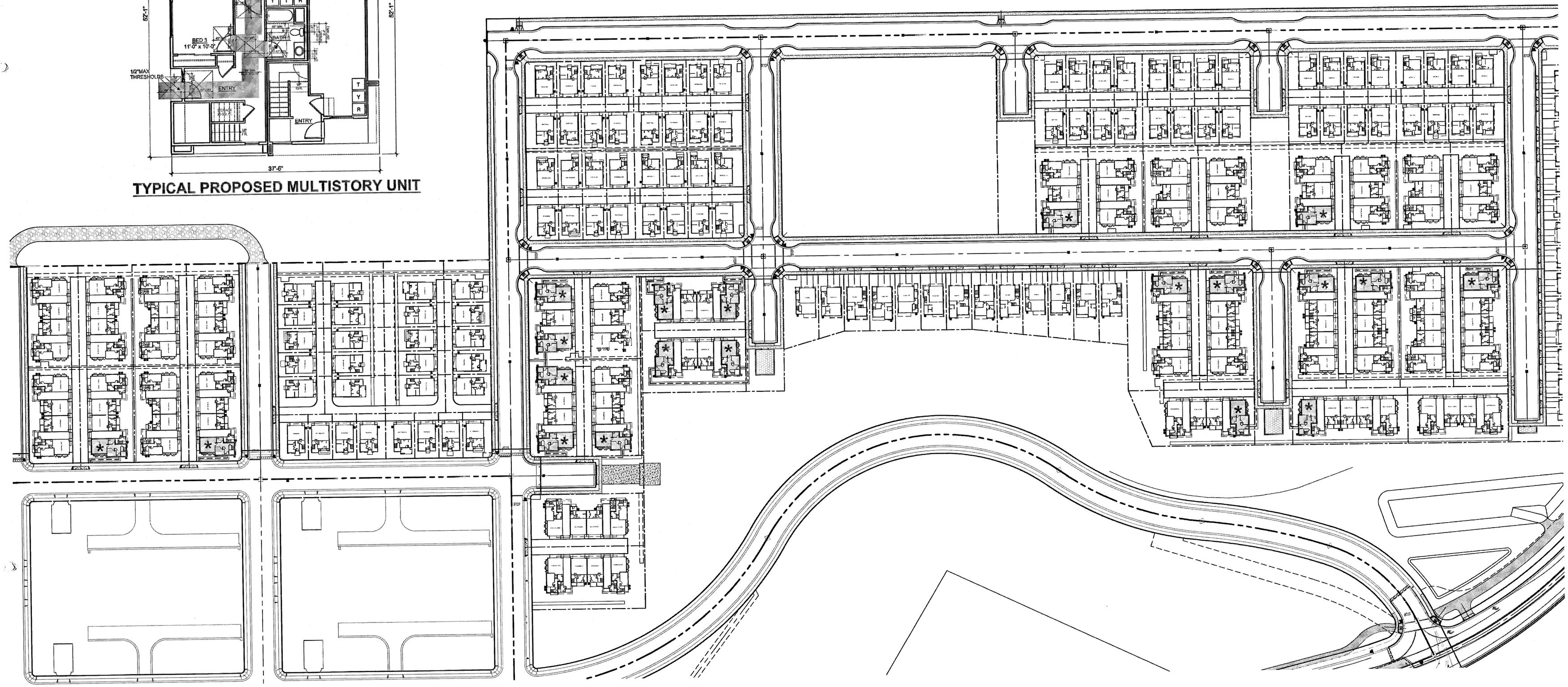
Total Detached R3 units = 119 (No Accessibility Requirements)

Total Attached R2 units = 195 (Multistory per CBC 1102A.3)
195 units x10% = 19.5 units required (20 units proposed)

LEGEND

* Accessible unit per CBC 1102A.3

Accessible path of travel to public way per CBC 1110A



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0 30 60 120
1 INCH = 60 FEET

MULTISTORY ACCESSIBILITY ARCHITECTURAL SITE PLAN

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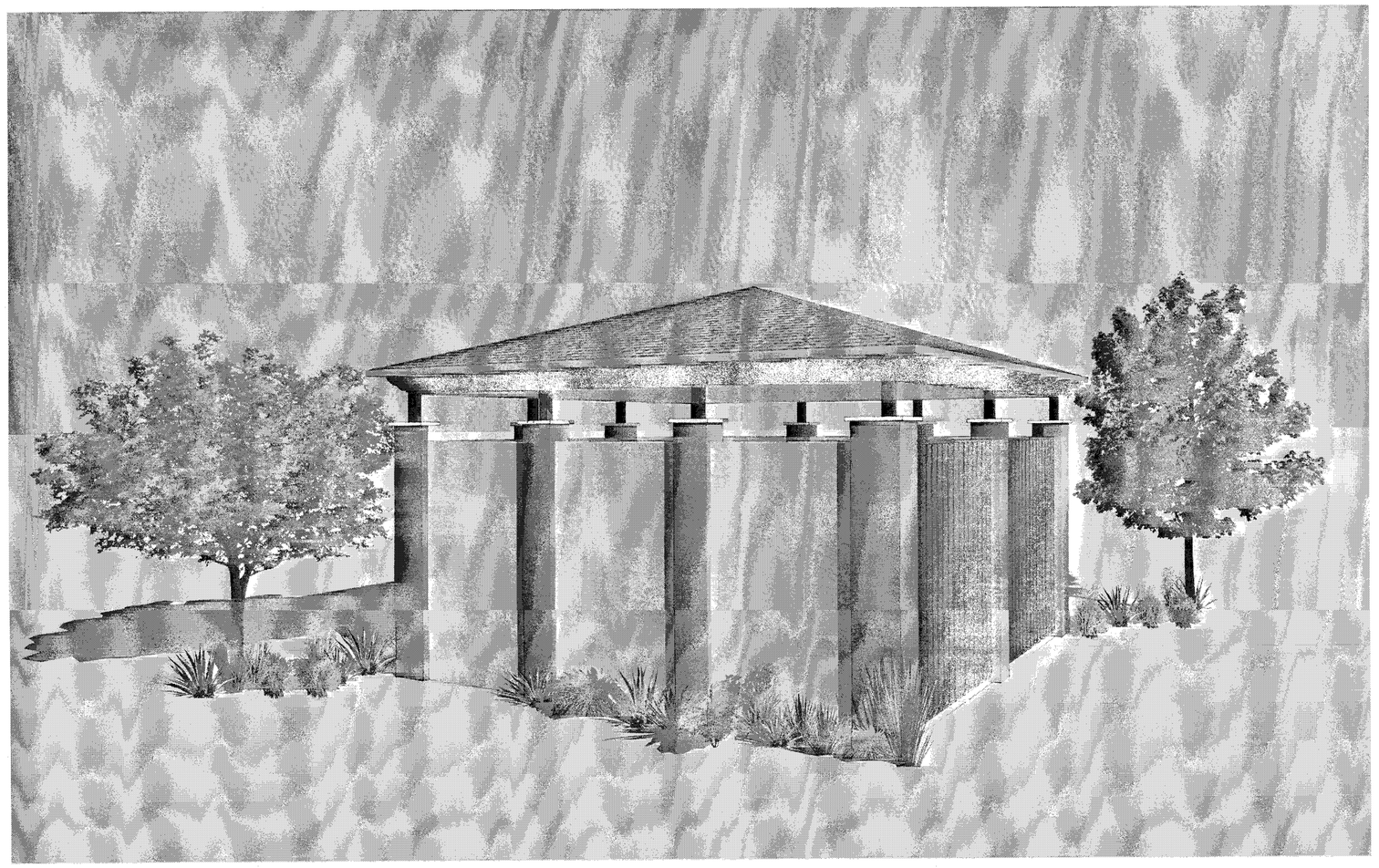
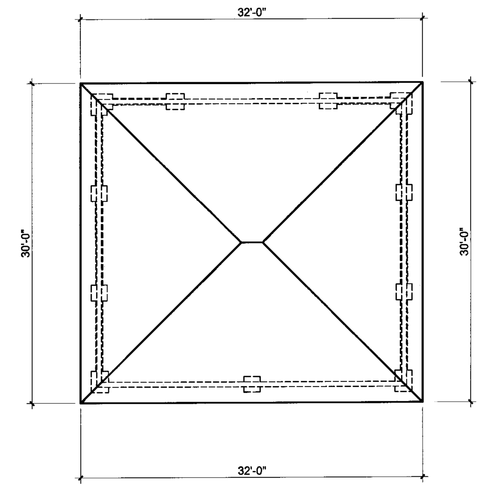
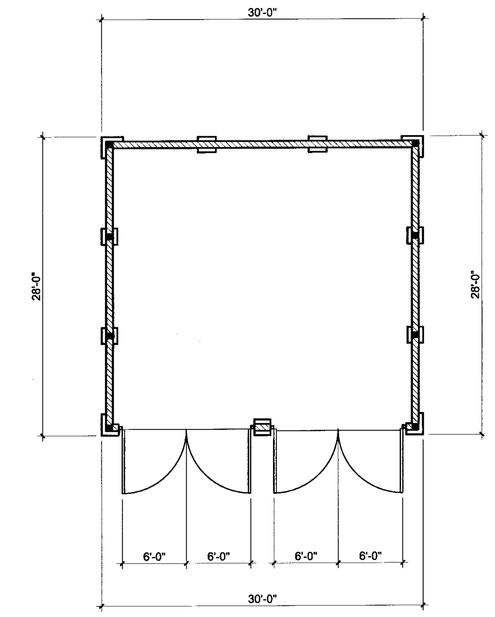
7- 0.1



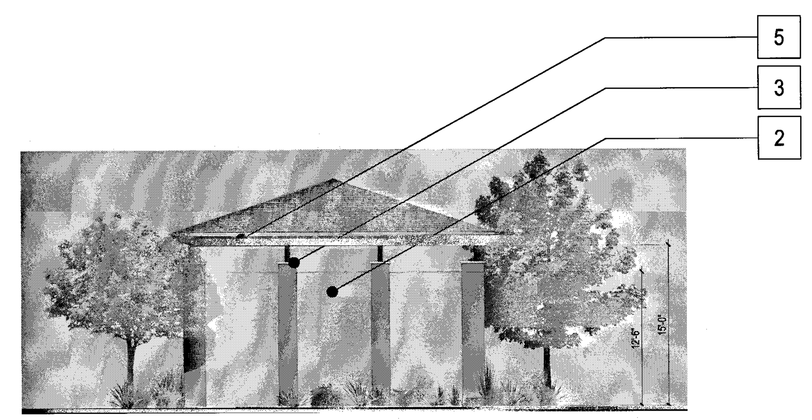
PERSPECTIVE



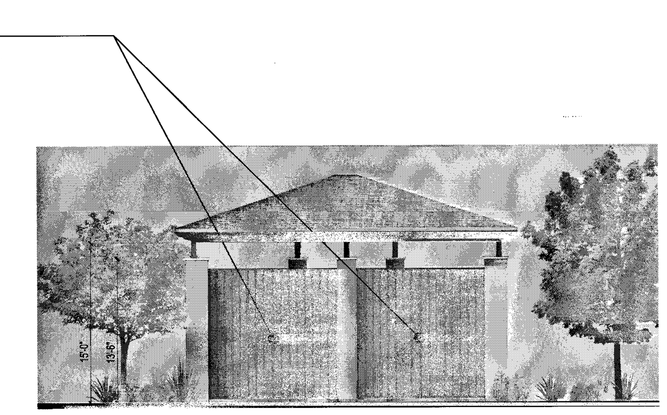
ROOF PLAN
HIPPED ROOF 4:12 SLOOPE



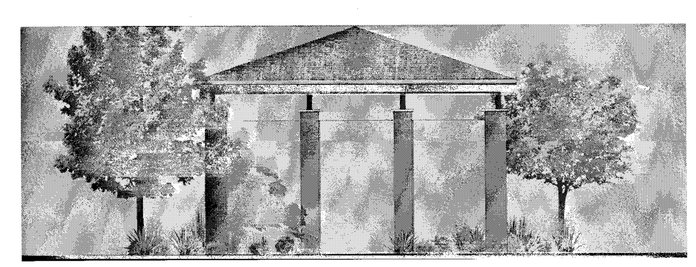
FLOOR PLAN
840 SQ. FT.



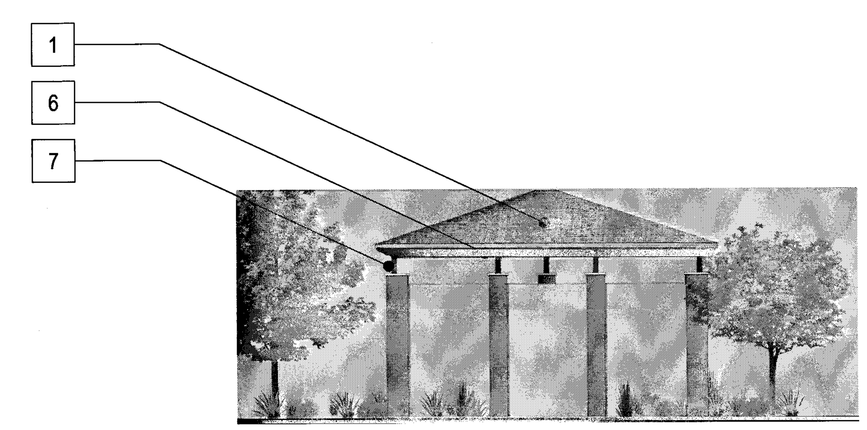
LEFT



FRONT



RIGHT



BACK

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MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH OVER CMU
3. PRECAST CONCRETE CAP
4. PAIR OF 6'-0"W. X 12'-0"H. METAL GATES
5. WOOD GRAIN POLYSTYRENE CORBELS
6. 6X12 WOOD BEAM
7. 6X6 WOOD POST

TRASH ENCLOSURES

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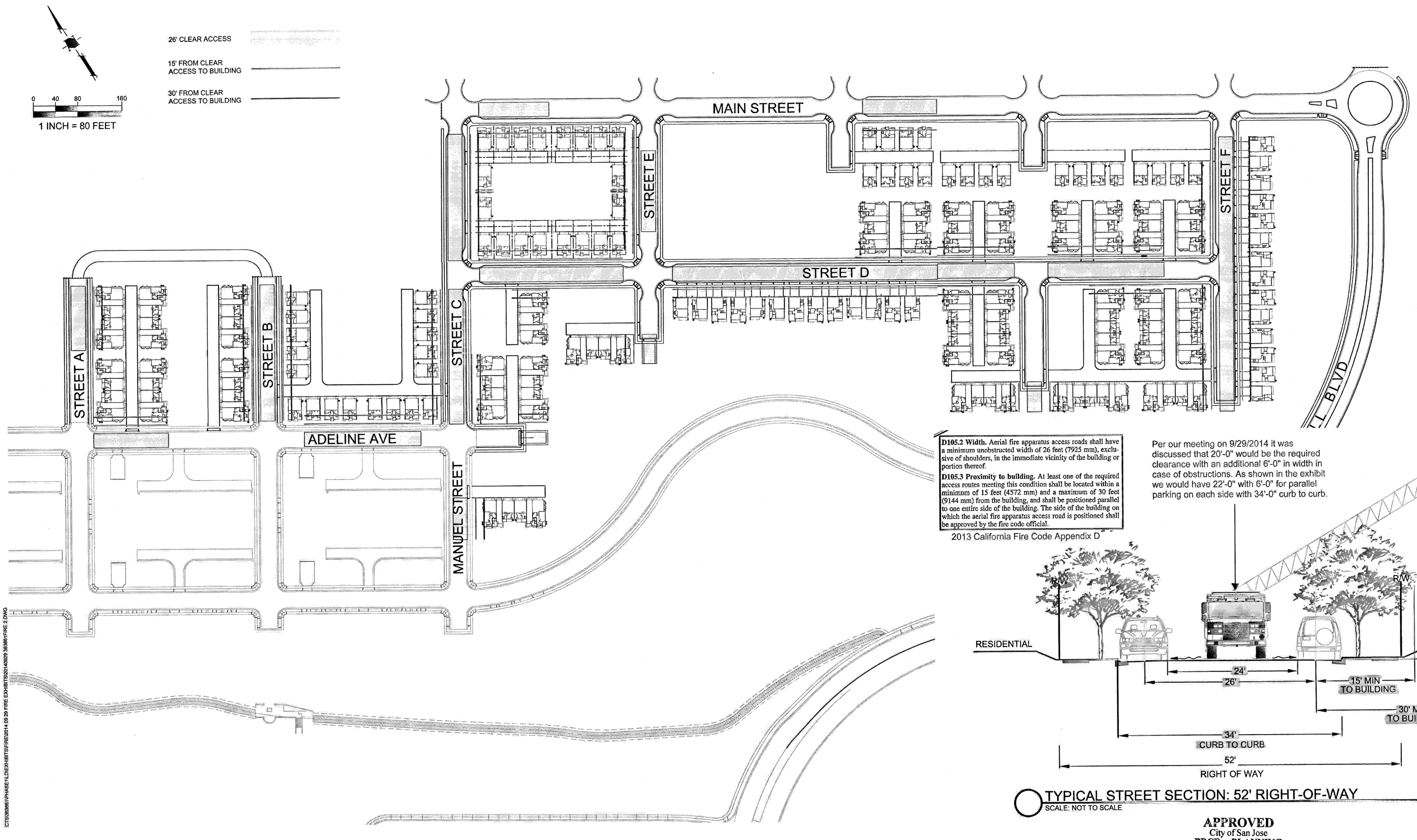
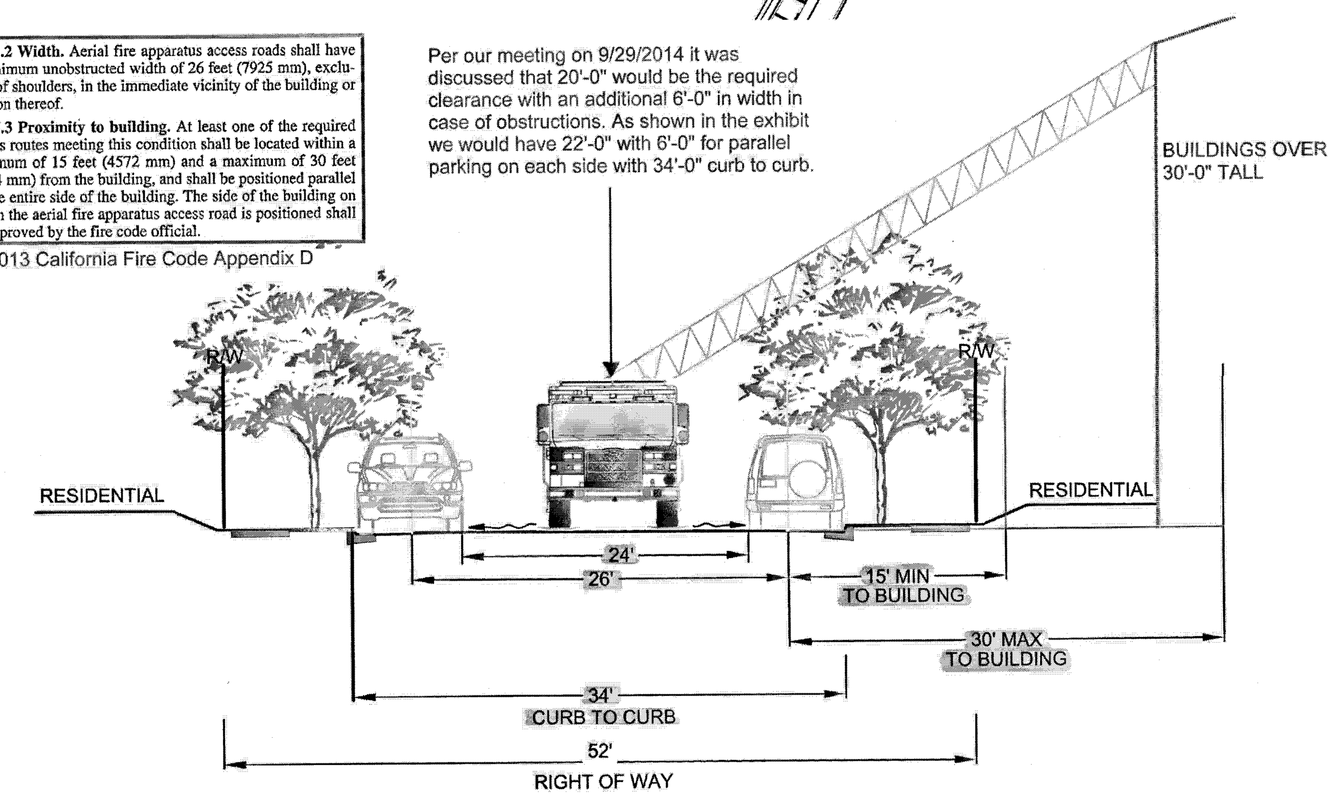


D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

2013 California Fire Code Appendix D

Per our meeting on 9/29/2014 it was discussed that 20'-0" would be the required clearance with an additional 6'-0" in width in case of obstructions. As shown in the exhibit we would have 22'-0" with 6'-0" for parallel parking on each side with 34'-0" curb to curb.



TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE

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FIRE APPARATUS ACCESS

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CTS\3636\PHASE1\LDEX\BTS\FIRE\2014 09 29 FIRE EXHIBITS\2014\09\29 3636\FIRE 2.DWG

20'-0" wide alley with 30'-0" max building height to average grade plane on alley side

TYPE A - Flat roof, Grade level entry (L+0)

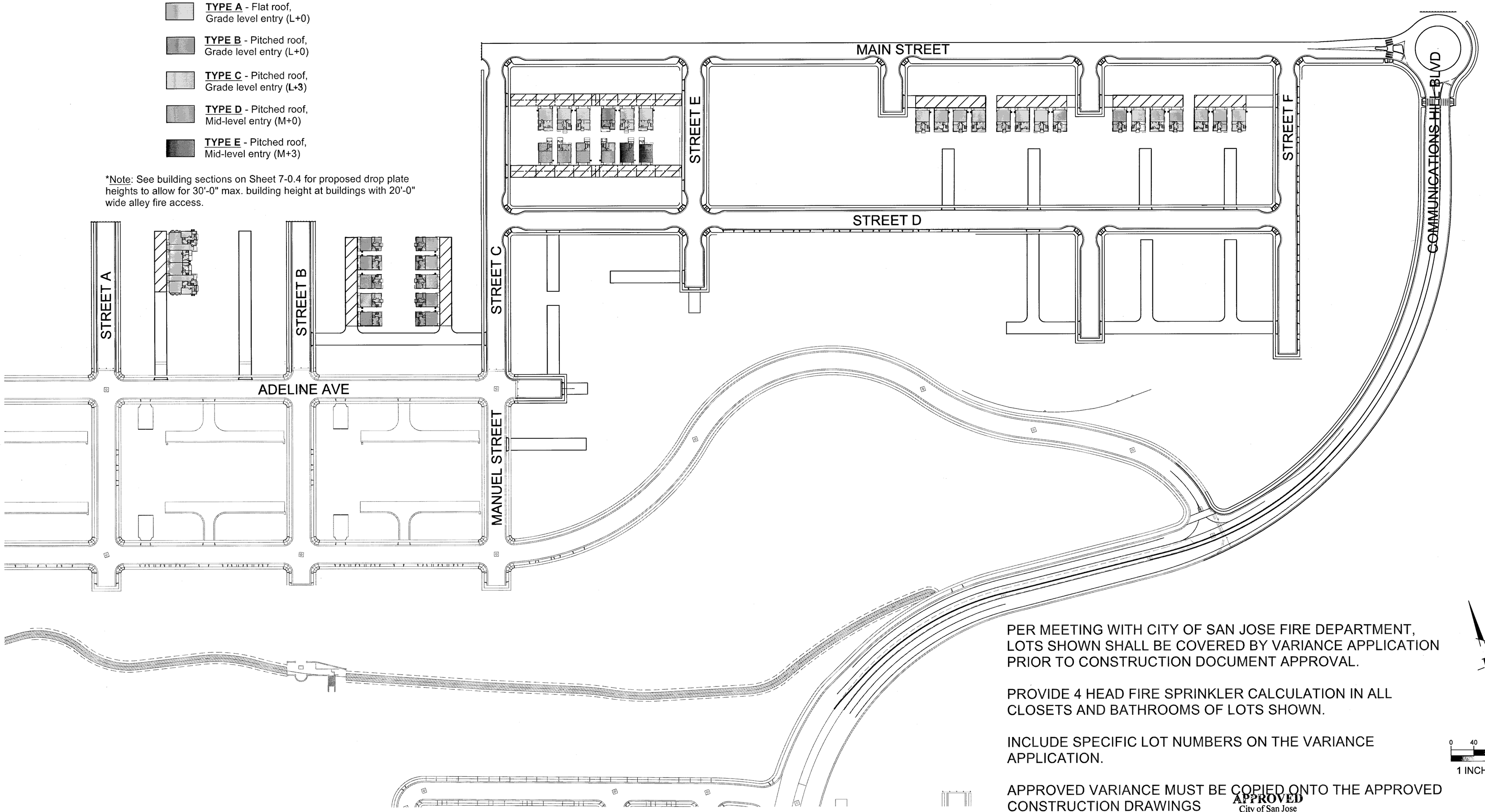
TYPE B - Pitched roof, Grade level entry (L+0)

TYPE C - Pitched roof, Grade level entry (**L+3**)

TYPE D - Pitched roof, Mid-level entry (M+0)

TYPE E - Pitched roof, Mid-level entry (M+3)

*Note: See building sections on Sheet 7-0.4 for proposed drop plate heights to allow for 30'-0" max. building height at buildings with 20'-0" wide alley fire access.



PER MEETING WITH CITY OF SAN JOSE FIRE DEPARTMENT, LOTS SHOWN SHALL BE COVERED BY VARIANCE APPLICATION PRIOR TO CONSTRUCTION DOCUMENT APPROVAL.

PROVIDE 4 HEAD FIRE SPRINKLER CALCULATION IN ALL CLOSETS AND BATHROOMS OF LOTS SHOWN.

INCLUDE SPECIFIC LOT NUMBERS ON THE VARIANCE APPLICATION.

APPROVED VARIANCE MUST BE COPIED ONTO THE APPROVED CONSTRUCTION DRAWINGS

0 40 80 160
1 INCH = 80 FEET

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FIRE APPARATUS ACCESS

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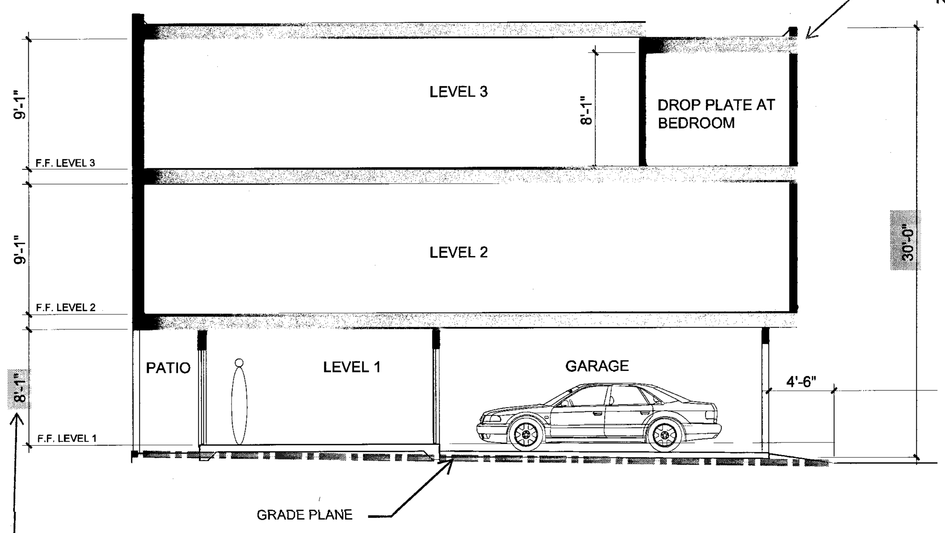
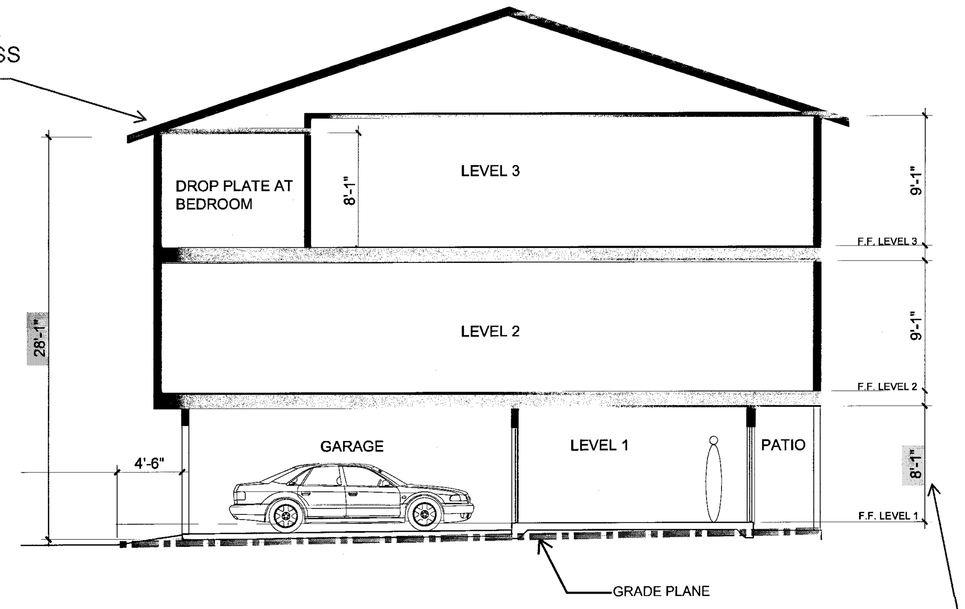


PROPOSED DROP 8'-1" PLATE HEIGHT TO ALLOW FOR 30'-0" MAX BUILDING HEIGHT TO GRADE PLANE WHERE NO AERIAL ACCESS IS PROVIDED.

TYPE A - Flat roof, Grade level entry (L+0)

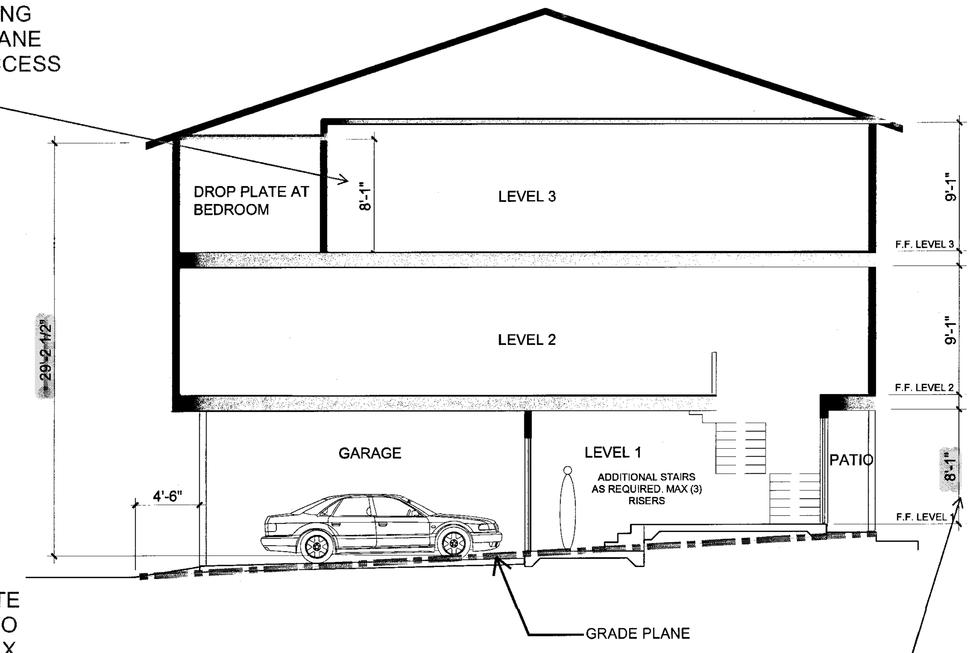
PROPOSED 8'-1" PLATE HEIGHT AT LEVEL 1 TO ALLOW FOR 30'-0" MAX BUILDING HEIGHT TO GRADE PLANE WHERE NO AERIAL ACCESS IS PROVIDED.



TYPE B - Pitched roof, Grade level entry (L+0)

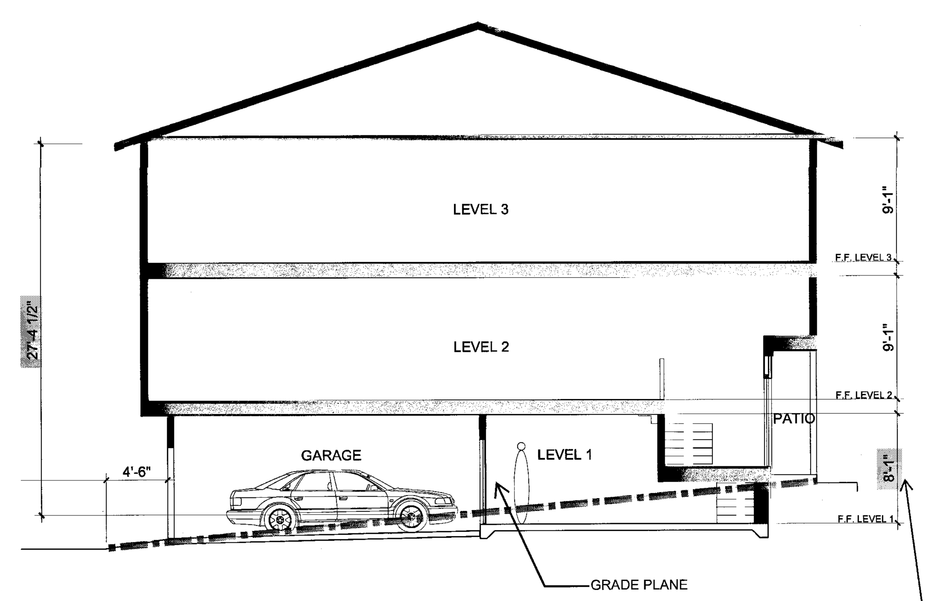
PROPOSED DROP 8'-1" PLATE HEIGHT TO ALLOW FOR 30'-0" MAX BUILDING HEIGHT TO GRADE PLANE WHERE NO AERIAL ACCESS IS PROVIDED.

PROPOSED 8'-1" PLATE HEIGHT AT LEVEL 1 TO ALLOW FOR 30'-0" MAX BUILDING HEIGHT TO GRADE PLANE WHERE NO AERIAL ACCESS IS PROVIDED.



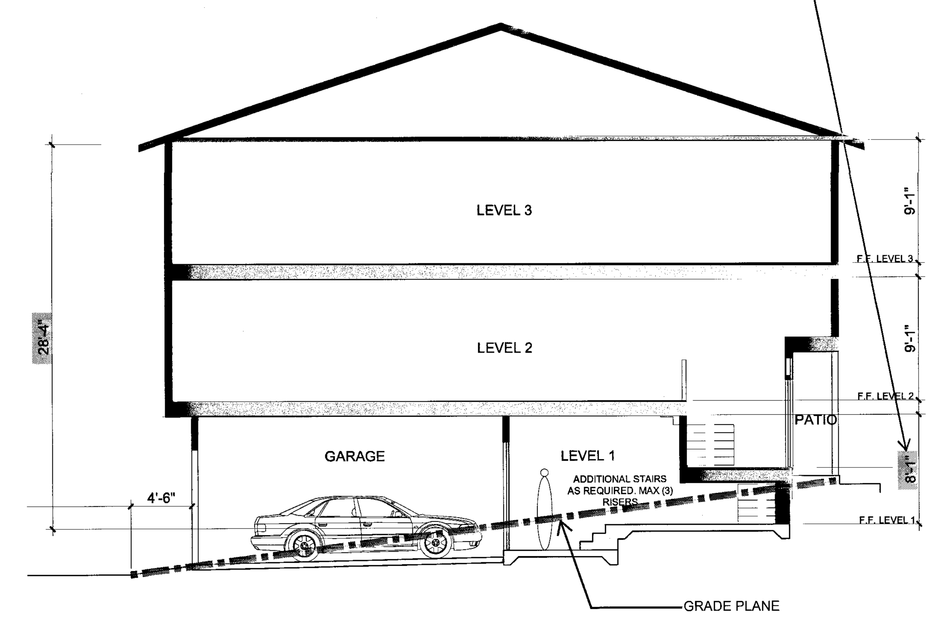
TYPE C - Pitched roof, Grade level entry (L+3)

PROPOSED 8'-1" PLATE HEIGHT AT LEVEL 1 TO ALLOW FOR 30'-0" MAX BUILDING HEIGHT TO GRADE PLANE WHERE NO AERIAL ACCESS IS PROVIDED.



TYPE D - Pitched roof, Mid-level entry (M+0)

PROPOSED 8'-1" PLATE HEIGHT AT LEVEL 1 TO ALLOW FOR 30'-0" MAX BUILDING HEIGHT TO GRADE PLANE WHERE NO AERIAL ACCESS IS PROVIDED.



TYPE E - Pitched roof, Mid-level entry (M+3)

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FIRE APPARATUS ACCESS SECTIONS

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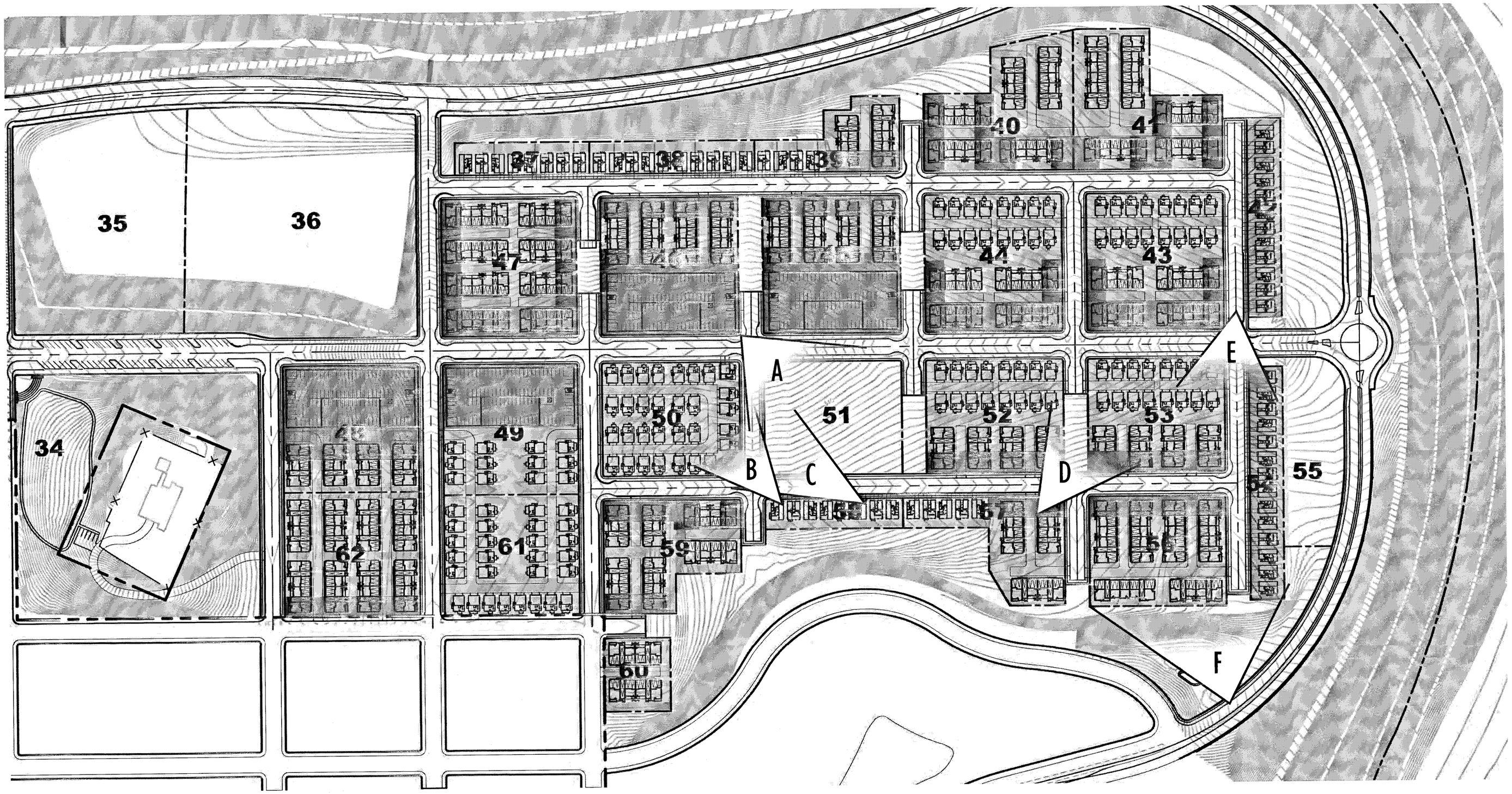

LEGEND

- 2 & 3 Stories
  With Minimuim 30% 2 Story
- 2 & 3 Stories
- 3 Stories
  With Optional Level 4 Mezzanine
- 3 Stories
  With 4 Story Facade Minimuim 25%
- 5 Stories Over Podium
  With Optional Level 6 Mezzanine

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SITE PERSPECTIVE VIEWPORT MAP

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	SITE PERSPECTIVE VIEWPORT MAP.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

SITE PERSPECTIVE A

DETACHED ROWHOMES

7-0.7

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
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0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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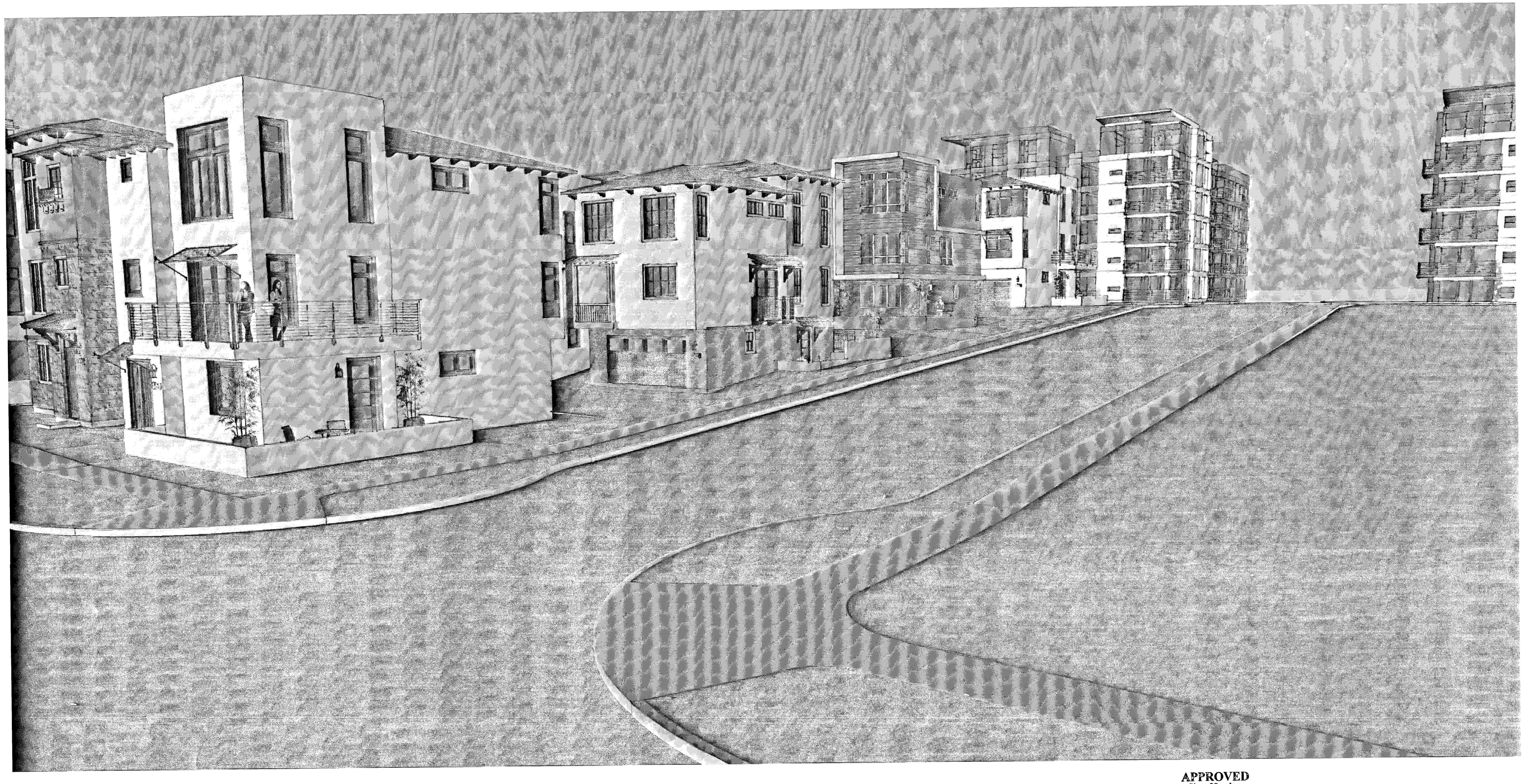
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	



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SITE PERSPECTIVE B

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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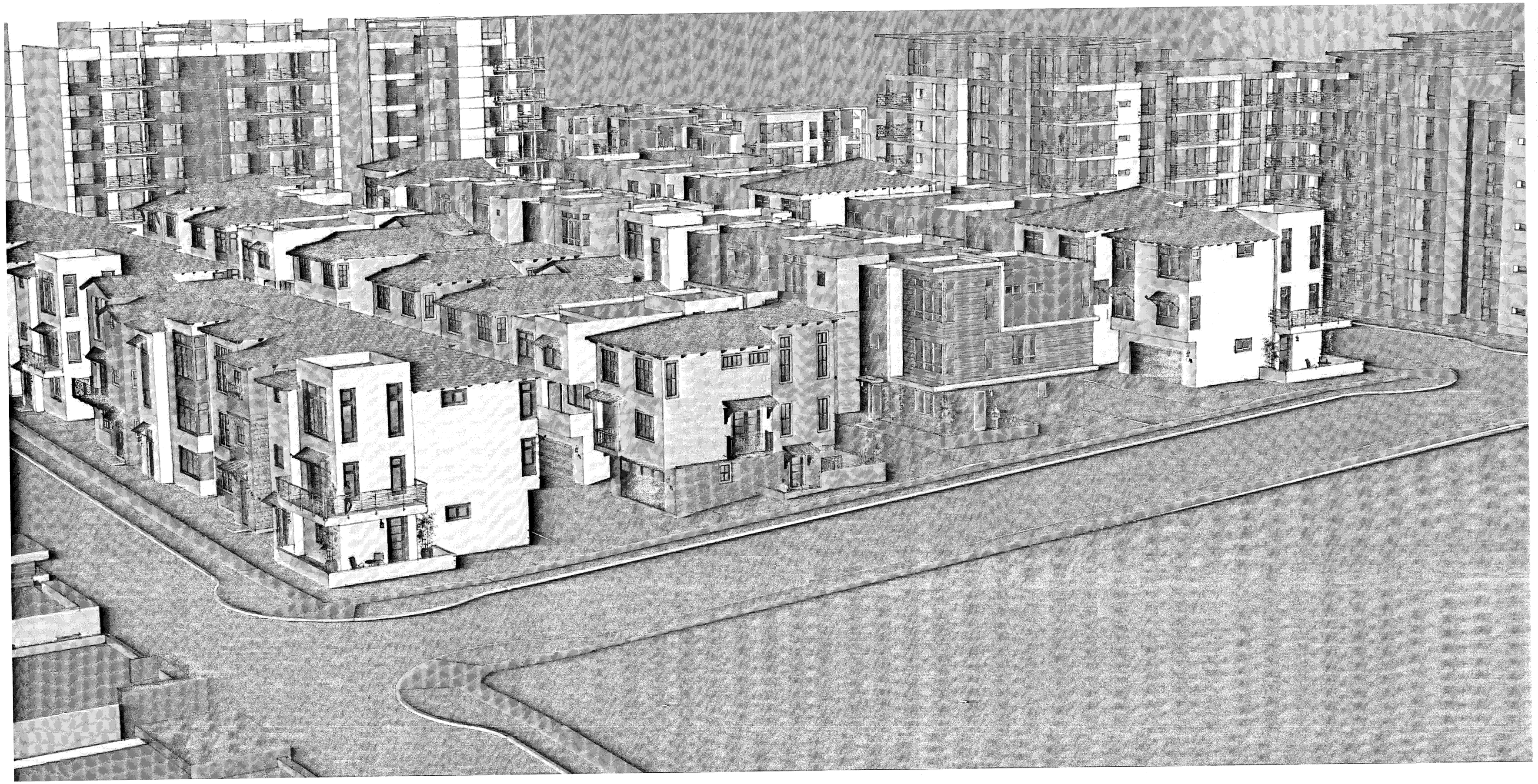
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3836.60
CAD DWG FILE:	7- 0.8 SITE PERSPECTIVE B.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES

7- 0.8



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By:
Date:

SITE PERSPECTIVE C

DETACHED ROWHOMES 7-0.9

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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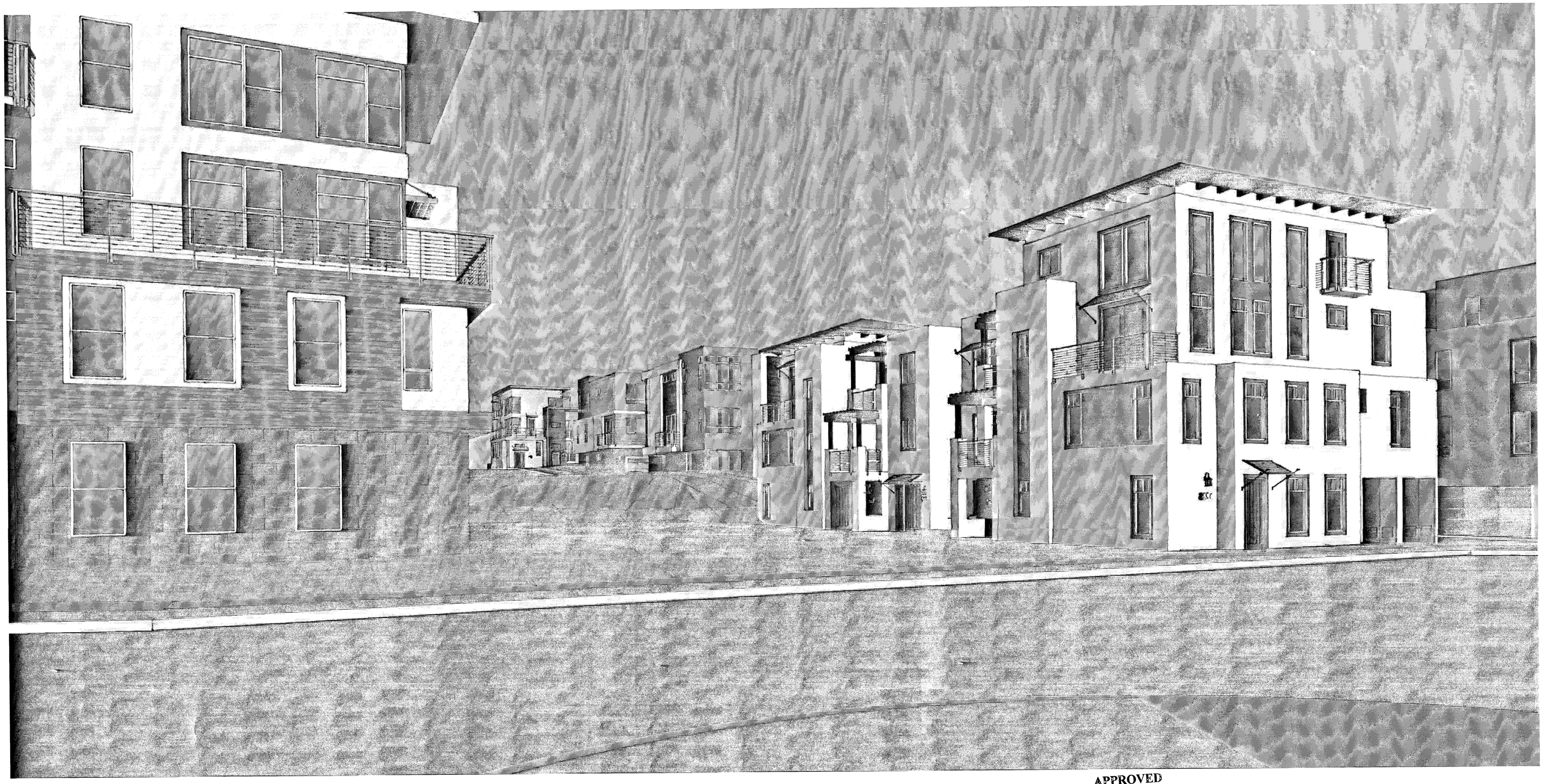
SCALE:	



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SITE PERSPECTIVE D

DETACHED ROWHOMES 7-0.10

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7- 0.10 SITE PERSPECTIVE D.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

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SITE PERSPECTIVE E

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
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2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7- 0.11 SITE PERSPECTIVE E.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES

7- 0.11

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By: Date: 5/30/00

SITE PERSPECTIVE F

DETACHED ROWHOMES 7-0.12

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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	5836.00
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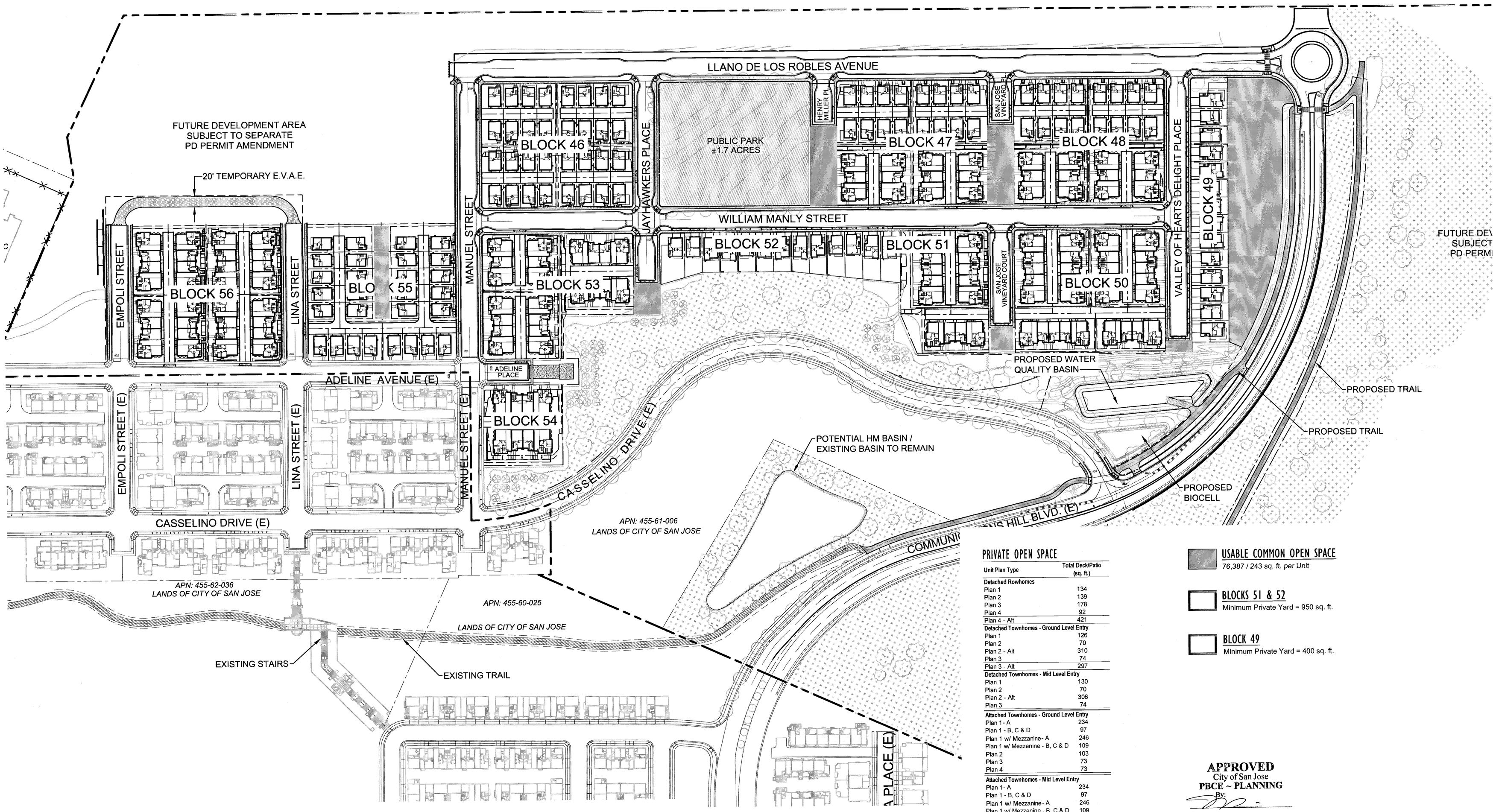

PRIVATE OPEN SPACE

Unit Plan Type	Total Deck/Patio (sq. ft.)
Detached Rowhomes	
Plan 1	134
Plan 2	139
Plan 3	178
Plan 4	92
Plan 4 - Alt	421
Detached Townhomes - Ground Level Entry	
Plan 1	126
Plan 2	70
Plan 2 - Alt	310
Plan 3	74
Plan 3 - Alt	297
Detached Townhomes - Mid Level Entry	
Plan 1	130
Plan 2	70
Plan 2 - Alt	306
Plan 3	74
Attached Townhomes - Ground Level Entry	
Plan 1 - A	234
Plan 1 - B, C & D	97
Plan 1 w/ Mezzanine - A	246
Plan 1 w/ Mezzanine - B, C & D	109
Plan 2	103
Plan 3	73
Plan 4	73
Attached Townhomes - Mid Level Entry	
Plan 1 - A	234
Plan 1 - B, C & D	97
Plan 1 w/ Mezzanine - A	246
Plan 1 w/ Mezzanine - B, C & D	109
Plan 2	103
Plan 3	73
Plan 4	73

USABLE COMMON OPEN SPACE
76,387 / 243 sq. ft. per Unit

BLOCKS 51 & 52
Minimum Private Yard = 950 sq. ft.

BLOCK 49
Minimum Private Yard = 400 sq. ft.

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PRIVATE & PUBLIC OPEN SPACE EXHIBIT

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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DESIGNED BY:	
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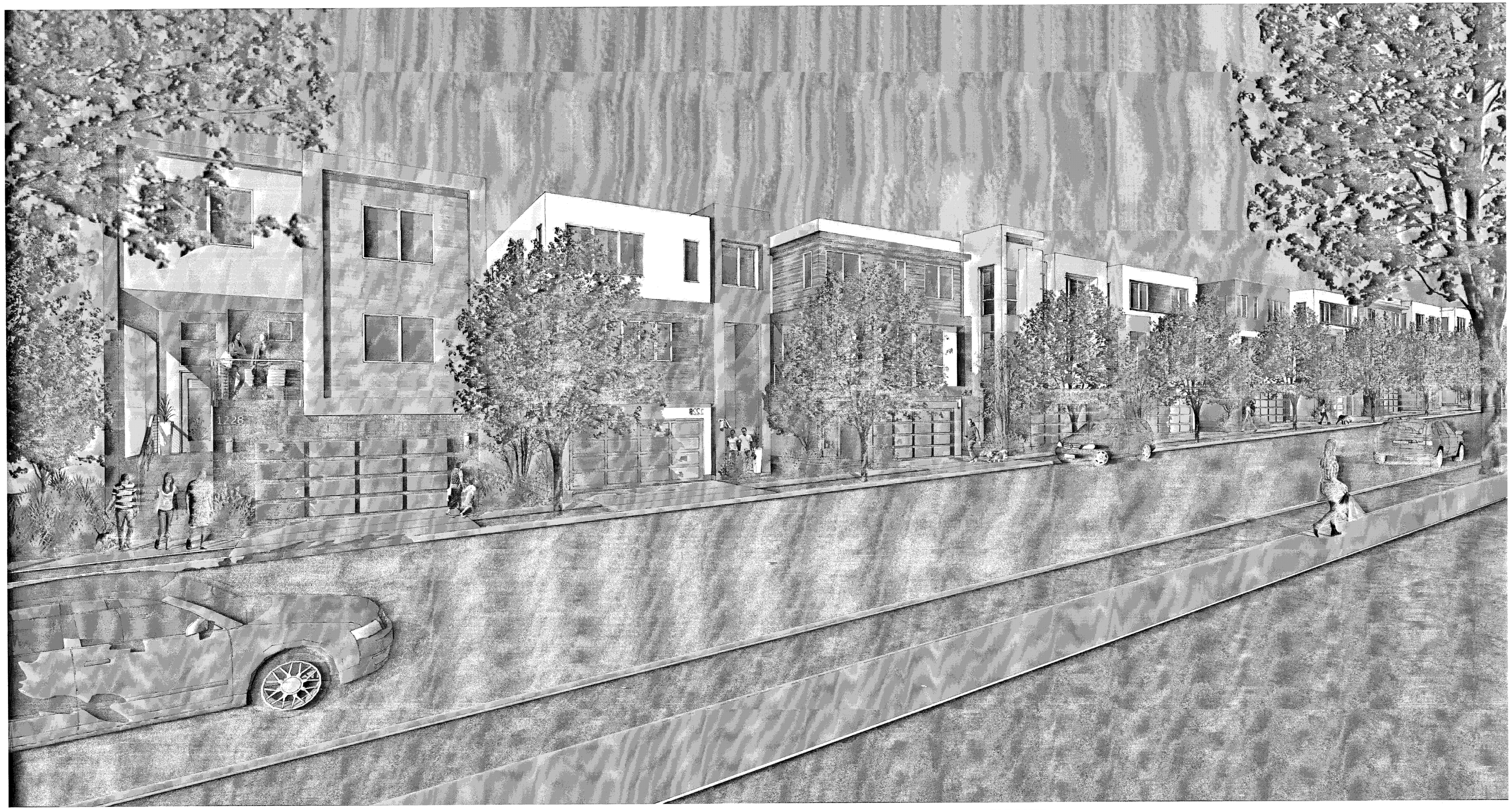

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STREETSCENE PERSPECTIVE

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PROJECT NO:	3636.60
CAD DWG FILE:	1 STREETSCENE PERSPECTIVE.DWG
DESIGNED BY:	
DRAWN BY:	
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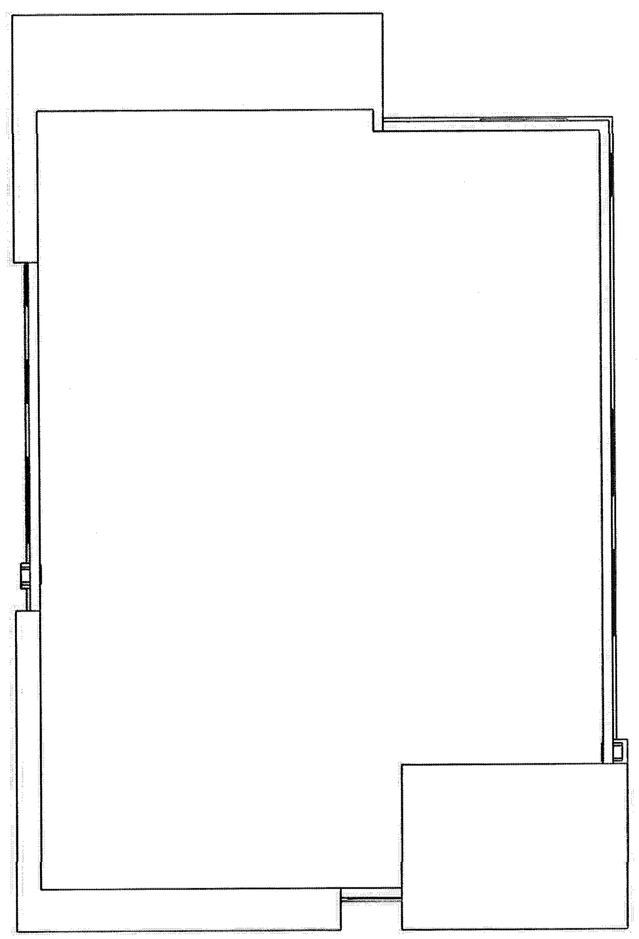
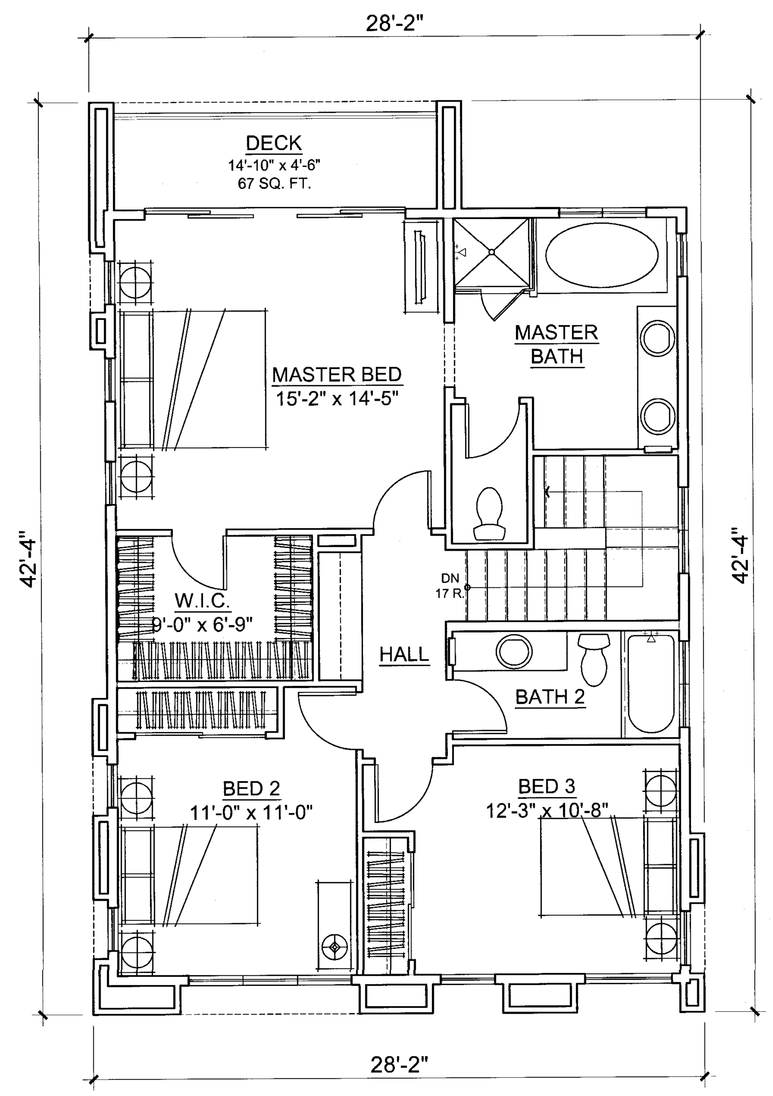
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



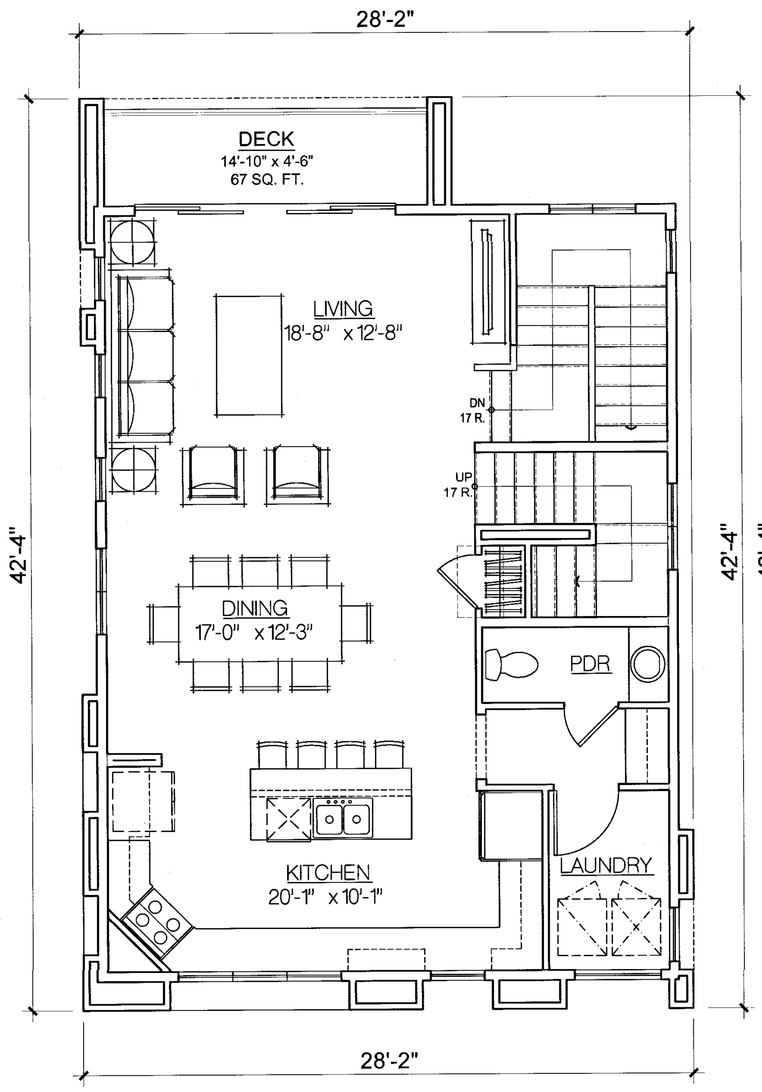
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



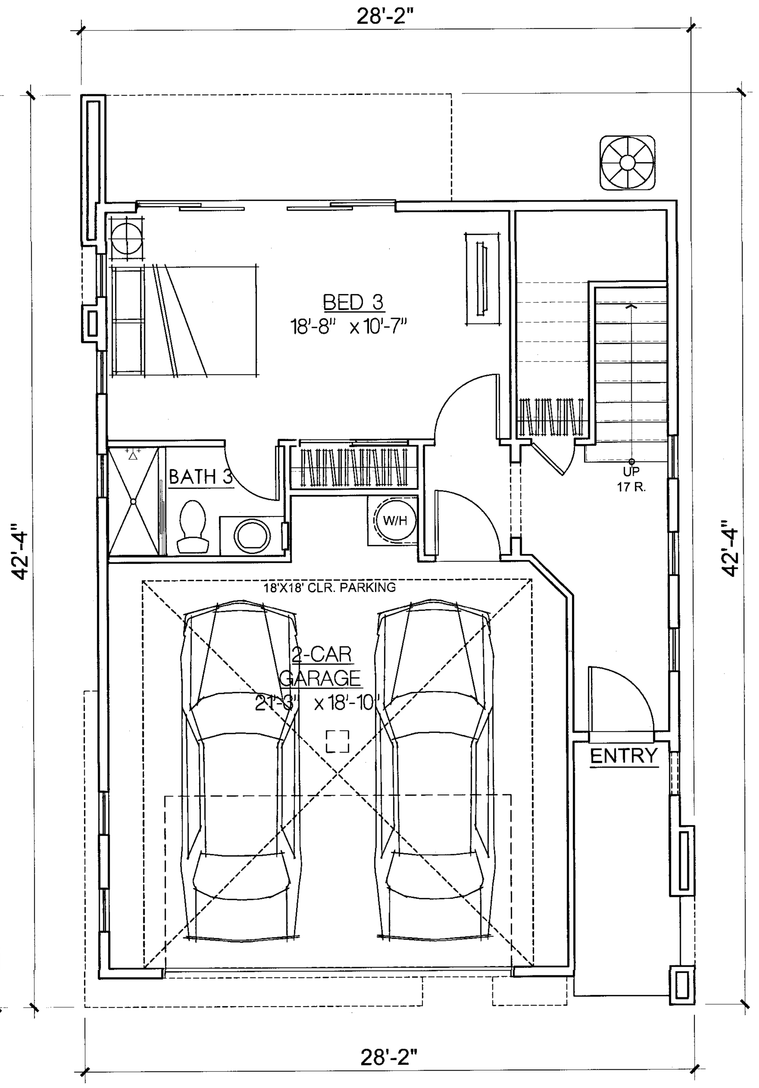
3RD LEVEL

THIRD FLOOR	912 SQ. FT.
DECK	67 SQ. FT.



2ND LEVEL

SECOND FLOOR	939 SQ. FT.
DECK	67 SQ. FT.



1ST LEVEL

FIRST FLOOR	529 SQ. FT.
GARAGE	418 SQ. FT.

TOTAL 2,380 SQ. FT.

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PLAN 1 FLOOR PLANS

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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7- 2 PLAN 1 FLOOR PLANS.DWG
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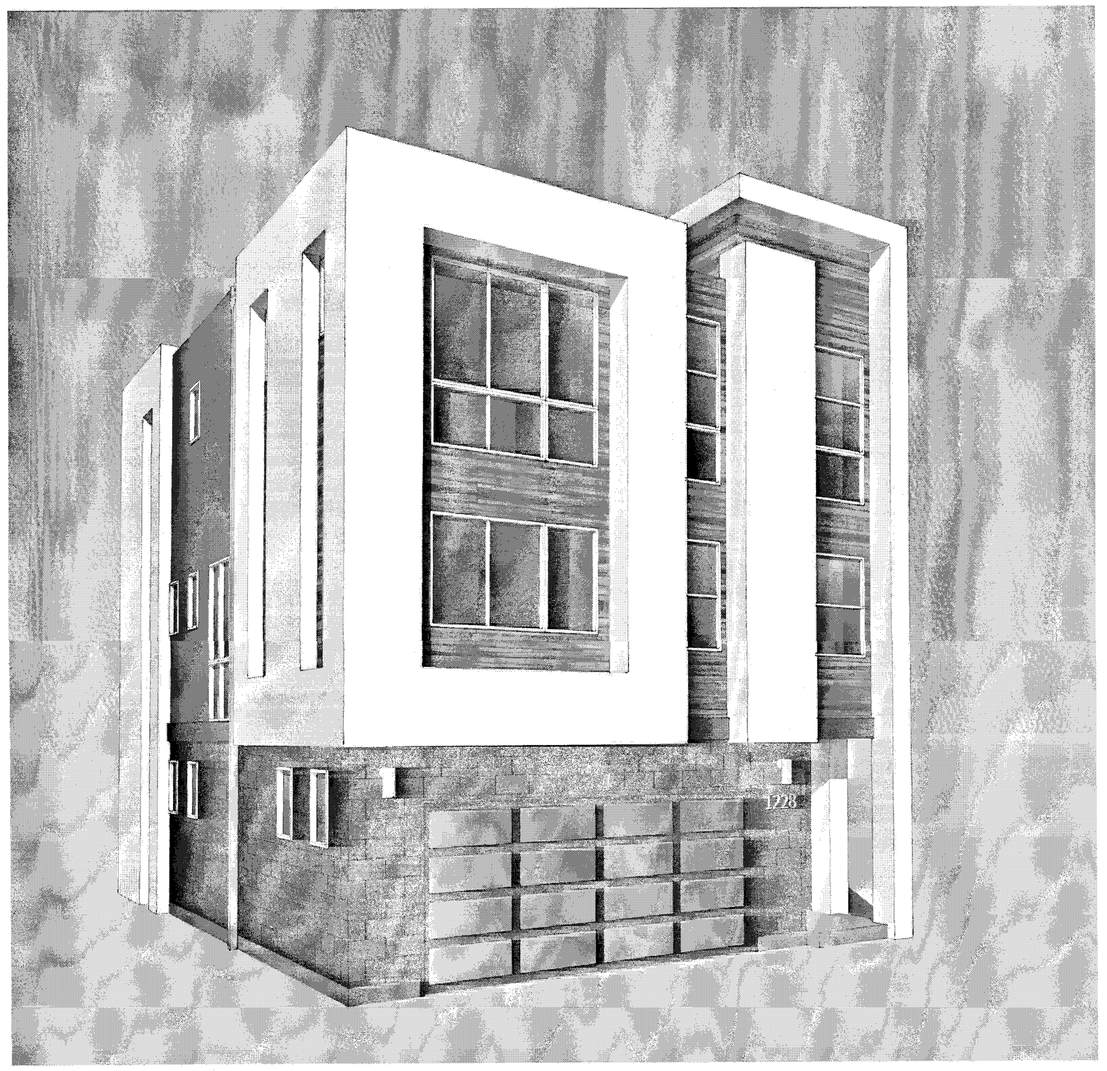
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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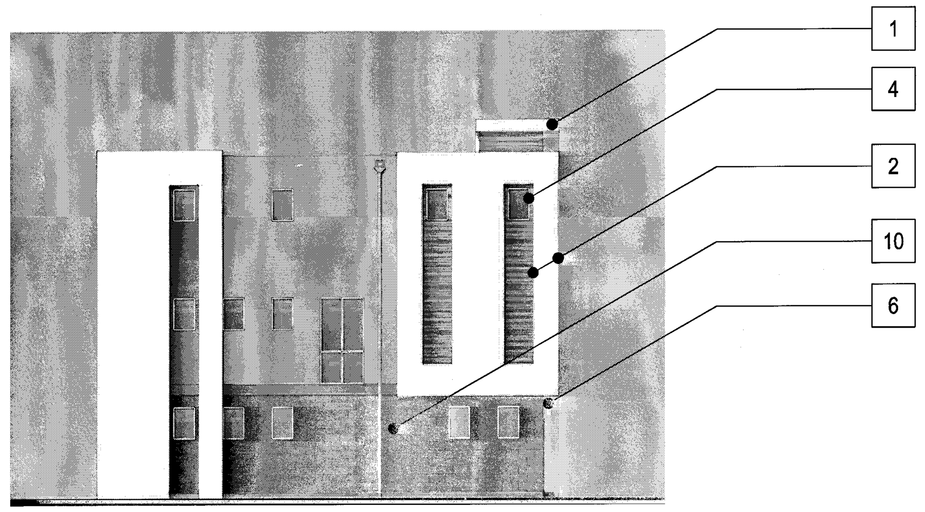

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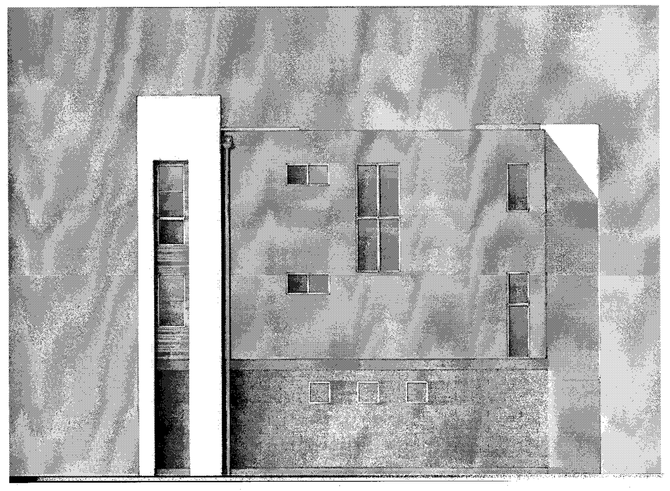
FRONT



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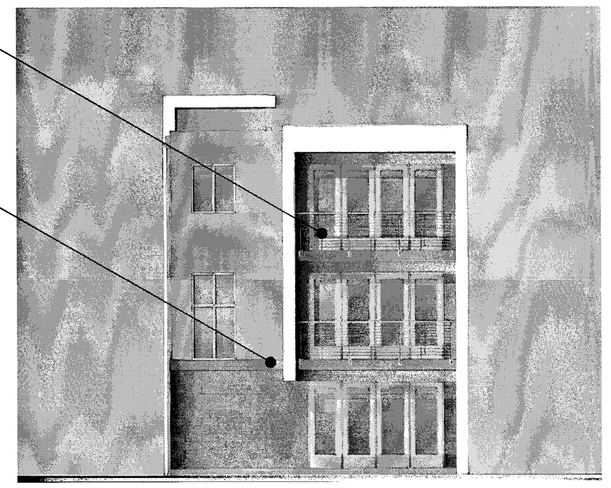

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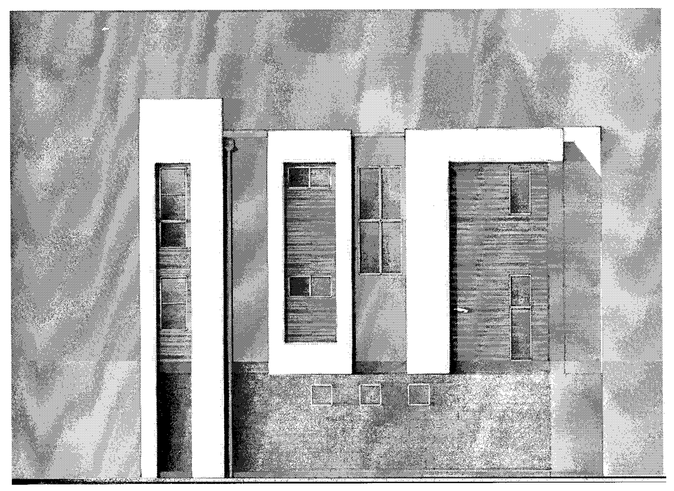

RIGHT - ENHANCED

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 1 CONTEMPORARY A - COLOR OPTION 1

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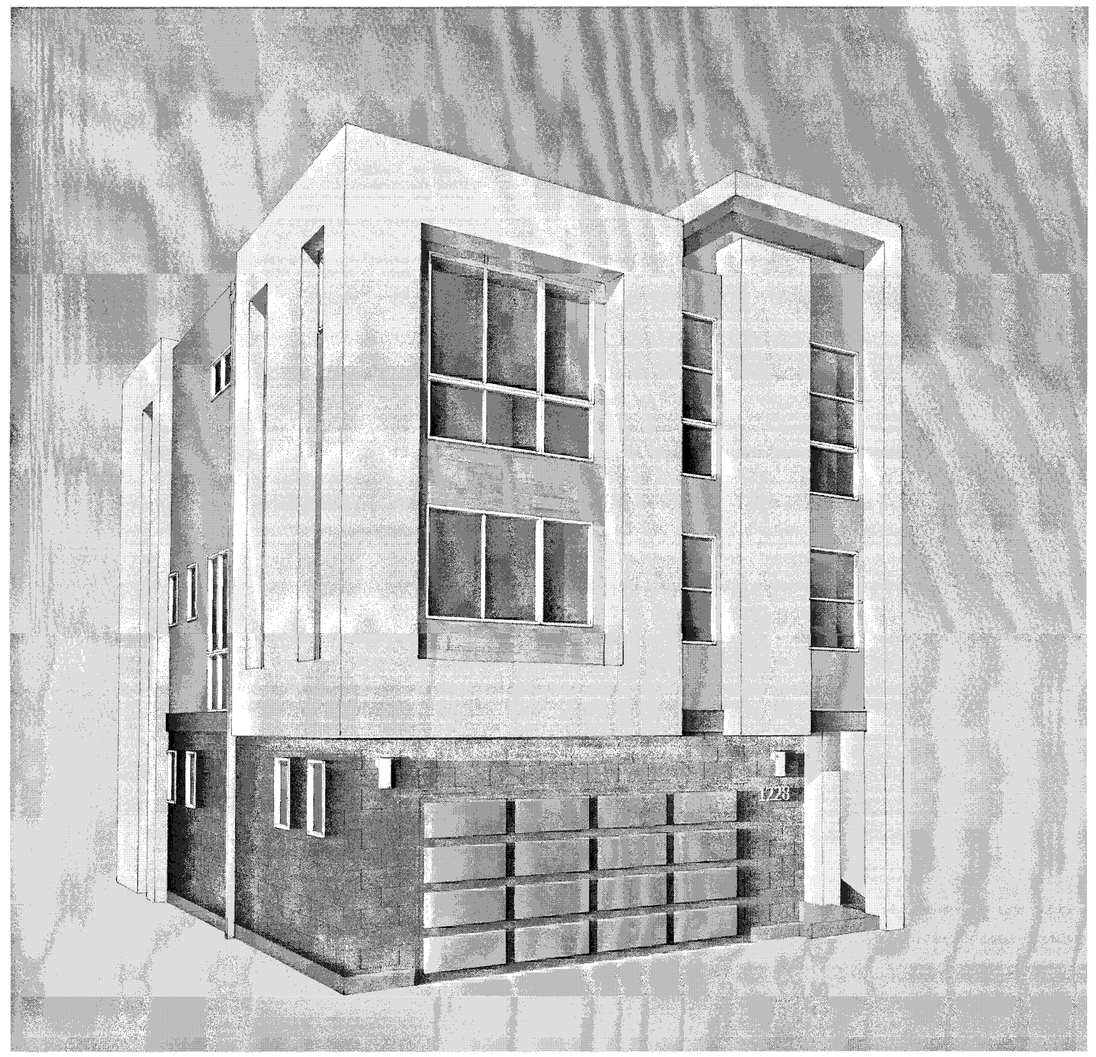
A	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CADFILE:	PLAN 1 CONTEMPORARY A - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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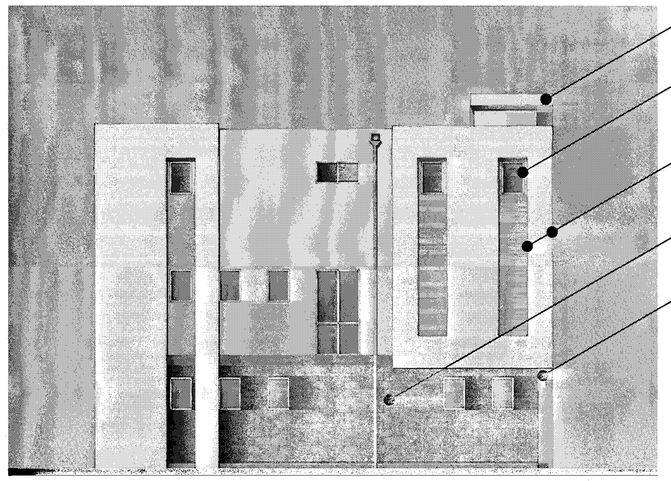

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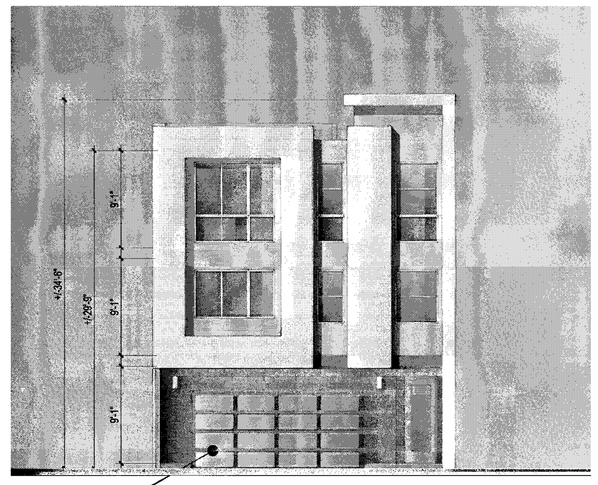

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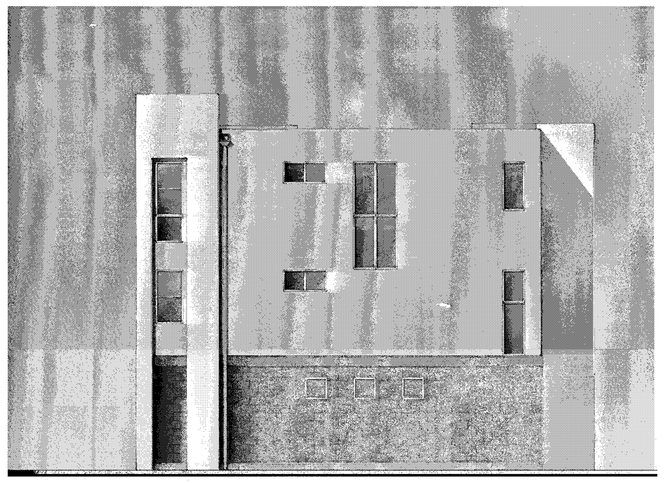

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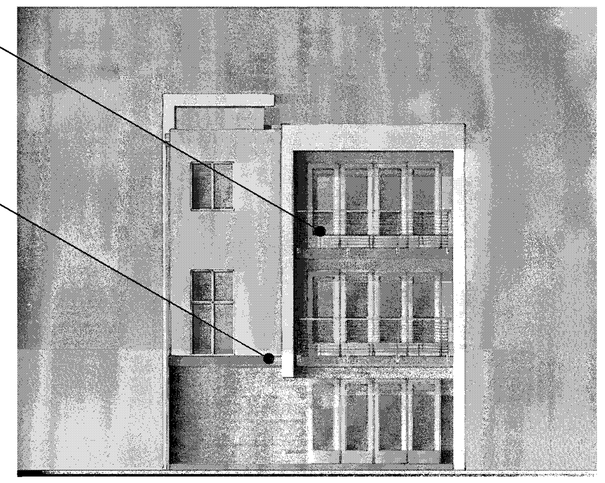

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 1 CONTEMPORARY A - COLOR OPTION 2

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NO	DATE	DESCRIPTION
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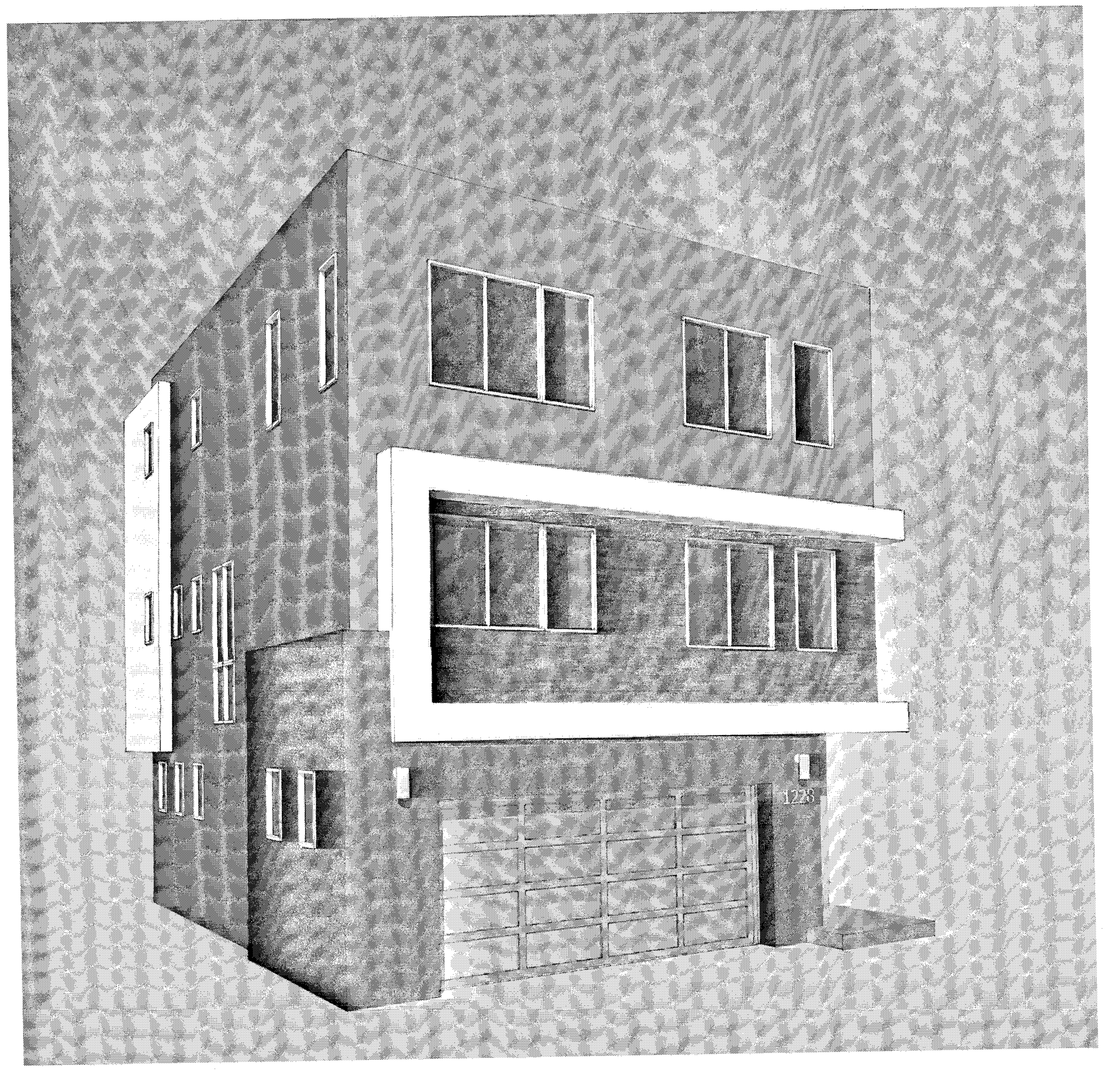
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 1 CONTEMPORARY A - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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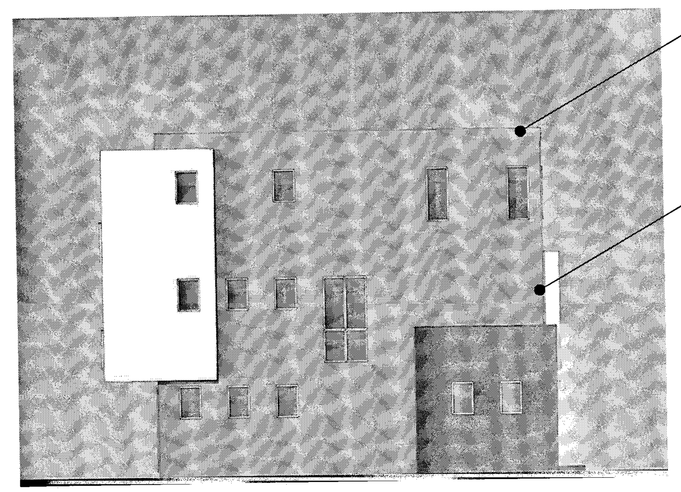

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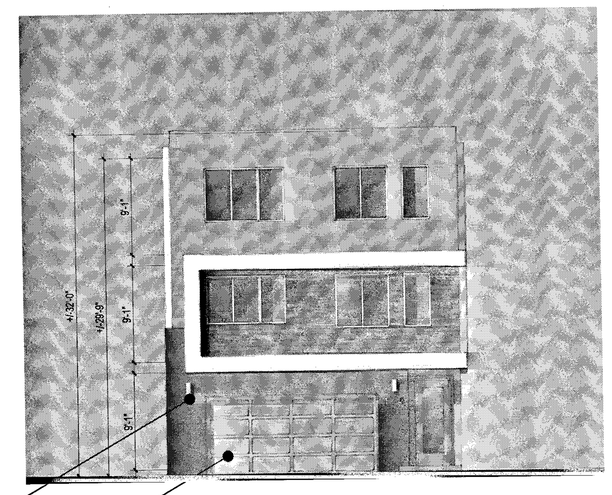

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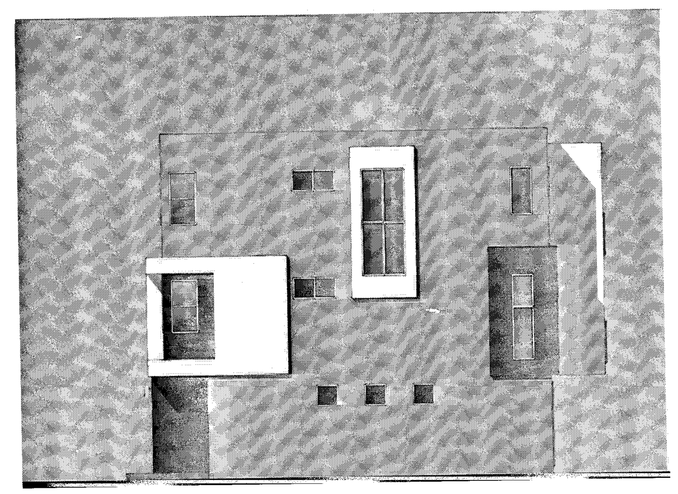

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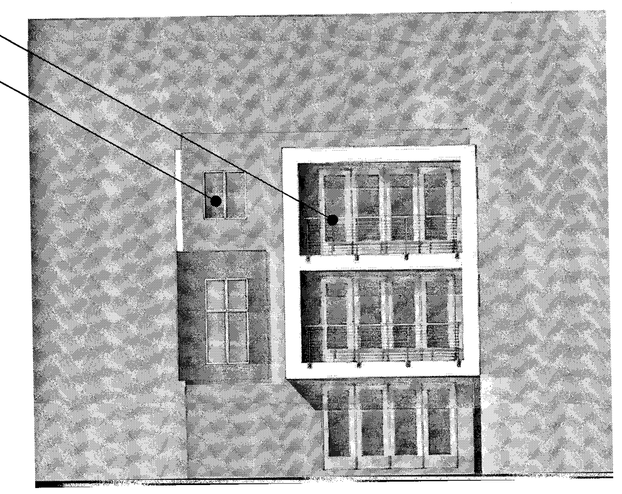

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
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7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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PLAN 1 CONTEMPORARY B - COLOR OPTION 1

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PDA14-035-01
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NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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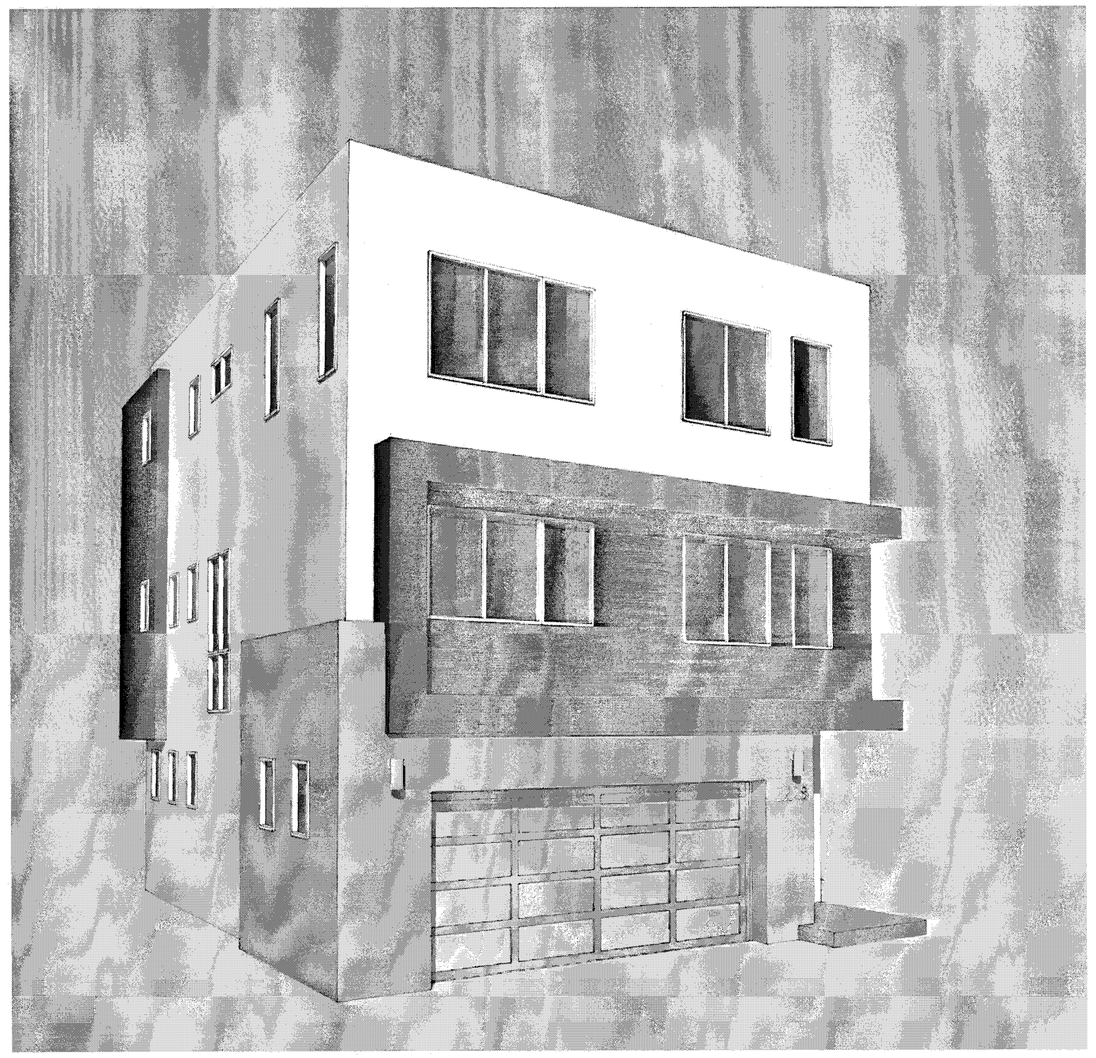
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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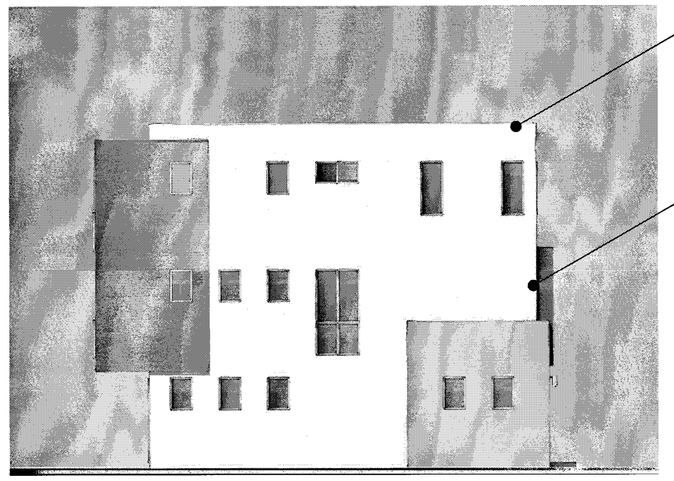

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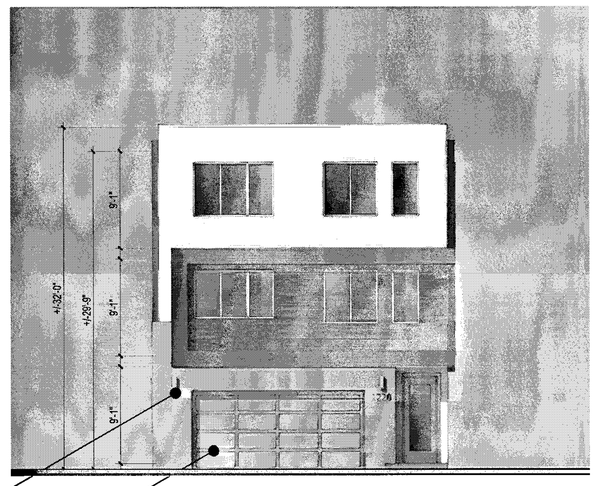

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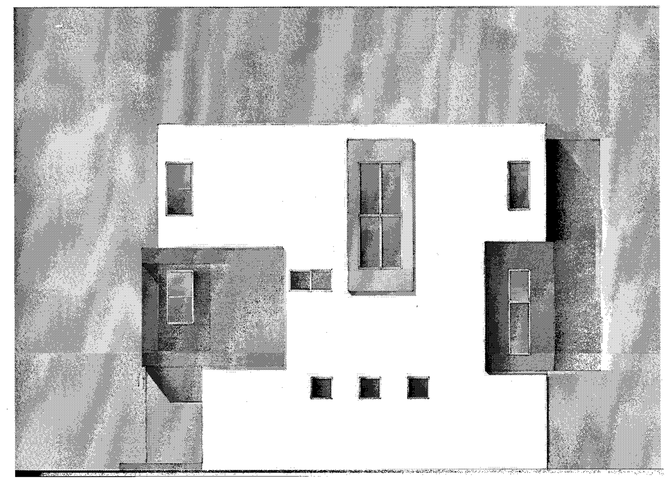

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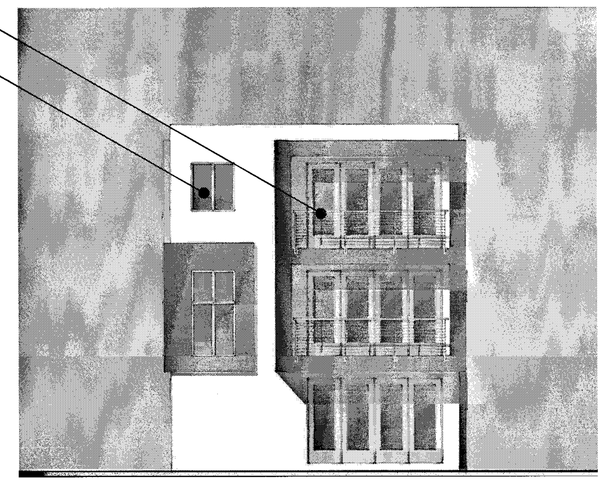

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
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By:
Date:

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PLAN I CONTEMPORARY B - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN I CONTEMPORARY B - COLOR OPTION 2.DWG
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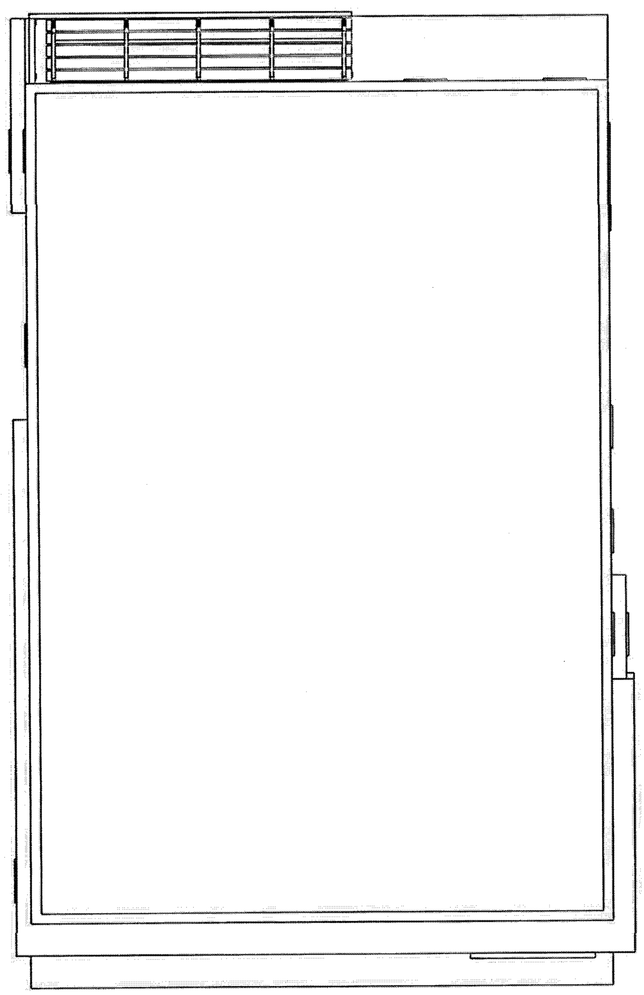
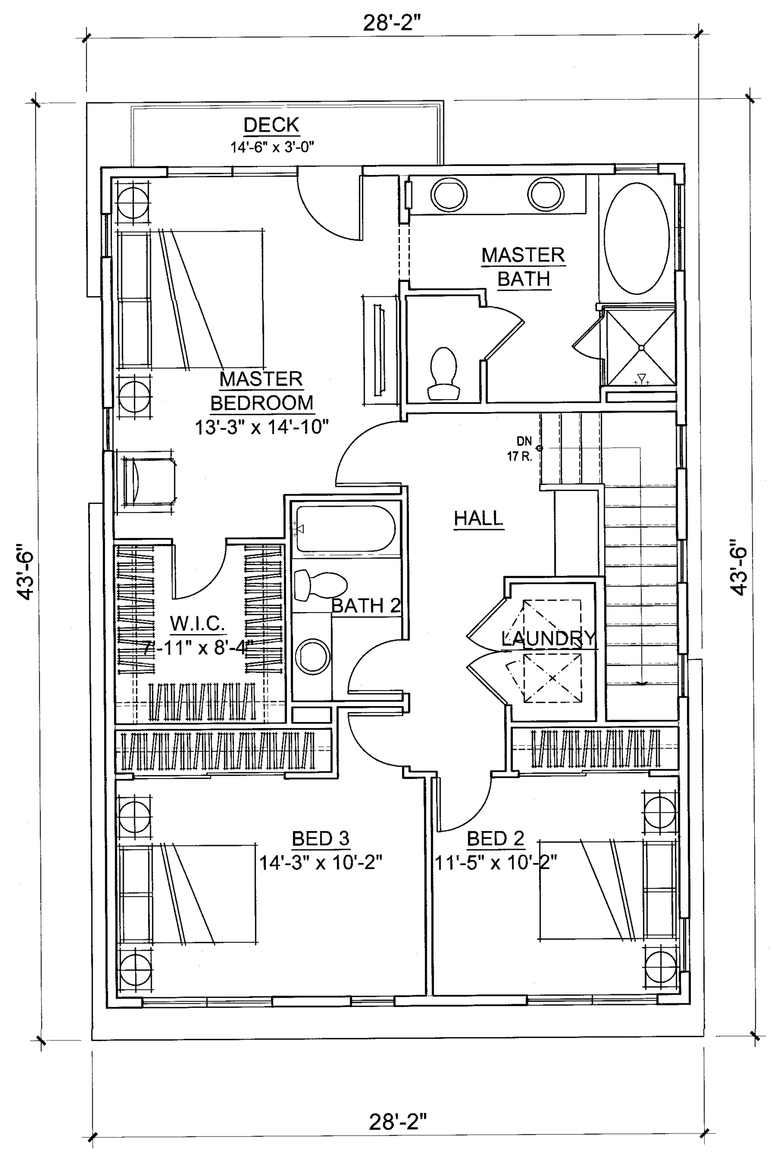
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



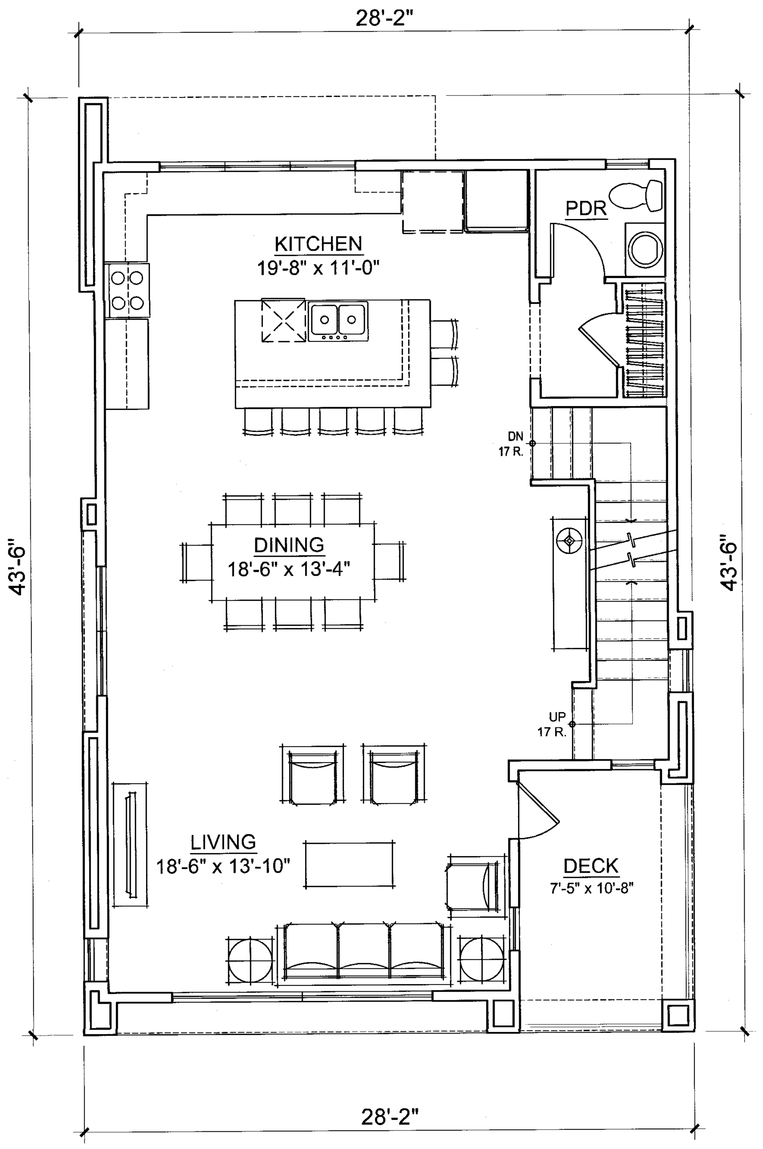
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



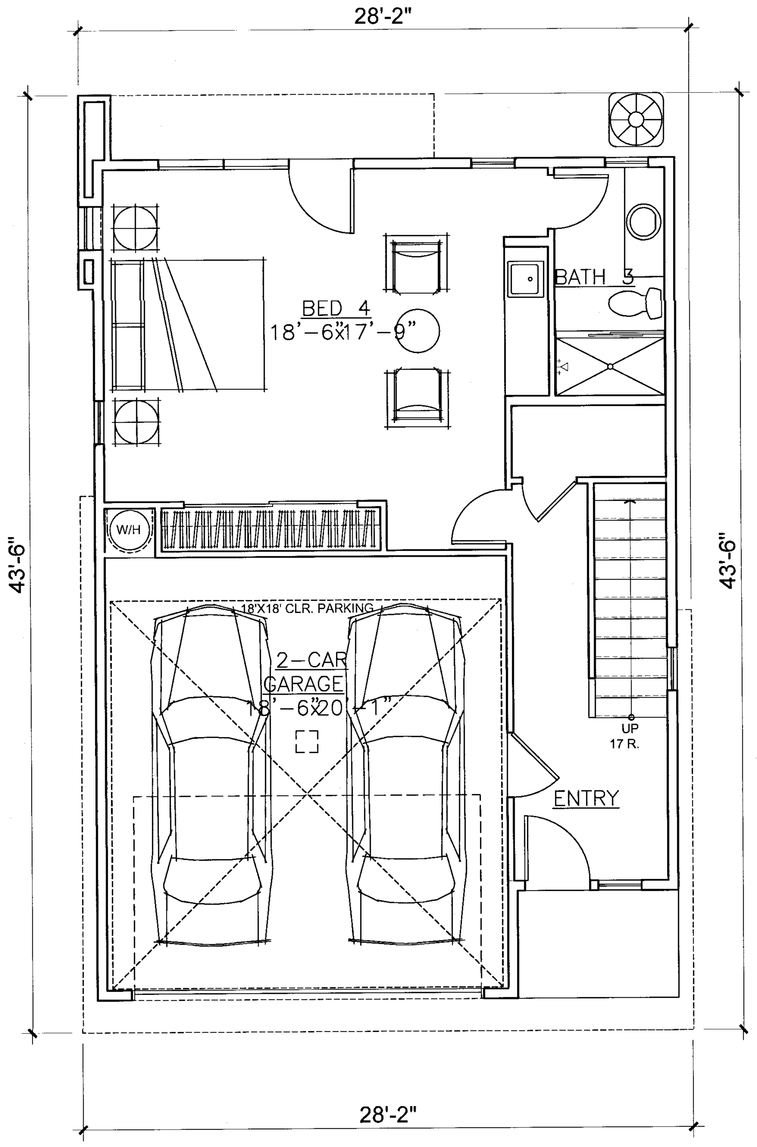
3RD LEVEL

THIRD FLOOR	1046 SQ. FT.
DECK	44 SQ. FT.



2ND LEVEL

SECOND FLOOR	927 SQ. FT.
DECK	95 SQ. FT.



1ST LEVEL

FIRST FLOOR	618 SQ. FT.
GARAGE	392 SQ. FT.

TOTAL 2,591 SQ. FT.

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PLAN 2 FLOOR PLANS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7- 5 PLAN 2 FLOOR PLANS.DWG
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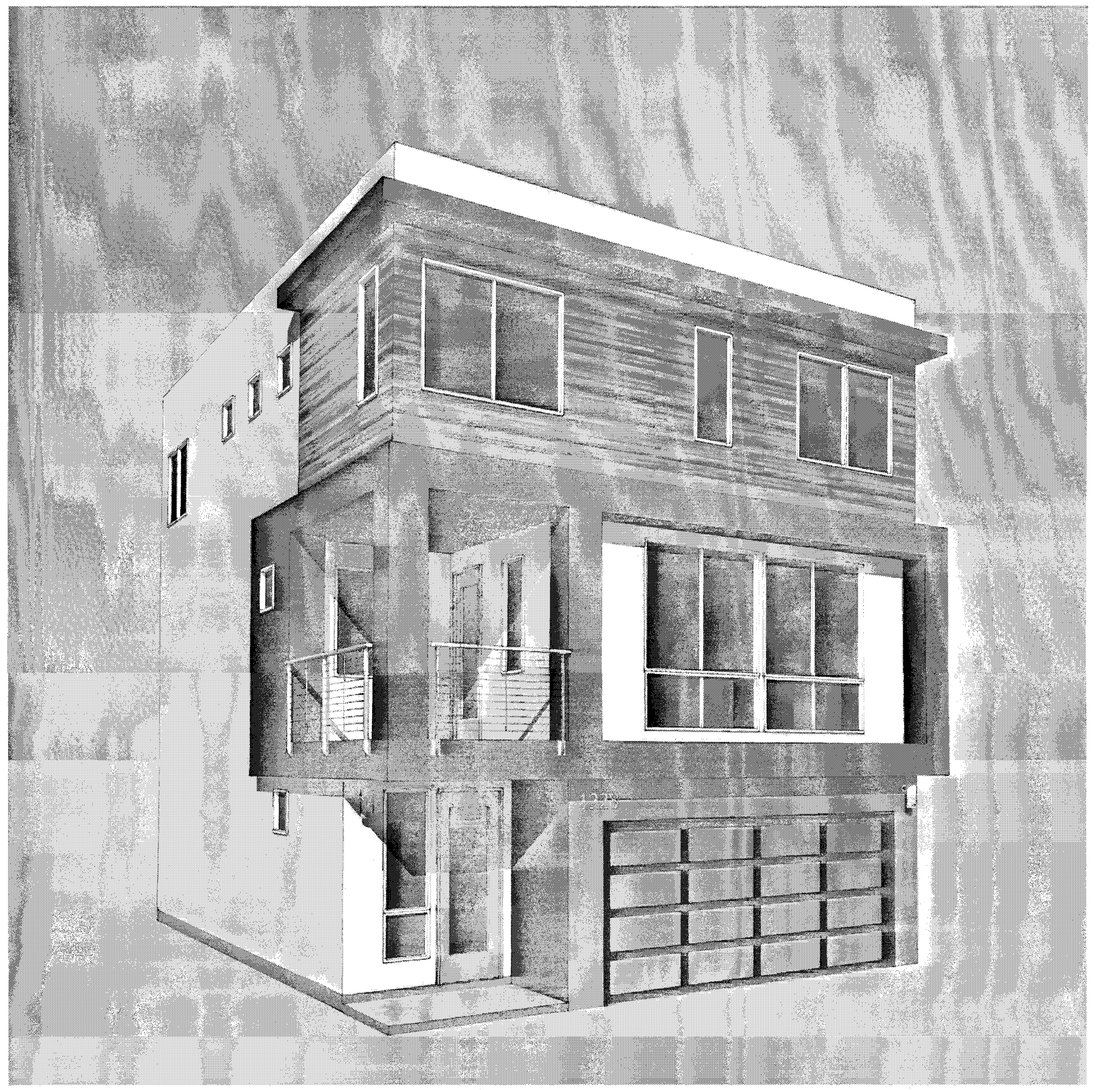
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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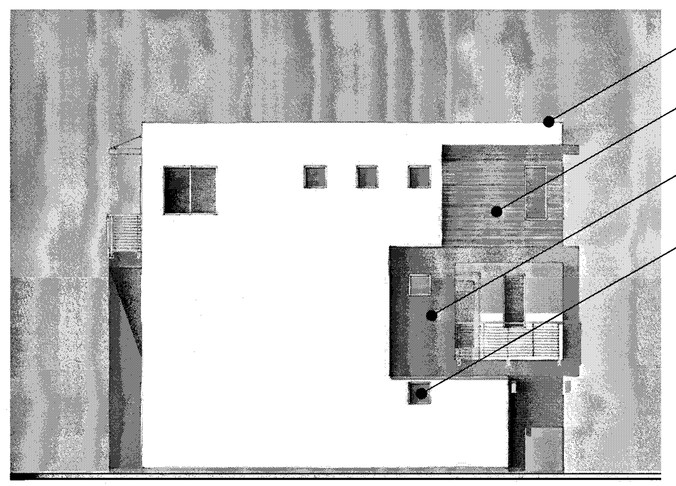

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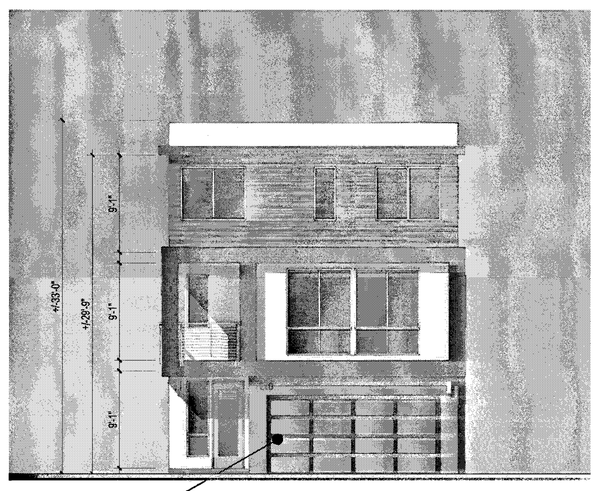

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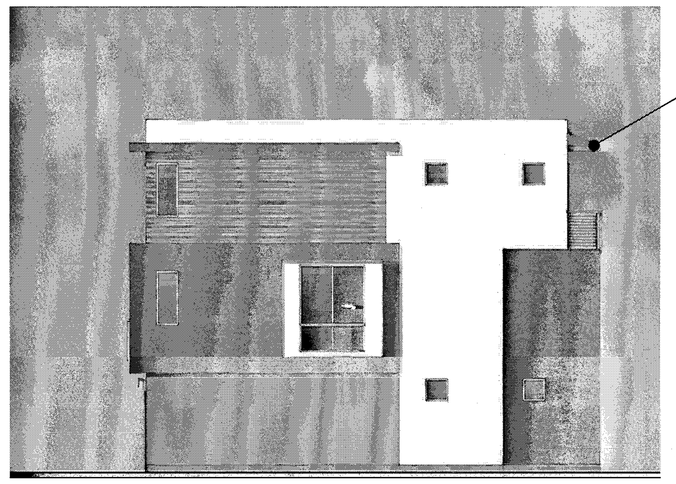

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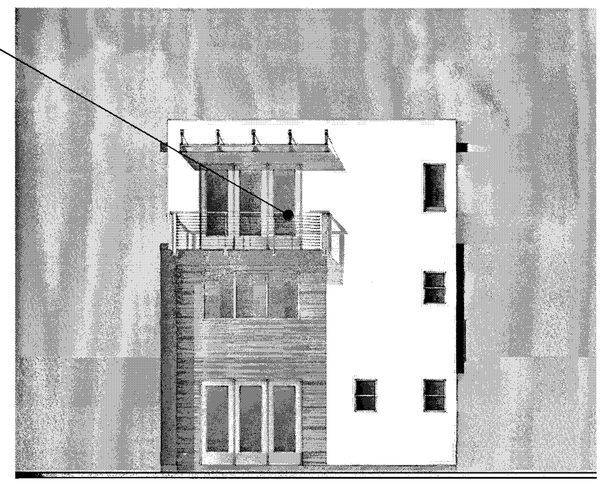

BACK

1
8
2
4
5
7
9

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 2 CONTEMPORARY A - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
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PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 2 CONTEMPORARY A - COLOR OPTION 1.DWG
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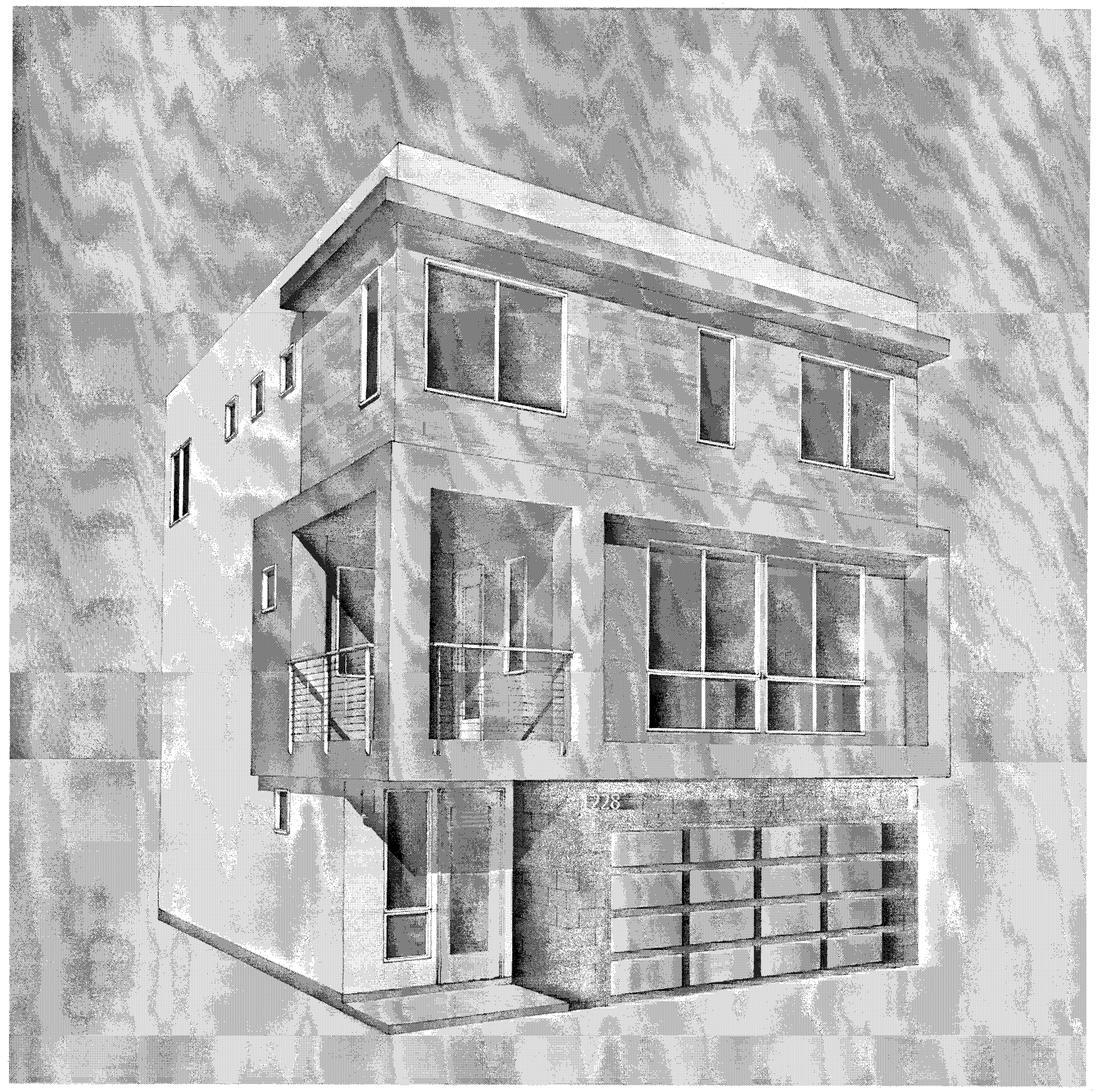

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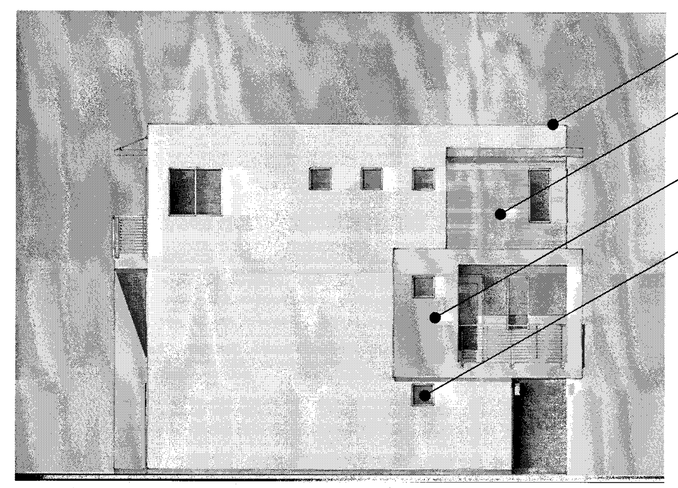

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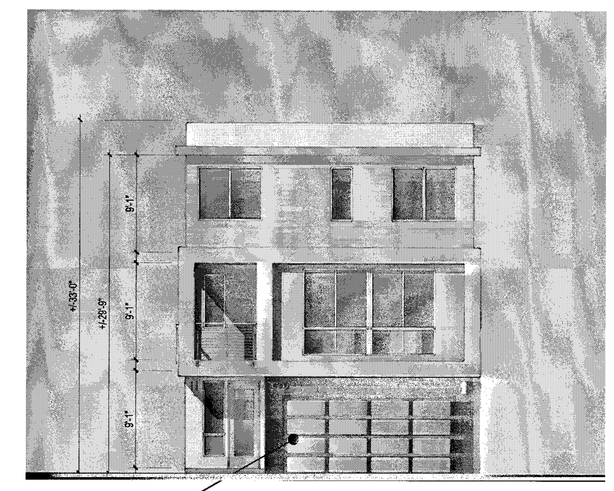

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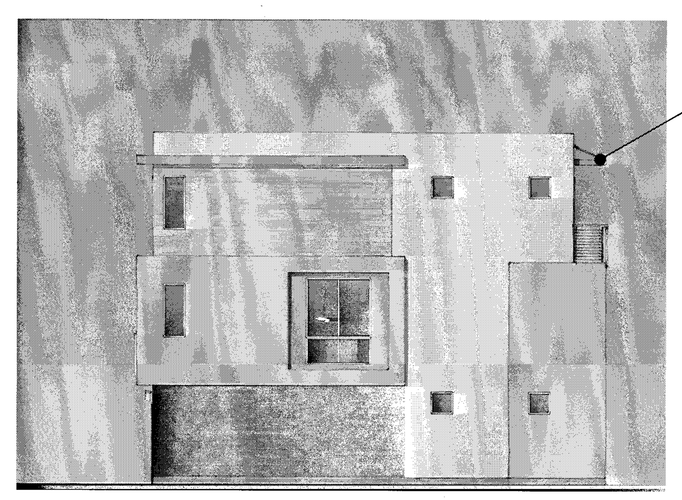

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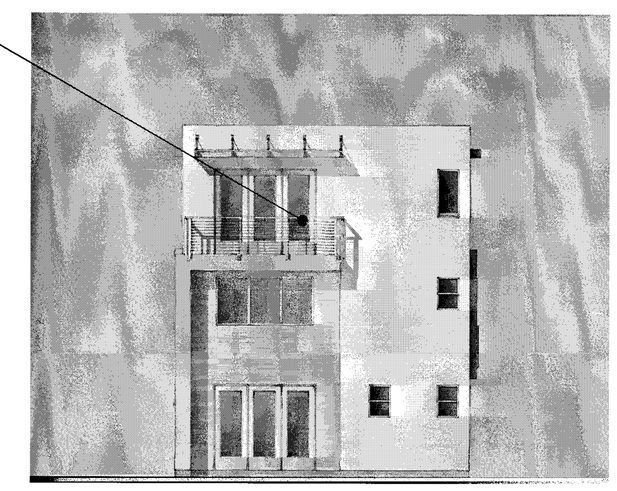

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 2 CONTEMPORARY A - COLOR OPTION 2

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 2 CONTEMPORARY A - COLOR OPTION 2.DWG
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DATE:	8.20.14
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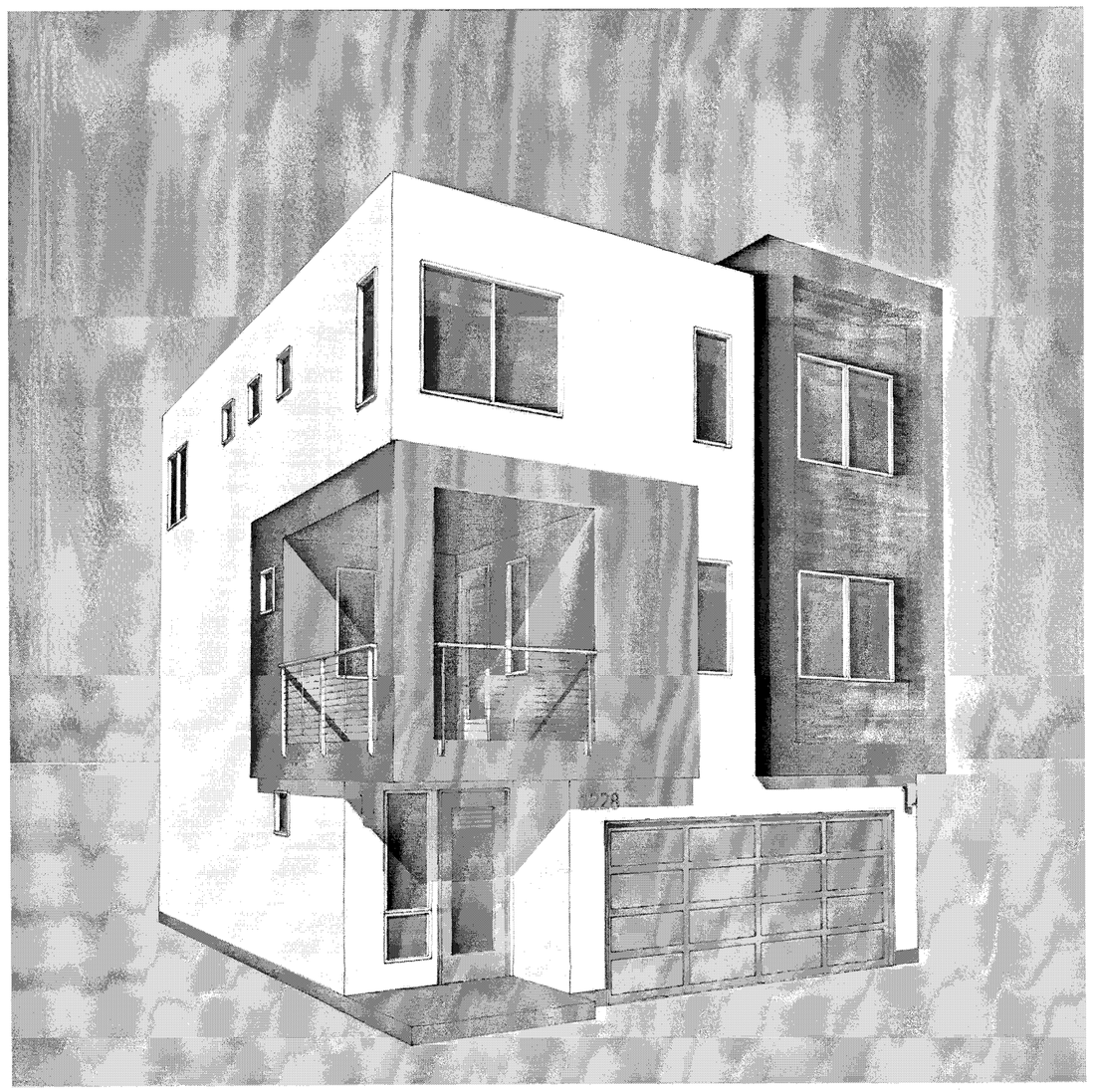
DETACHED ROWHOMES



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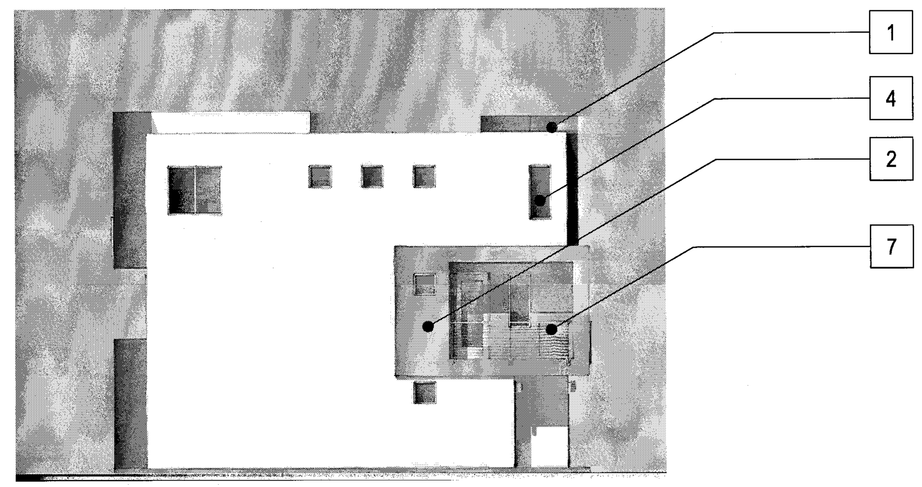

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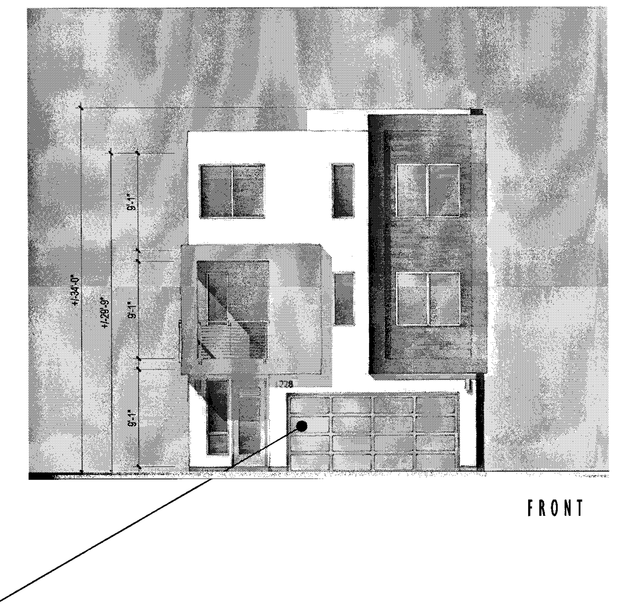

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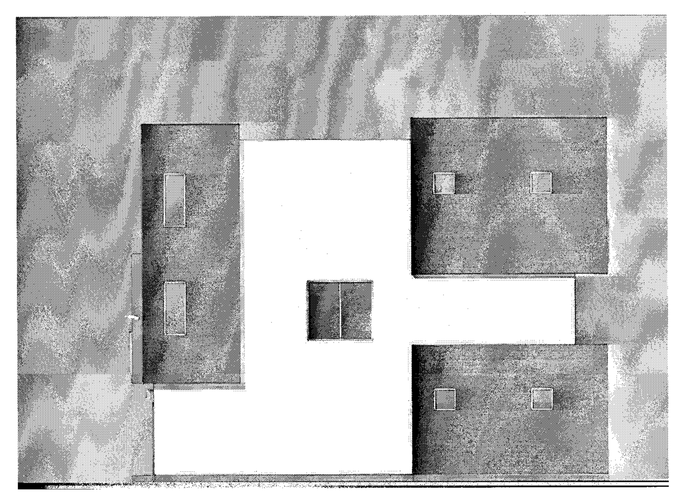

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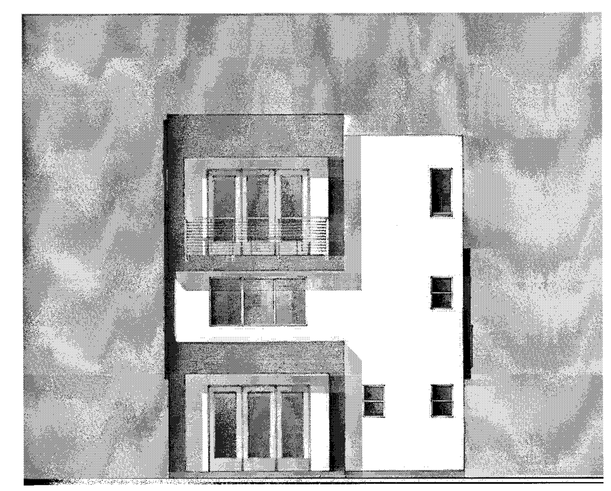

BACK

MATERIAL LEGEND

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8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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PLAN 2 CONTEMPORARY B - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
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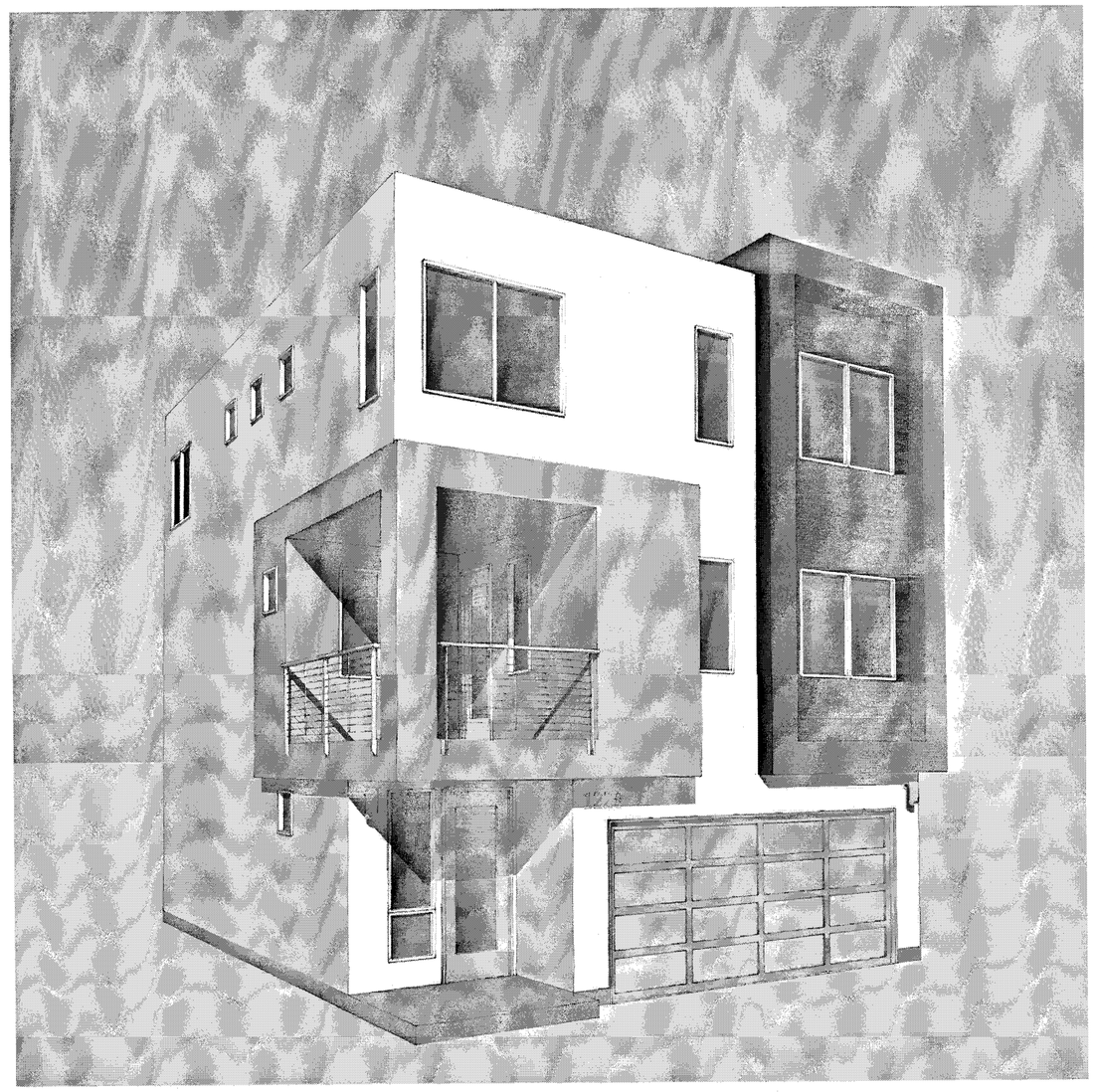

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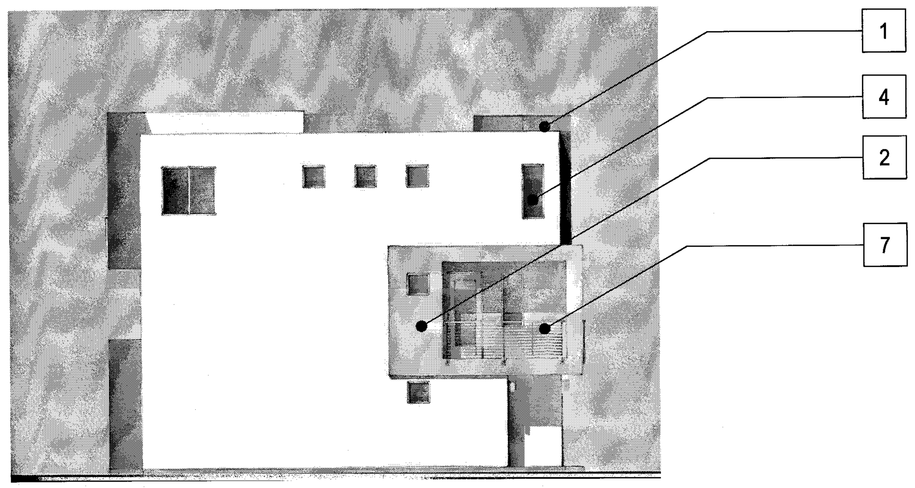

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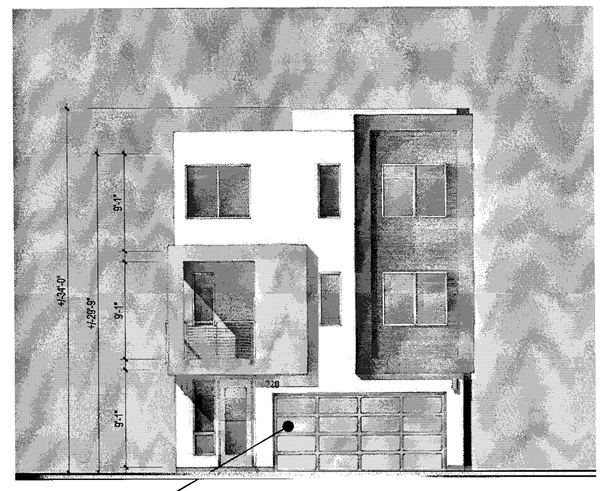

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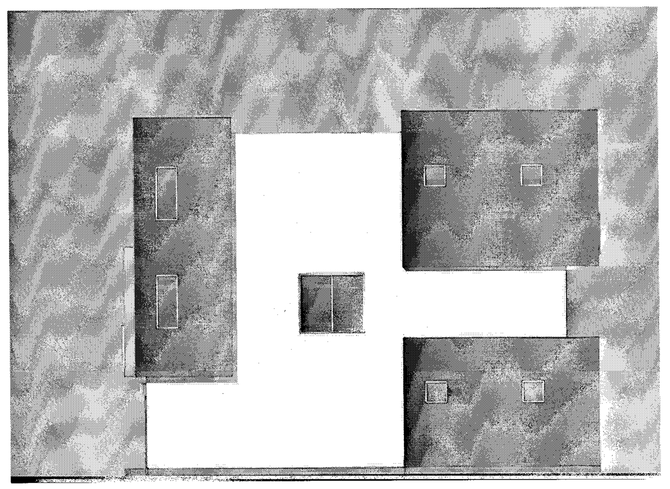

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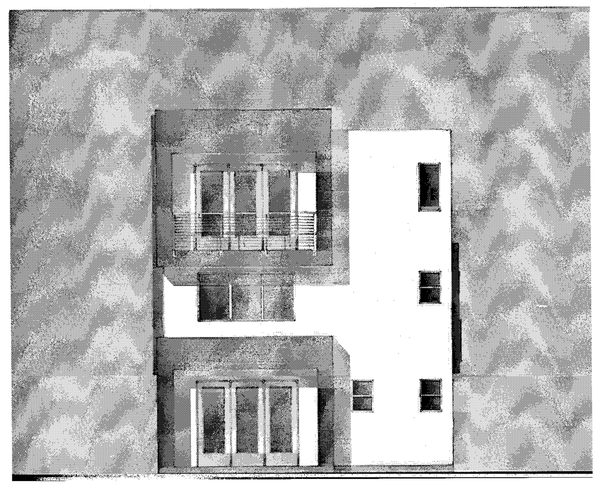

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
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Date:

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PLAN 2 CONTEMPORARY B - COLOR OPTION 2

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PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 2 CONTEMPORARY B - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
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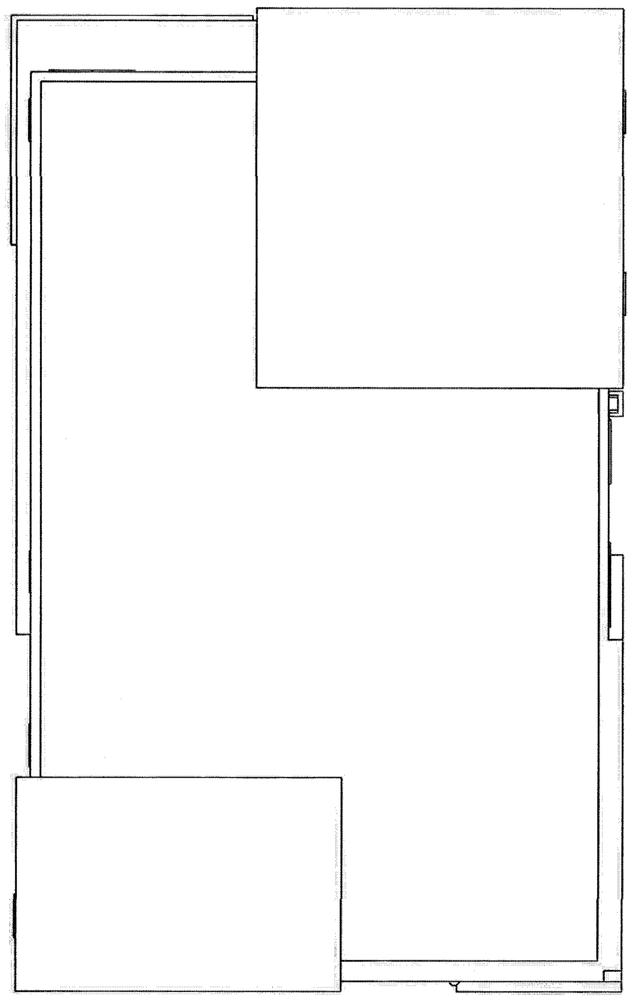
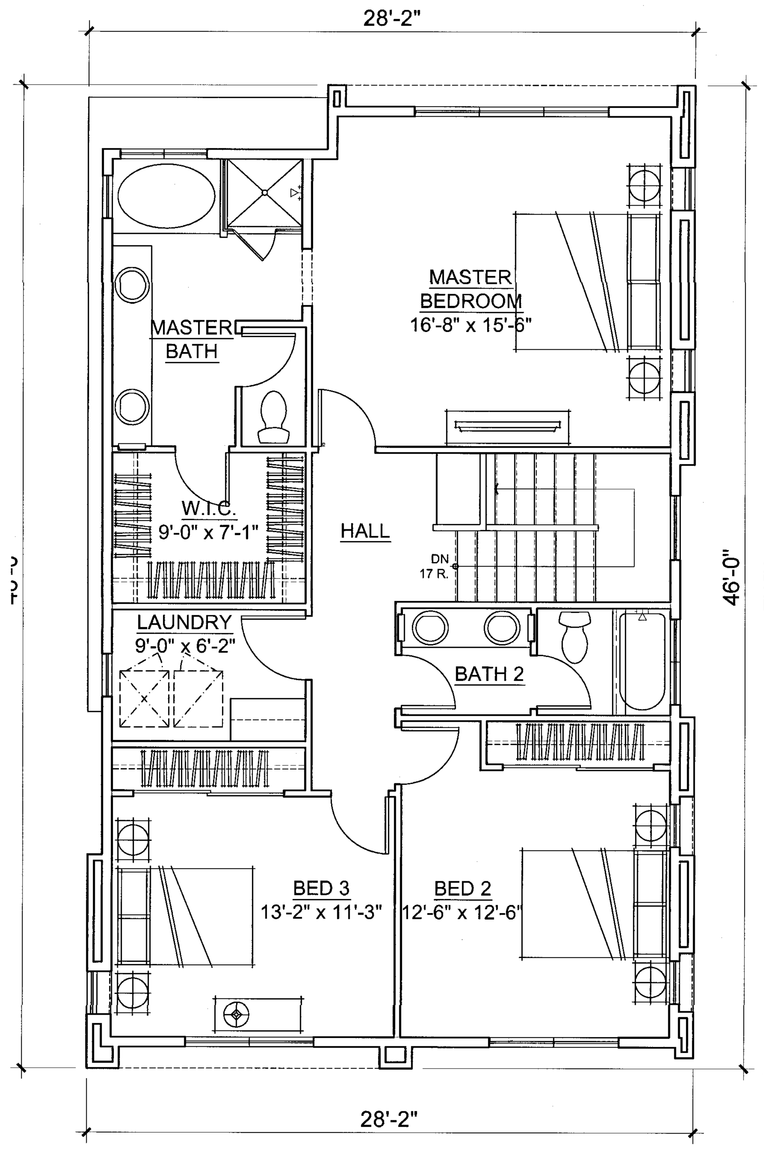


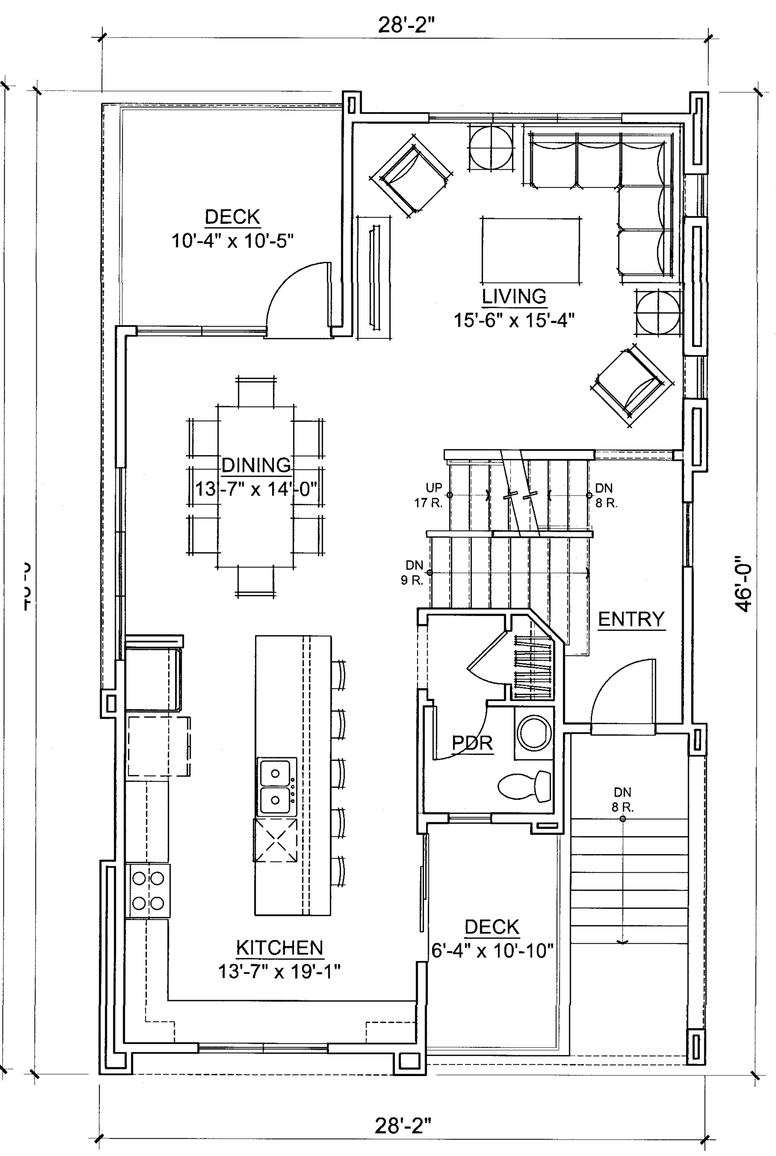
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



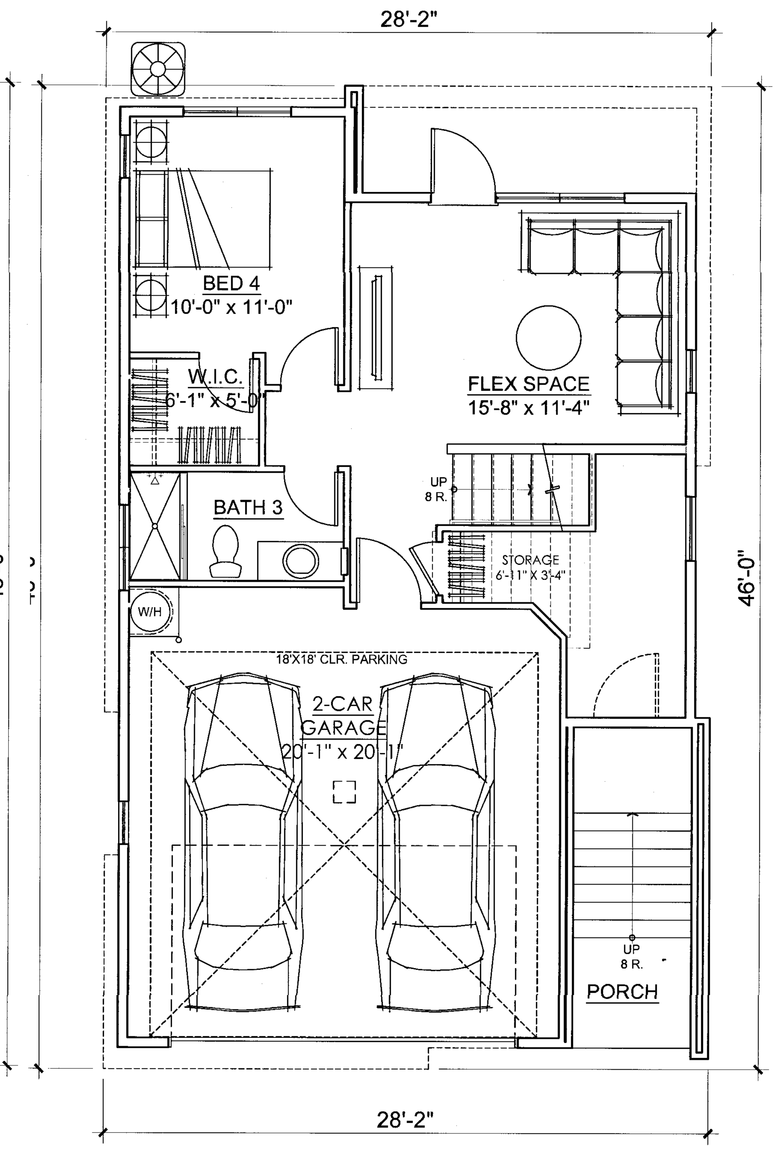
3RD LEVEL

THIRD FLOOR	1,160 SQ. FT.



2ND LEVEL

SECOND FLOOR	917 SQ. FT.
DECK 1	109 SQ. FT.
DECK 2	69 SQ. FT.



1ST LEVEL

FIRST FLOOR	602 SQ. FT.
GARAGE	425 SQ. FT.
TOTAL	2,679 SQ. FT.

APPROVED
City of San Jose
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PLAN 3 FLOOR PLANS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
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1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7- 8 PLAN 3 FLOOR PLANS.DWG
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DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
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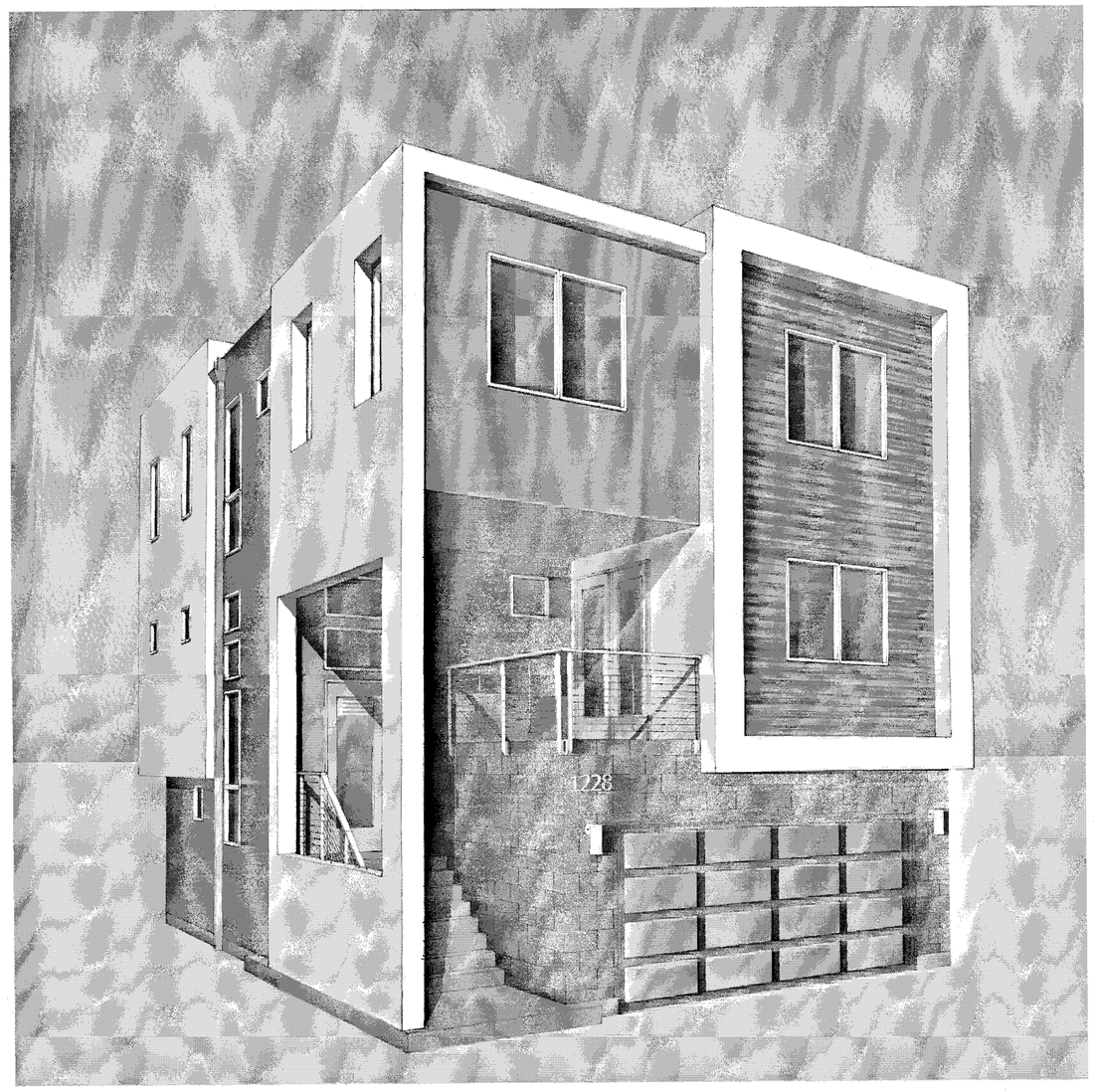
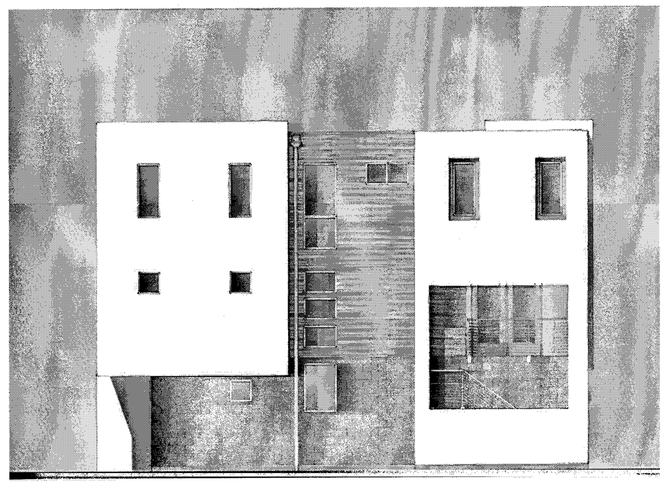
DETACHED ROWHOMES



PERSPECTIVE



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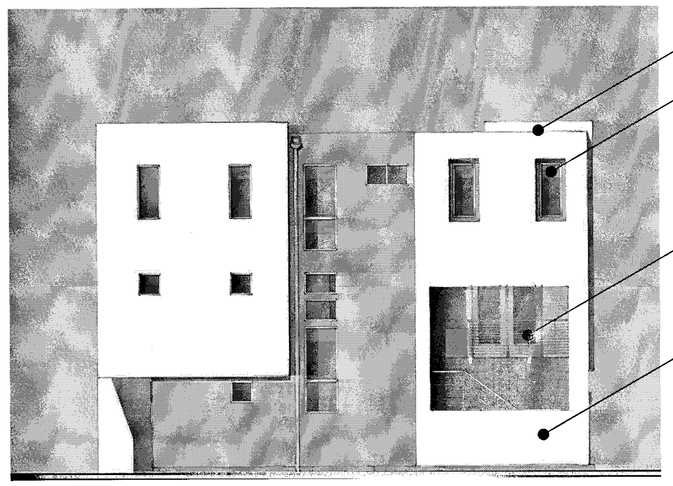

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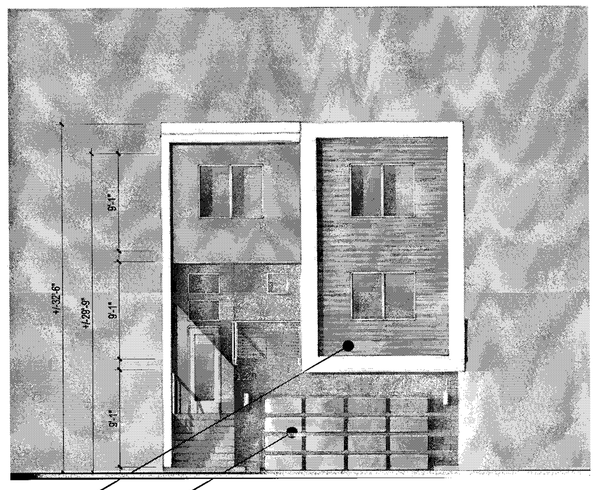

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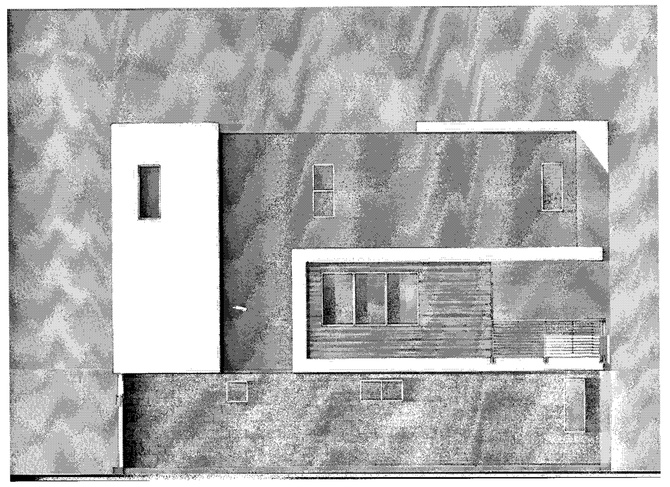

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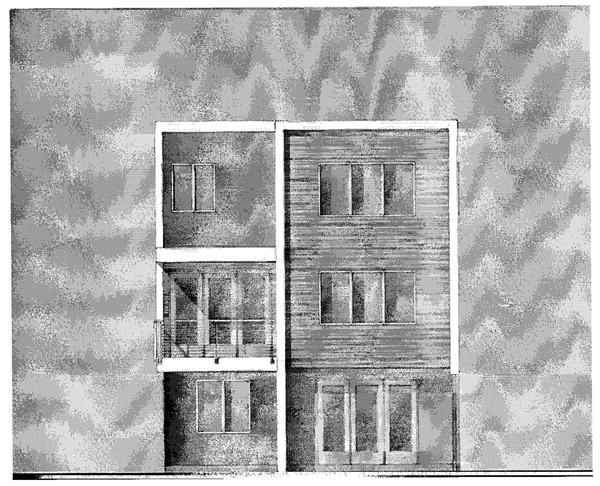

BACK

1
4
7
2
8
5

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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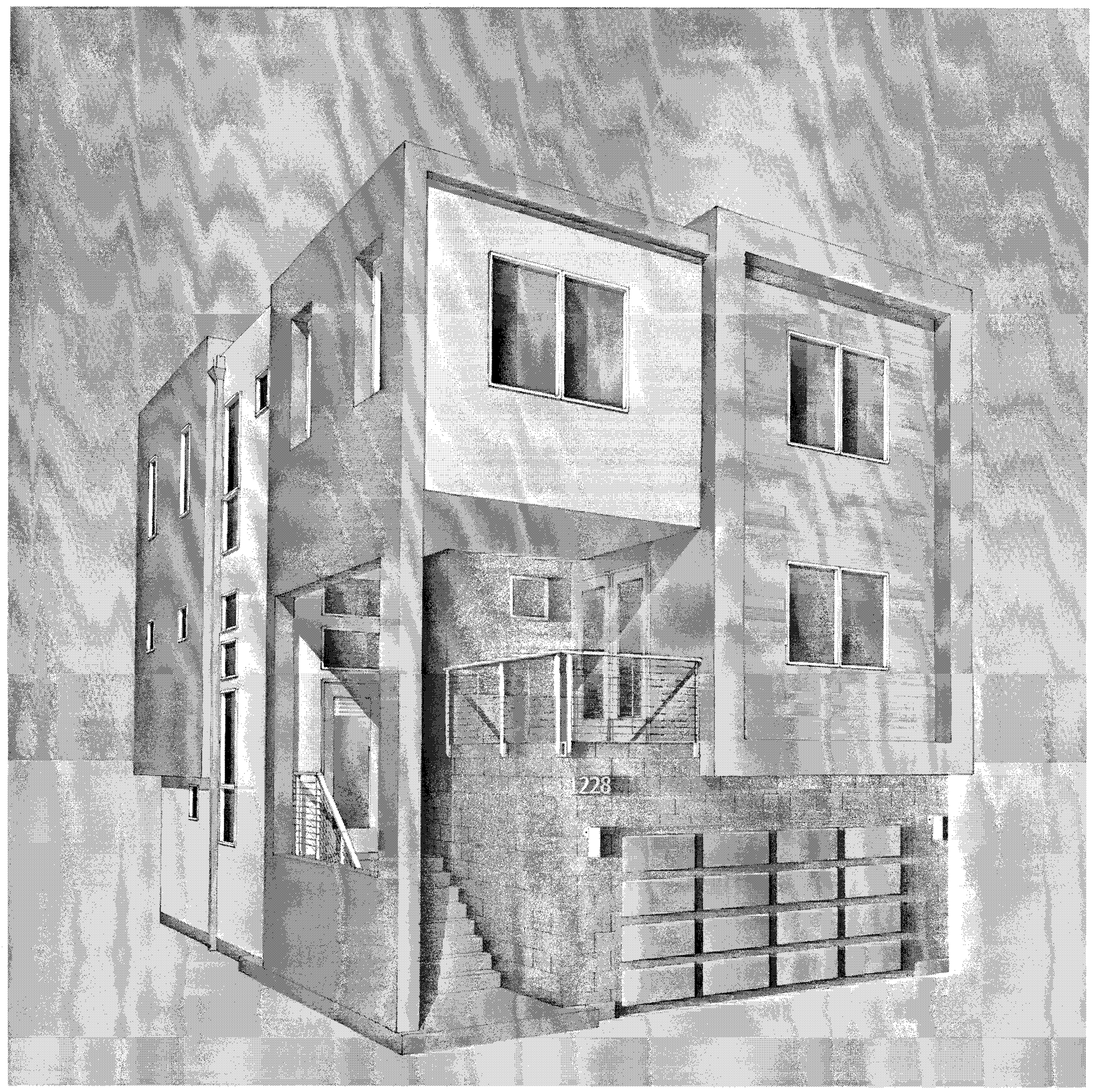
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	PLAN 3 CONTEMPORARY A - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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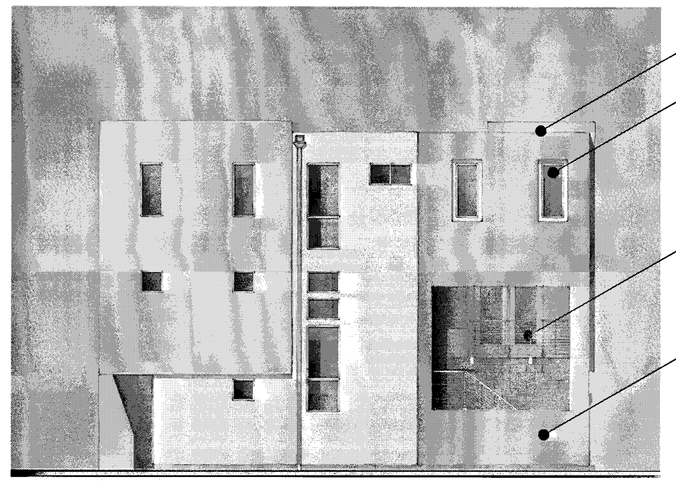

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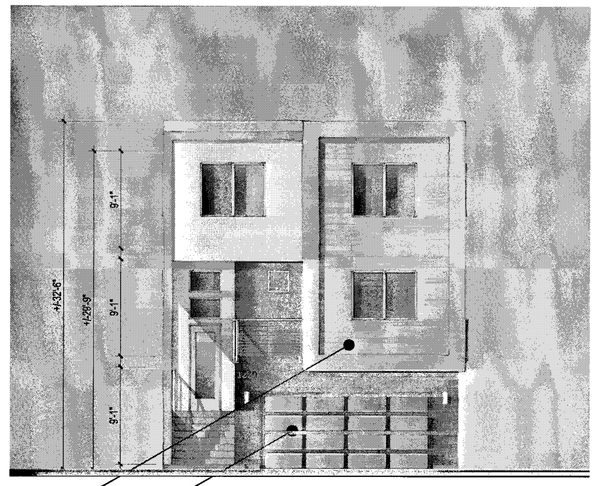

FRONT

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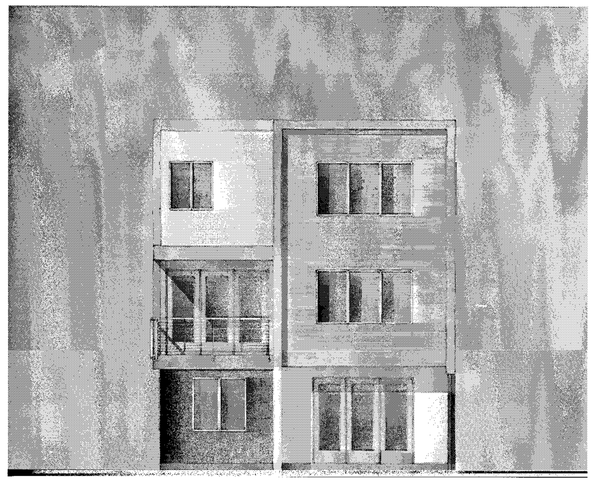
RIGHT



BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
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By:
Date:

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PLAN 3 CONTEMPORARY A - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 3 CONTEMPORARY A - COLOR OPTION 2.DWG
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DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

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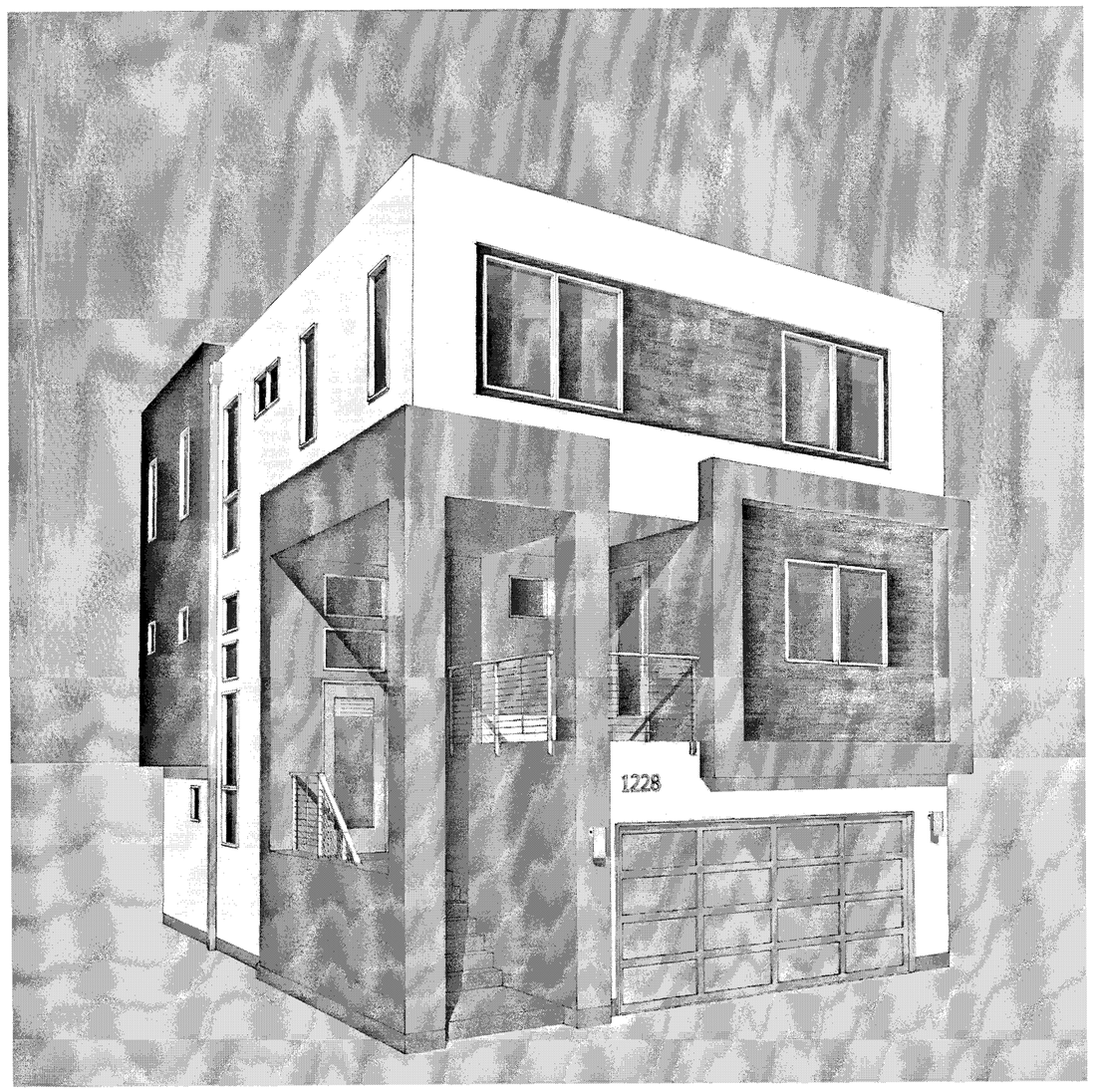

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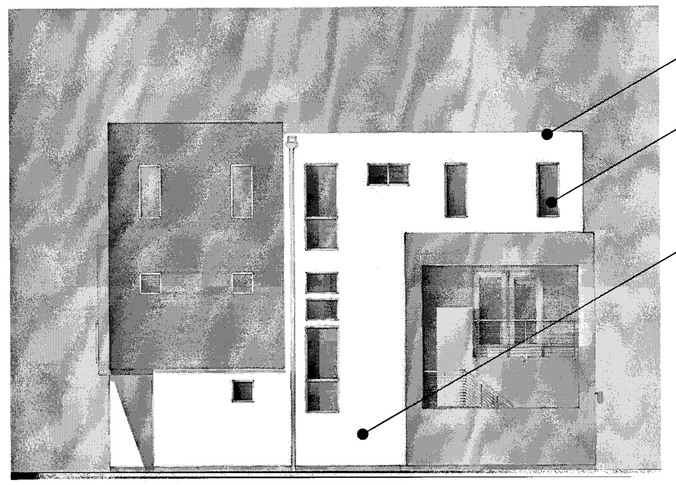

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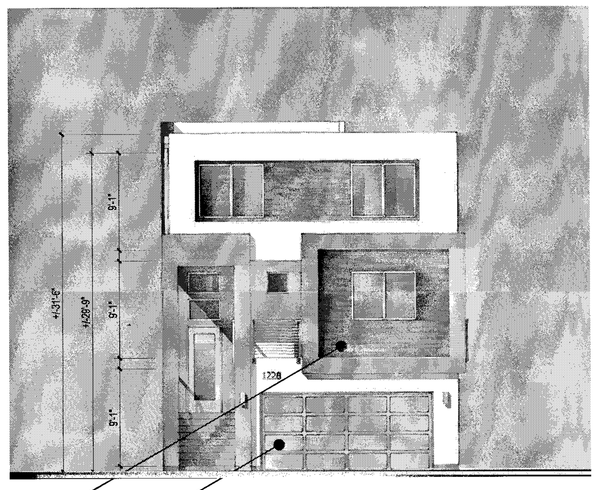

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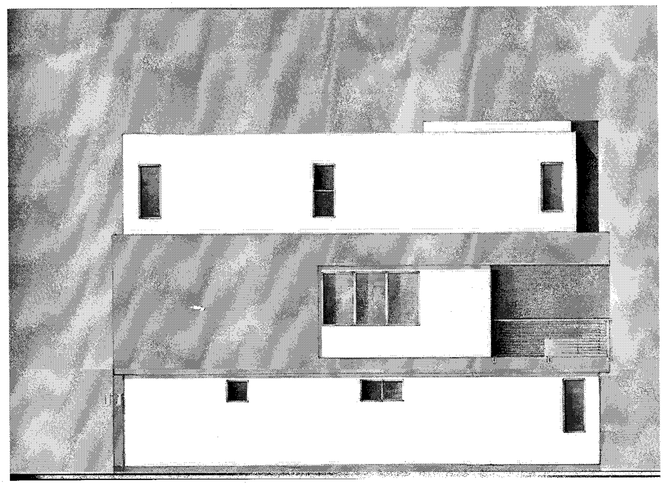

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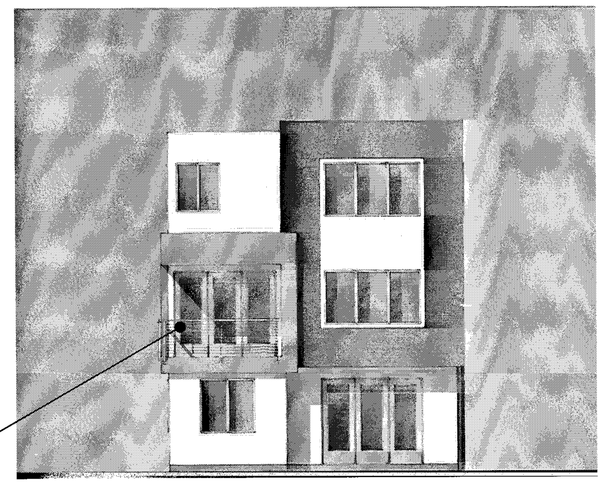

BACK

1
4
2
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MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
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9. METAL AWNING

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PLAN 3 CONTEMPORARY B - COLOR OPTION 1

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

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DRAWN BY:	
CHECKED BY:	
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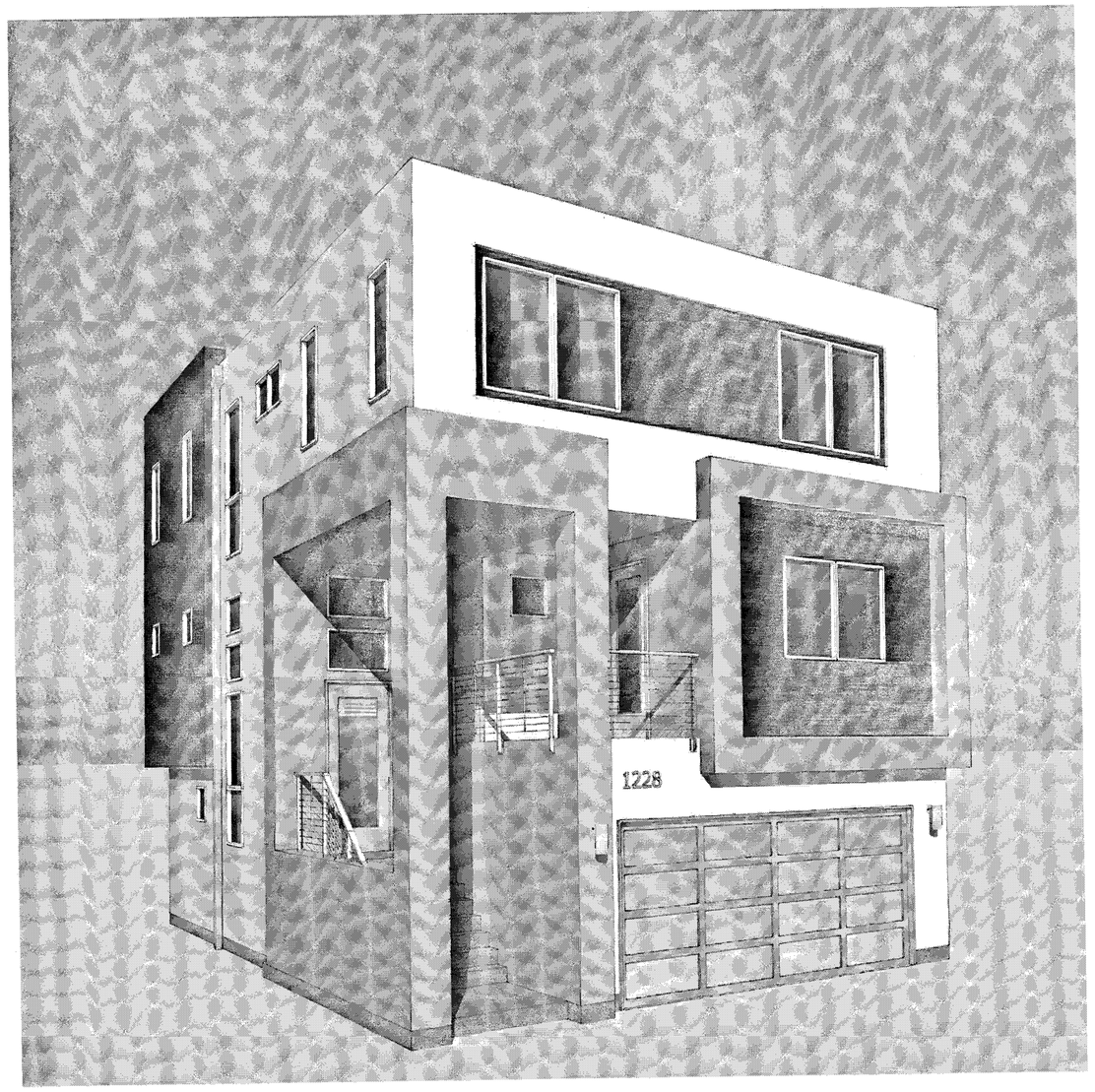
SCALE:	

DETACHED ROWHOMES



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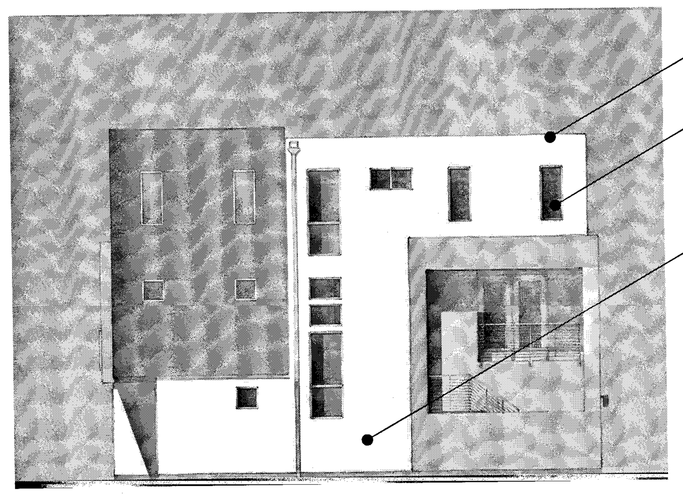

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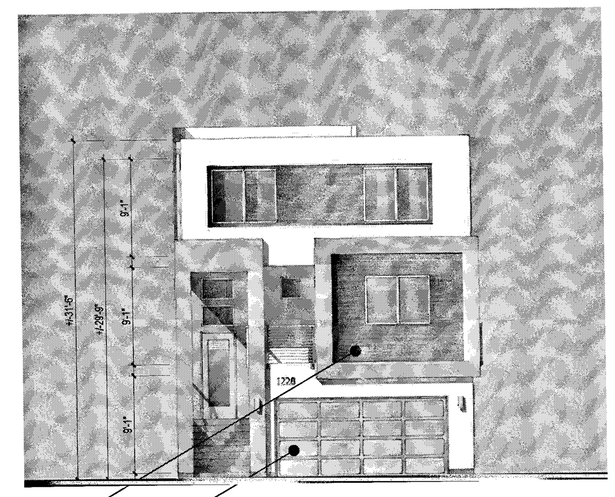

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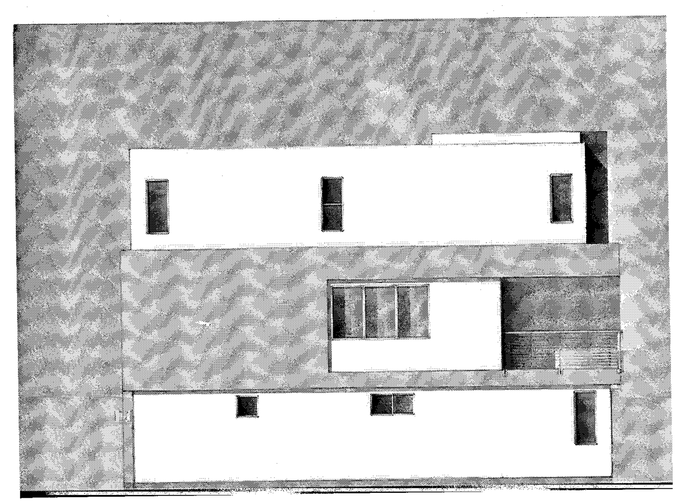

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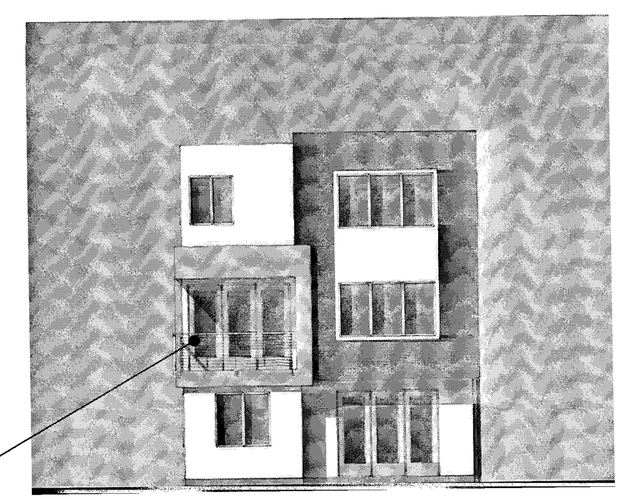

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
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8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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PLAN 3 CONTEMPORARY B - COLOR OPTION 2

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.00
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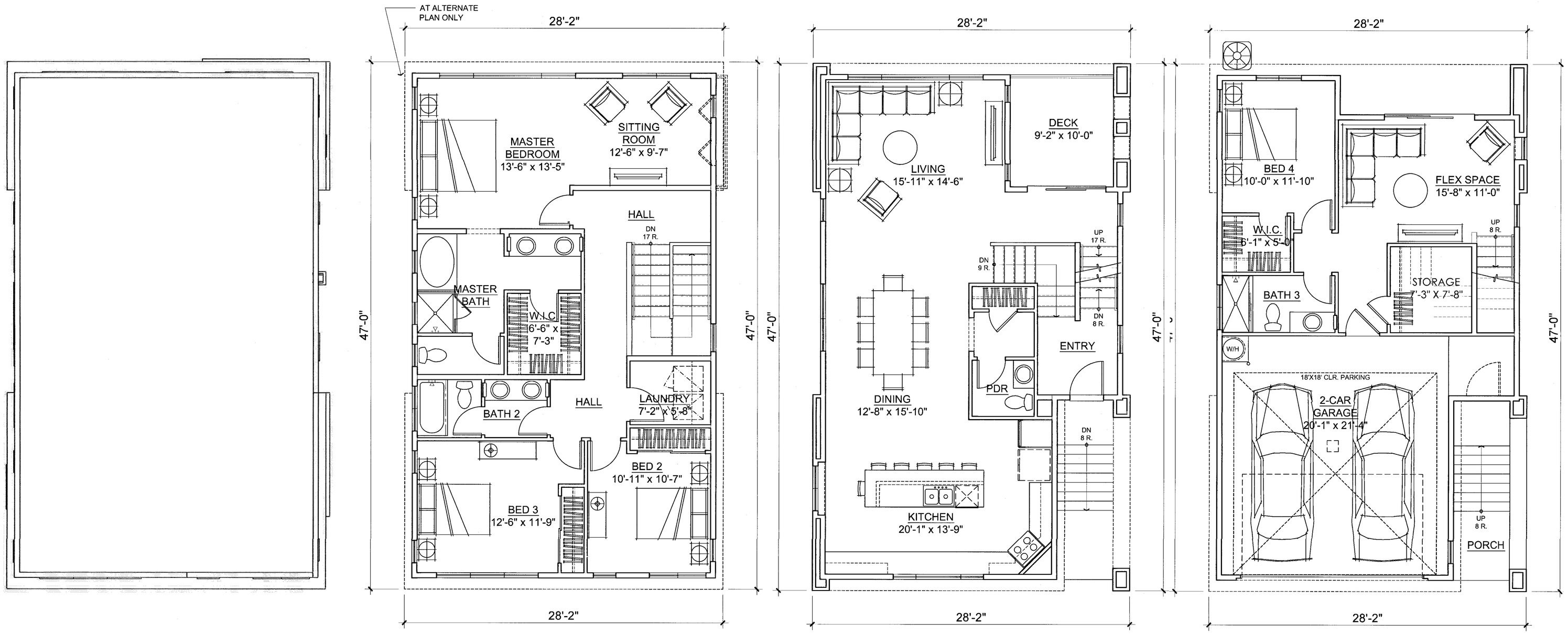
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES

7-10.1



ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.

3RD LEVEL

THIRD FLOOR	1,208 SQ. FT.

2ND LEVEL

SECOND FLOOR	986 SQ. FT.
DECK	92 SQ. FT.

1ST LEVEL

FIRST FLOOR	567 SQ. FT.
GARAGE	489 SQ. FT.

TOTAL 2,761 SQ. FT.

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PLAN 4 FLOOR PLANS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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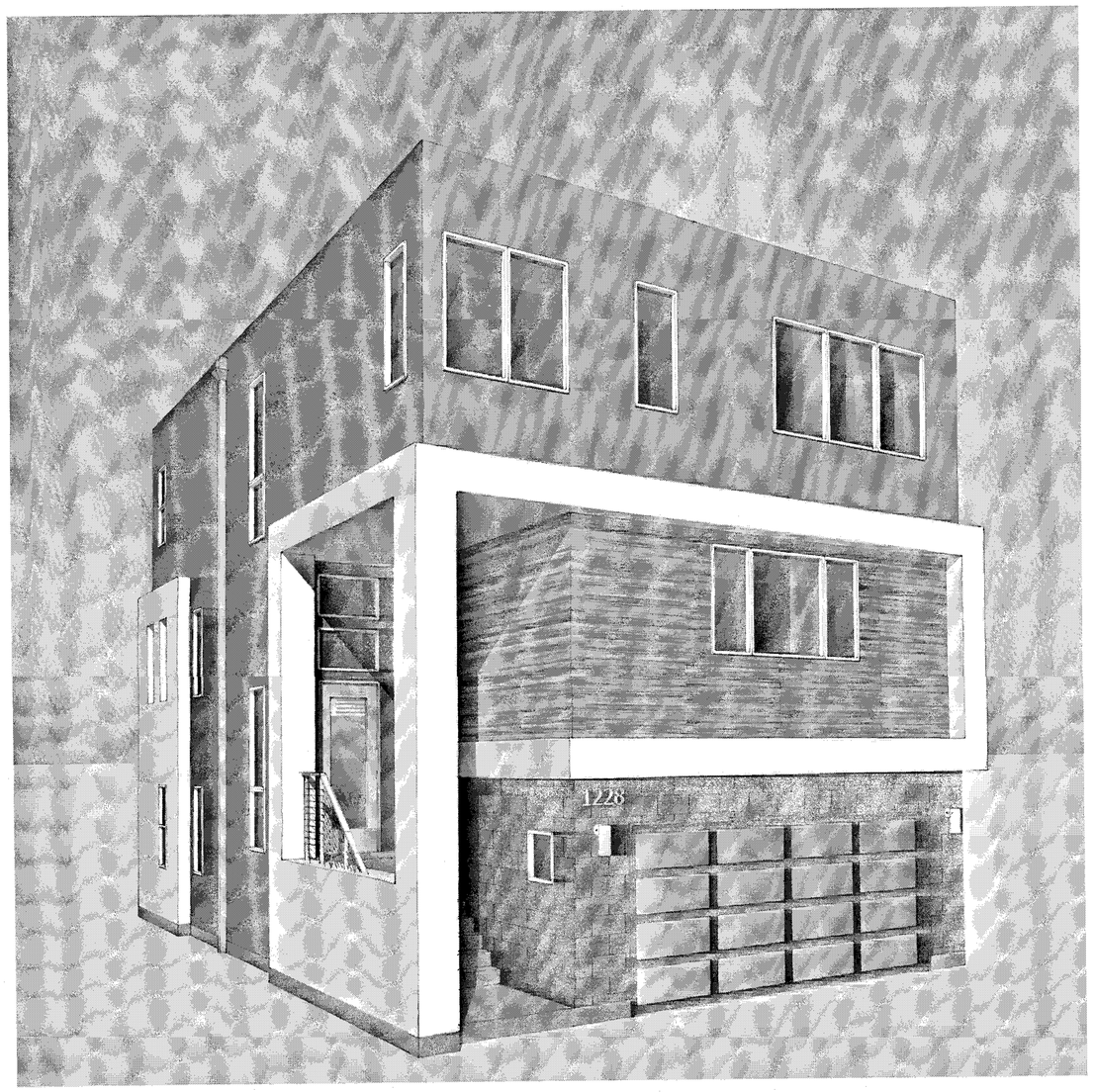
PROJECT NO:	3636.60
CAD DWG FILE:	7- 11 PLAN 4 FLOOR PLANS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



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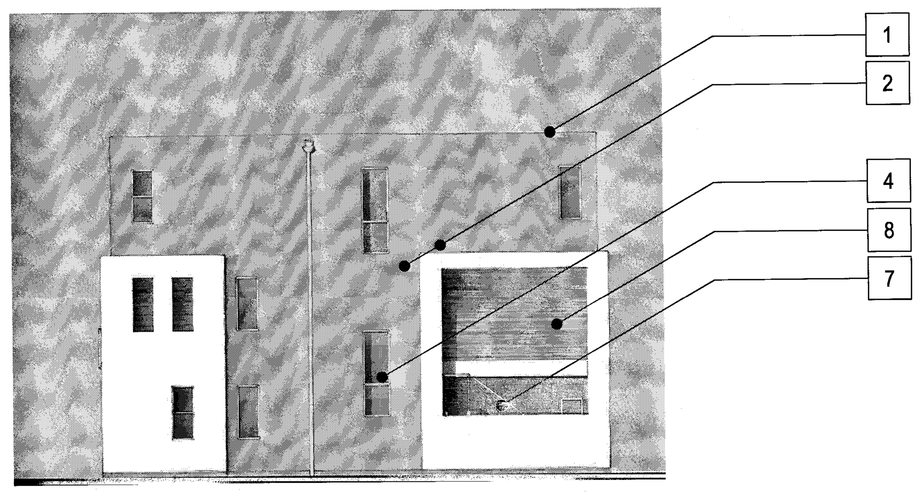

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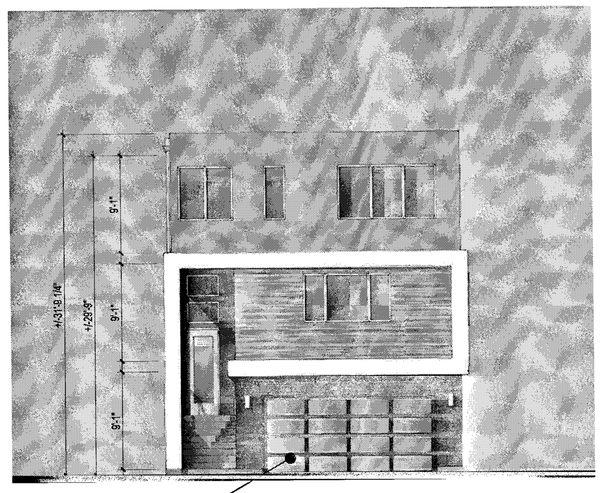

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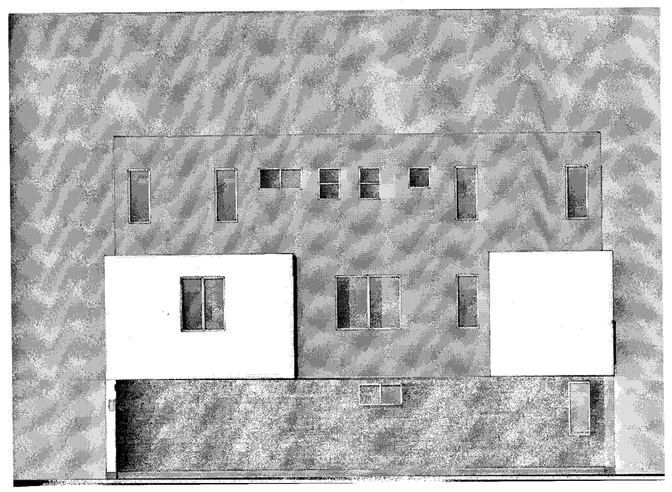

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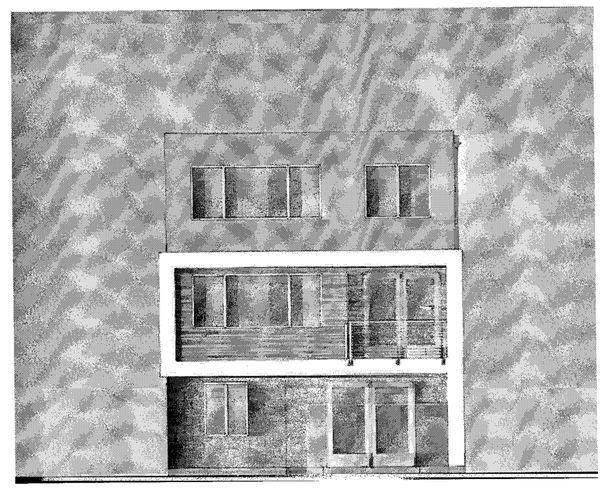

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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APPROVED
City of San Jose
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By:
Date:

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PLAN 4 CONTEMPORARY A - COLOR OPTION 1

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CADDIES FILE:	CONTEMPORARY A - COLOR OPTION 1.DWG
DESIGNED BY:	
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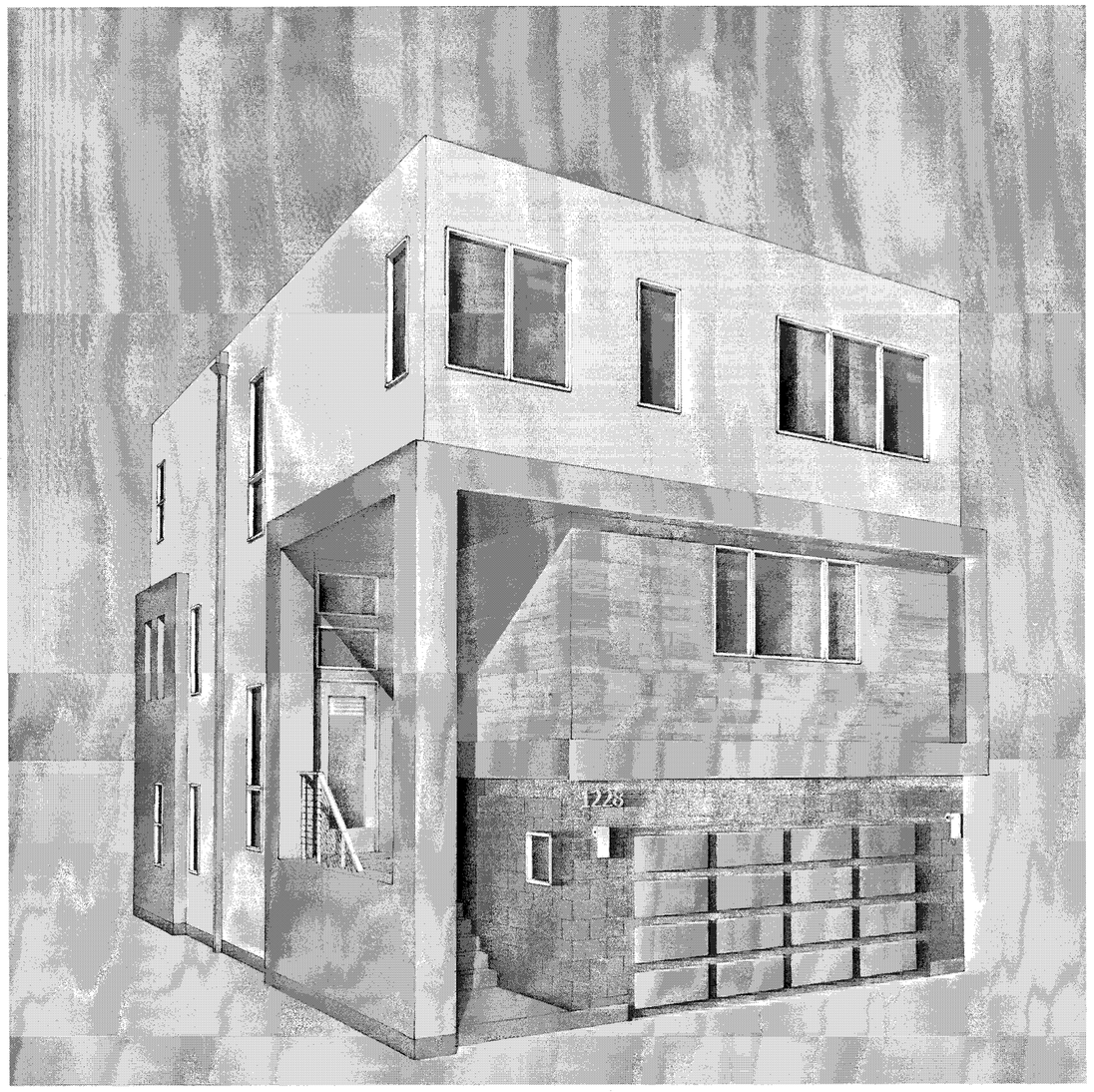
DETACHED ROWHOMES



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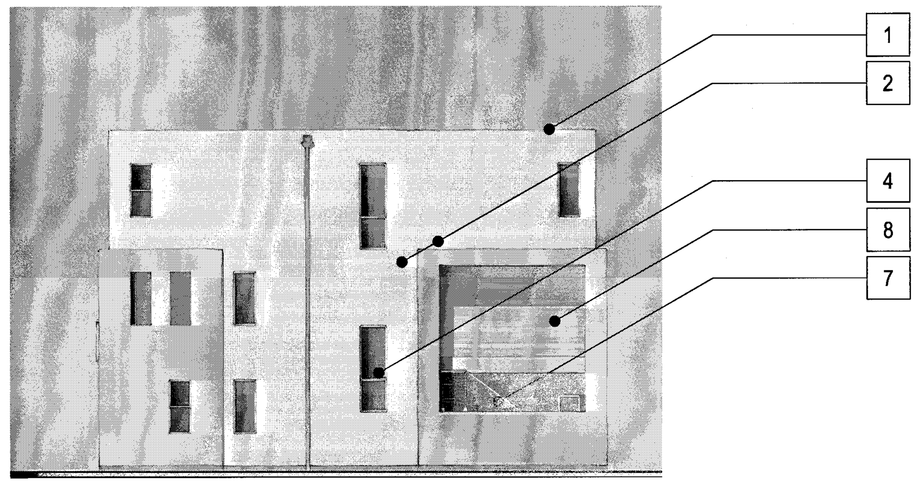

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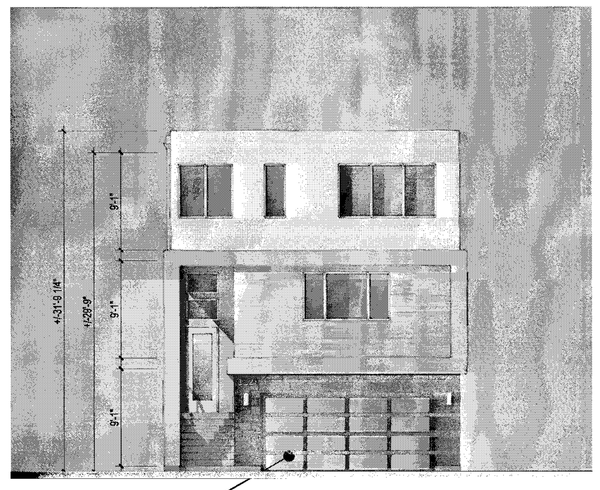

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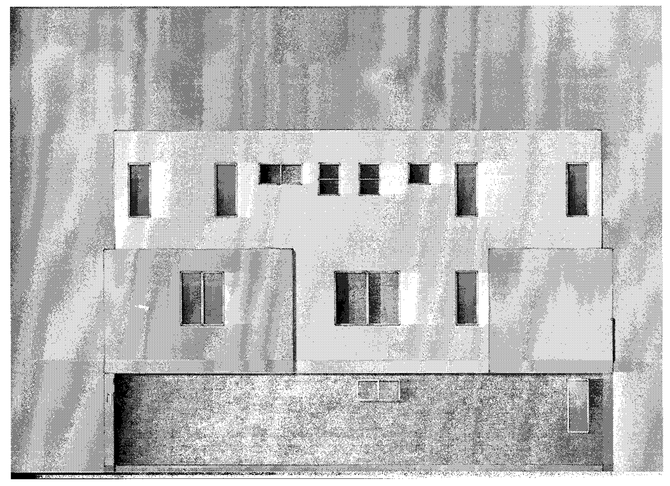

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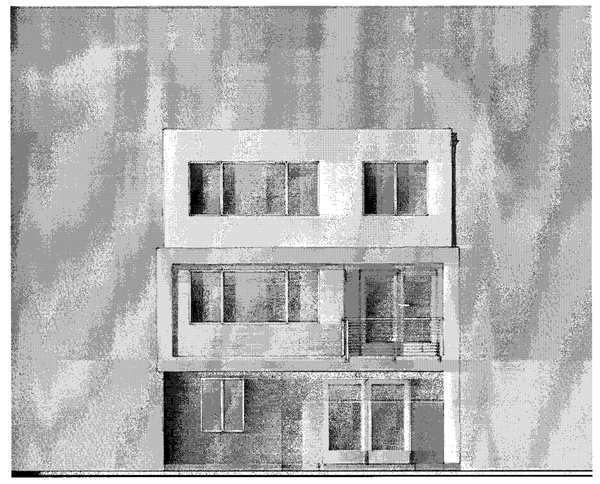

BACK

MATERIAL LEGEND

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PLAN 4 CONTEMPORARY A - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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PROJECT NO:	3636.60
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DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
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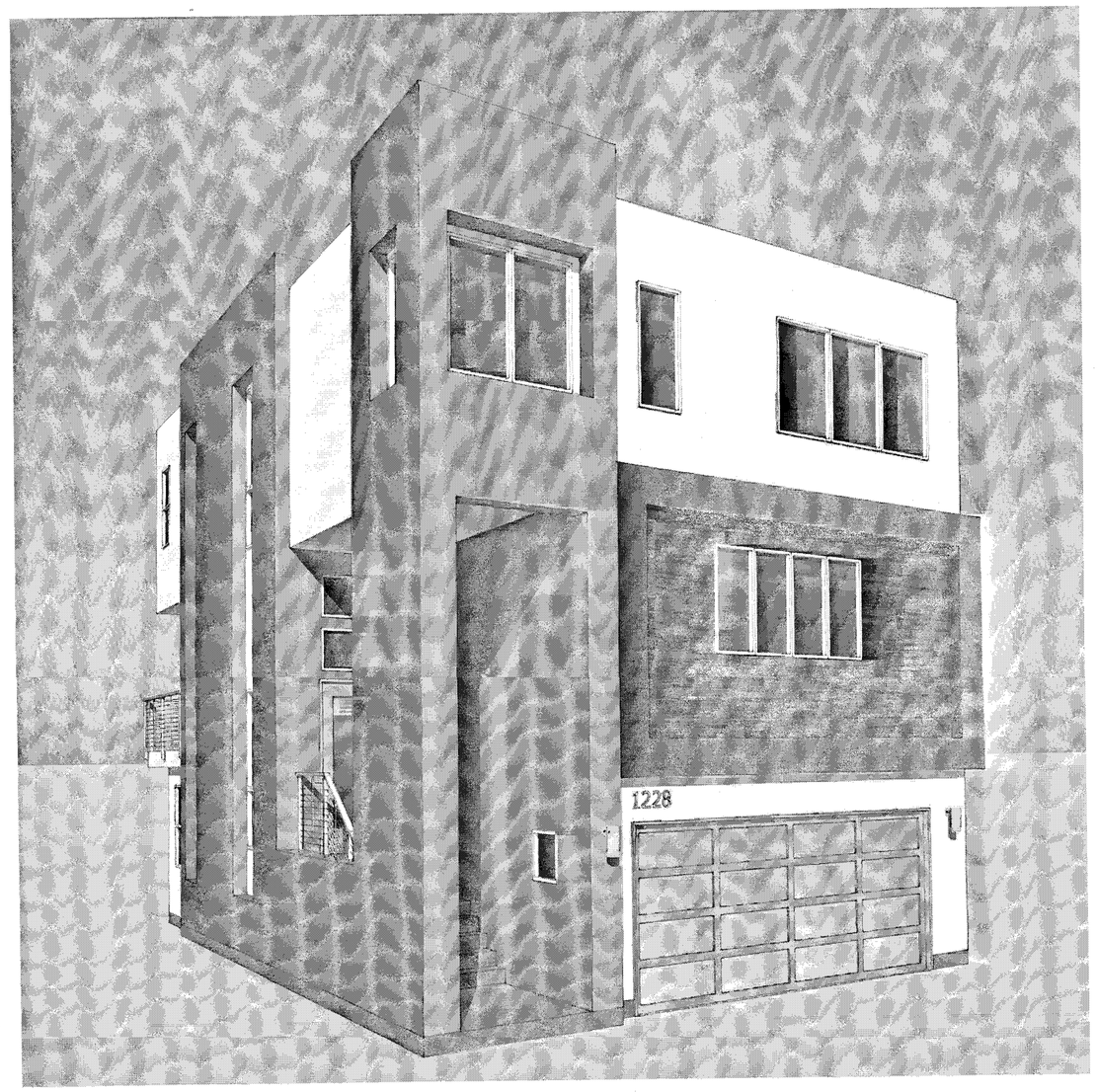
DETACHED ROWHOMES



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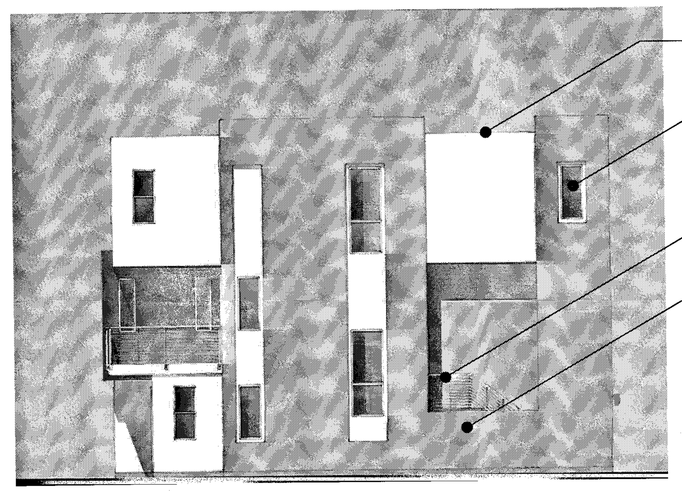

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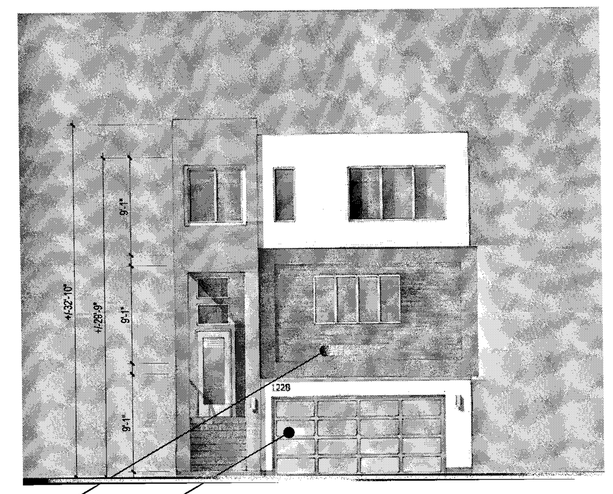

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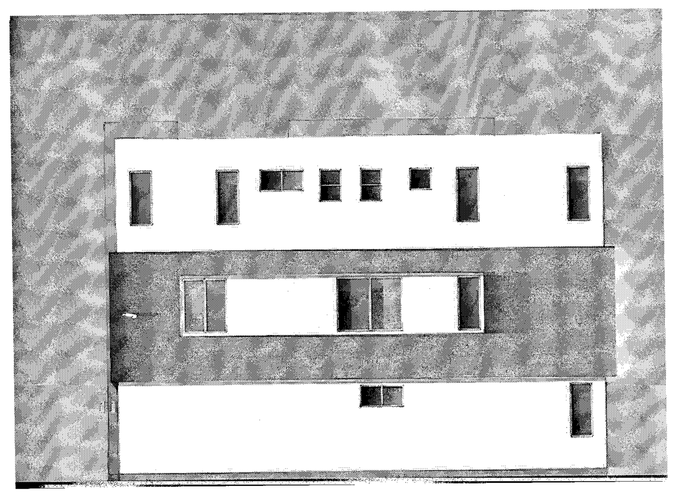

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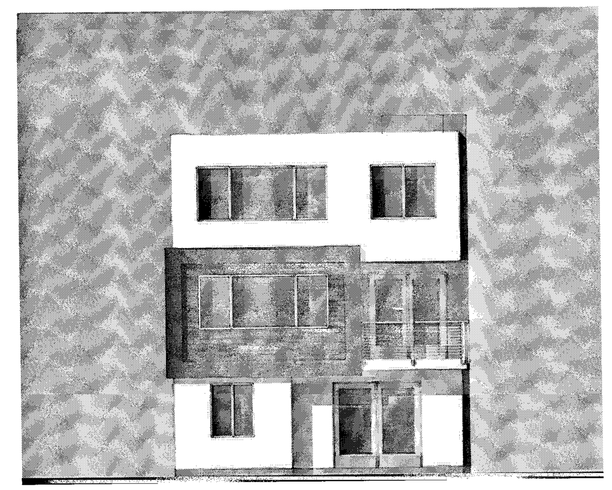

BACK

1
4
7
2
8
5

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 4 CONTEMPORARY B - COLOR OPTION 1

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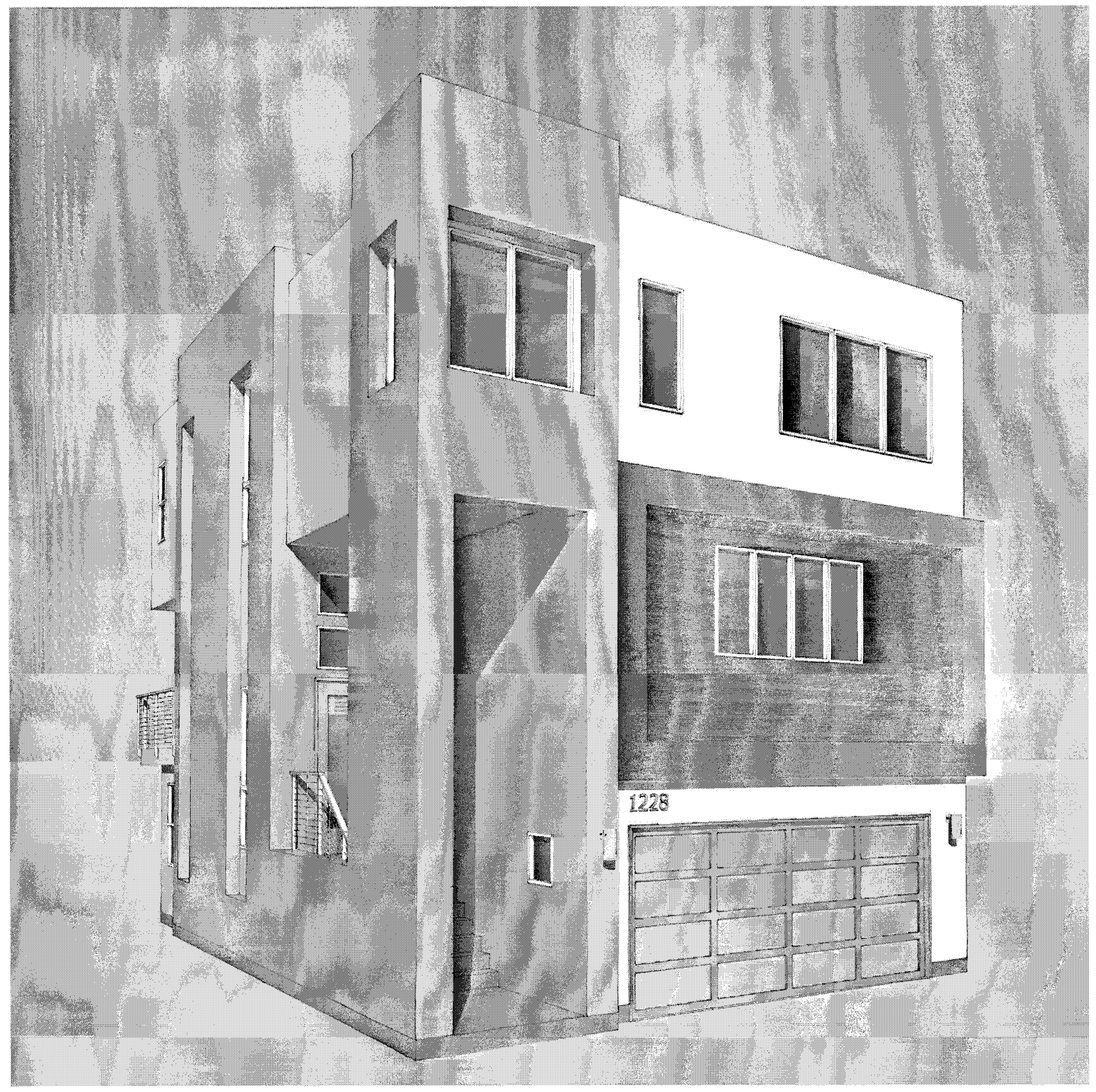
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

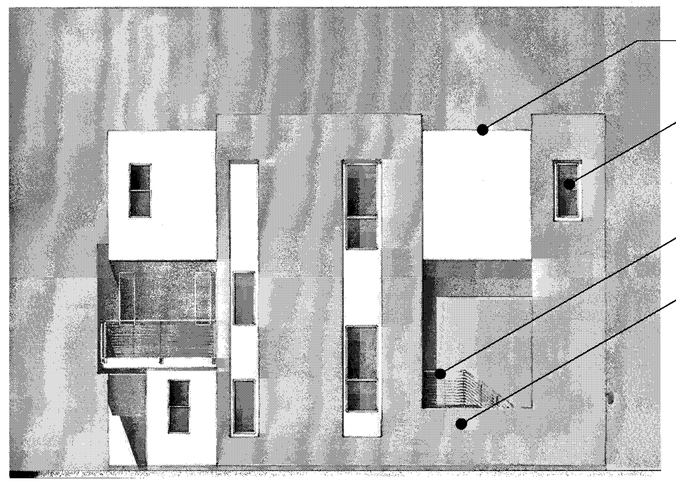
NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DRAWING FILE:	PLAN 4 CONTEMPORARY B - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



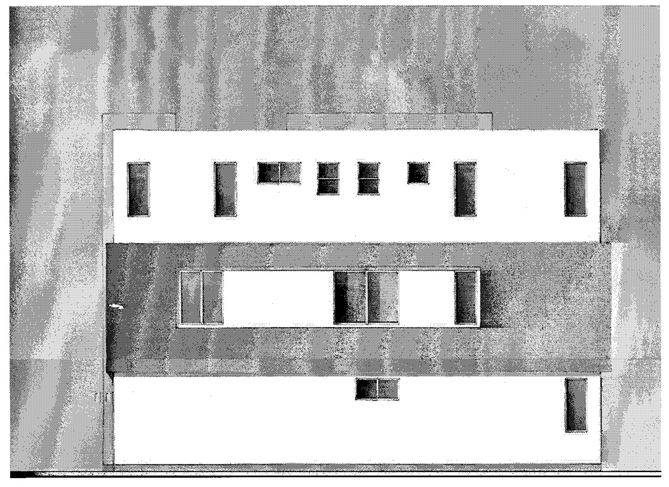
PERSPECTIVE



LEFT

FRONT

8
5



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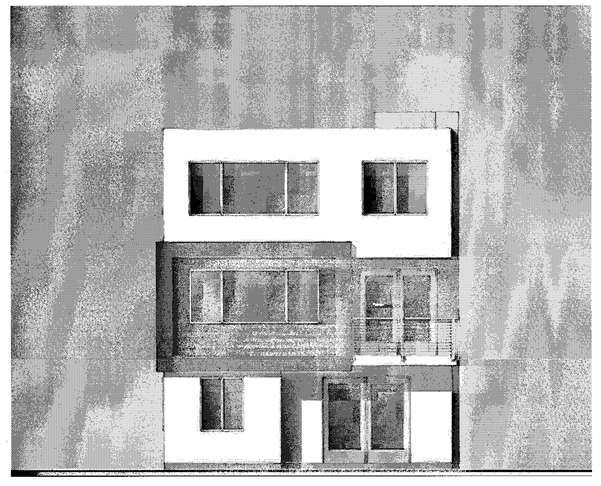

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 4 CONTEMPORARY B - COLOR OPTION 2

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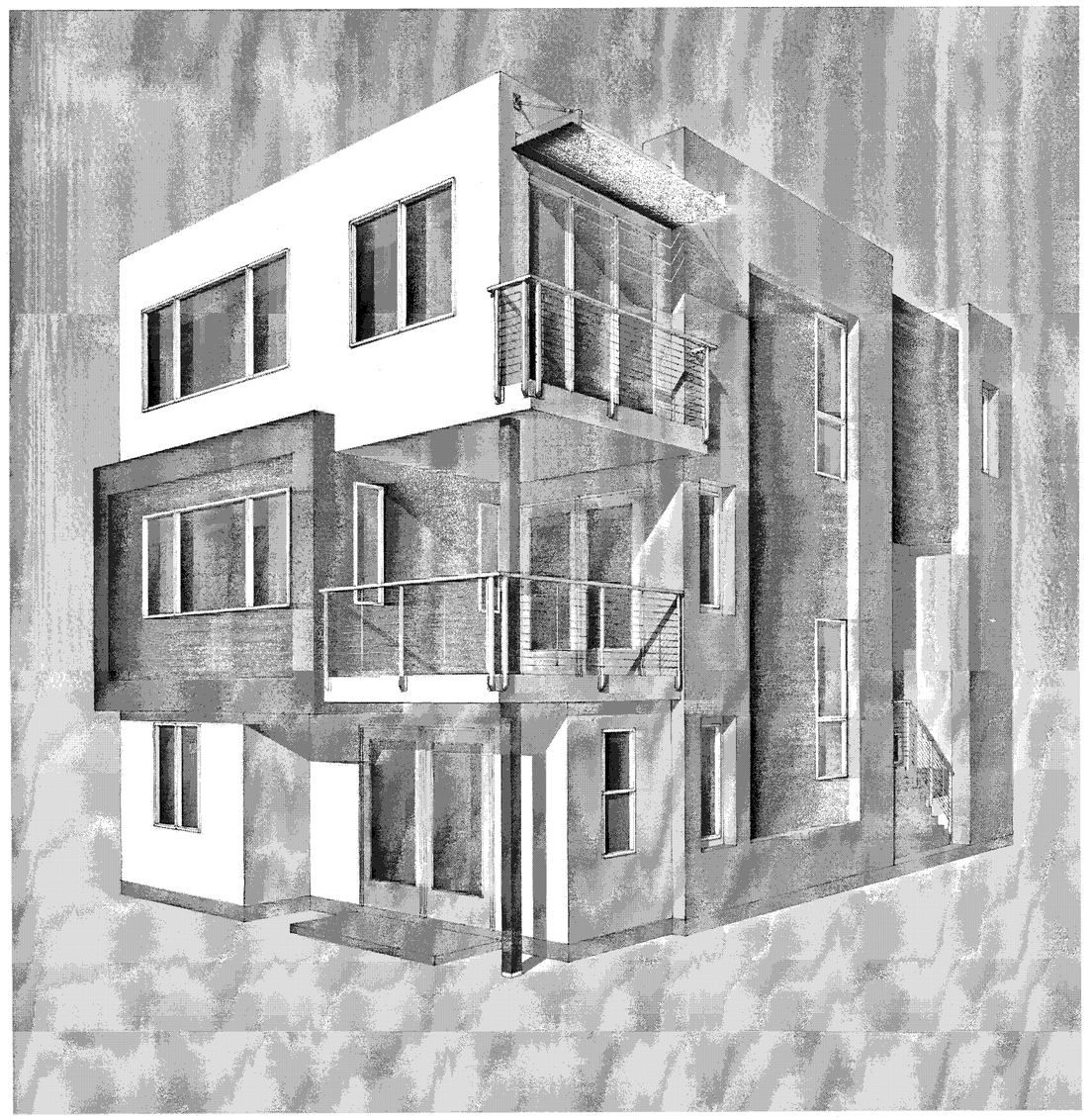
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

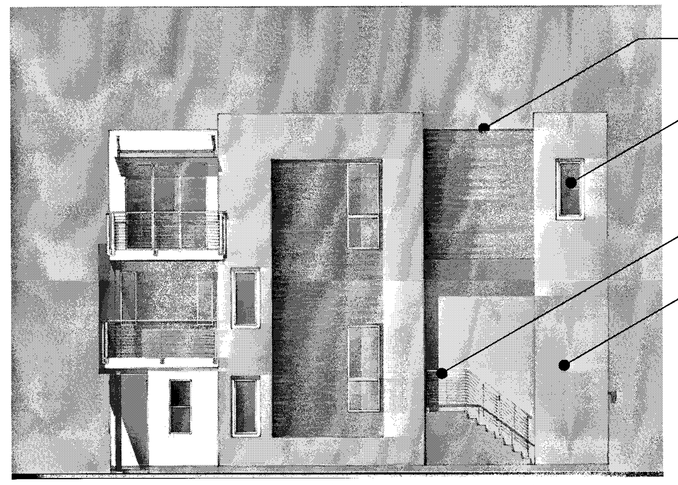
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	7-13.1 PLAN 4 CONTEMPORARY B - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES



PERSPECTIVE



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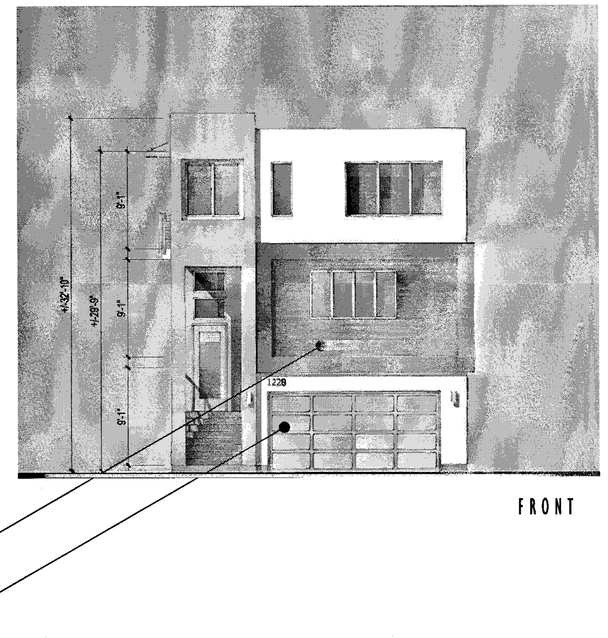

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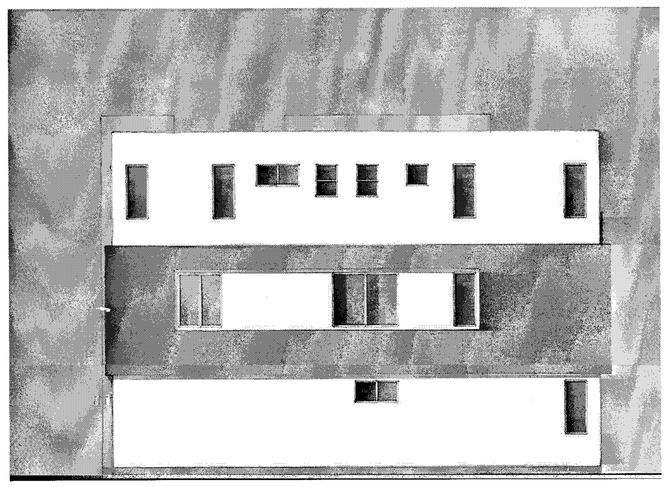

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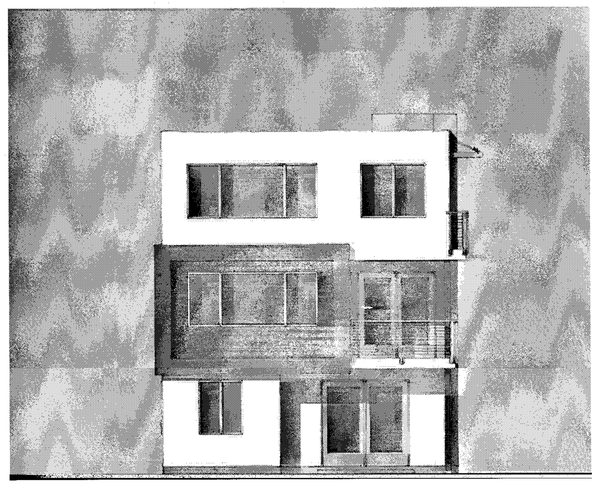

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 4 CONTEMPORARY B - COLOR OPTION 2 - ALT

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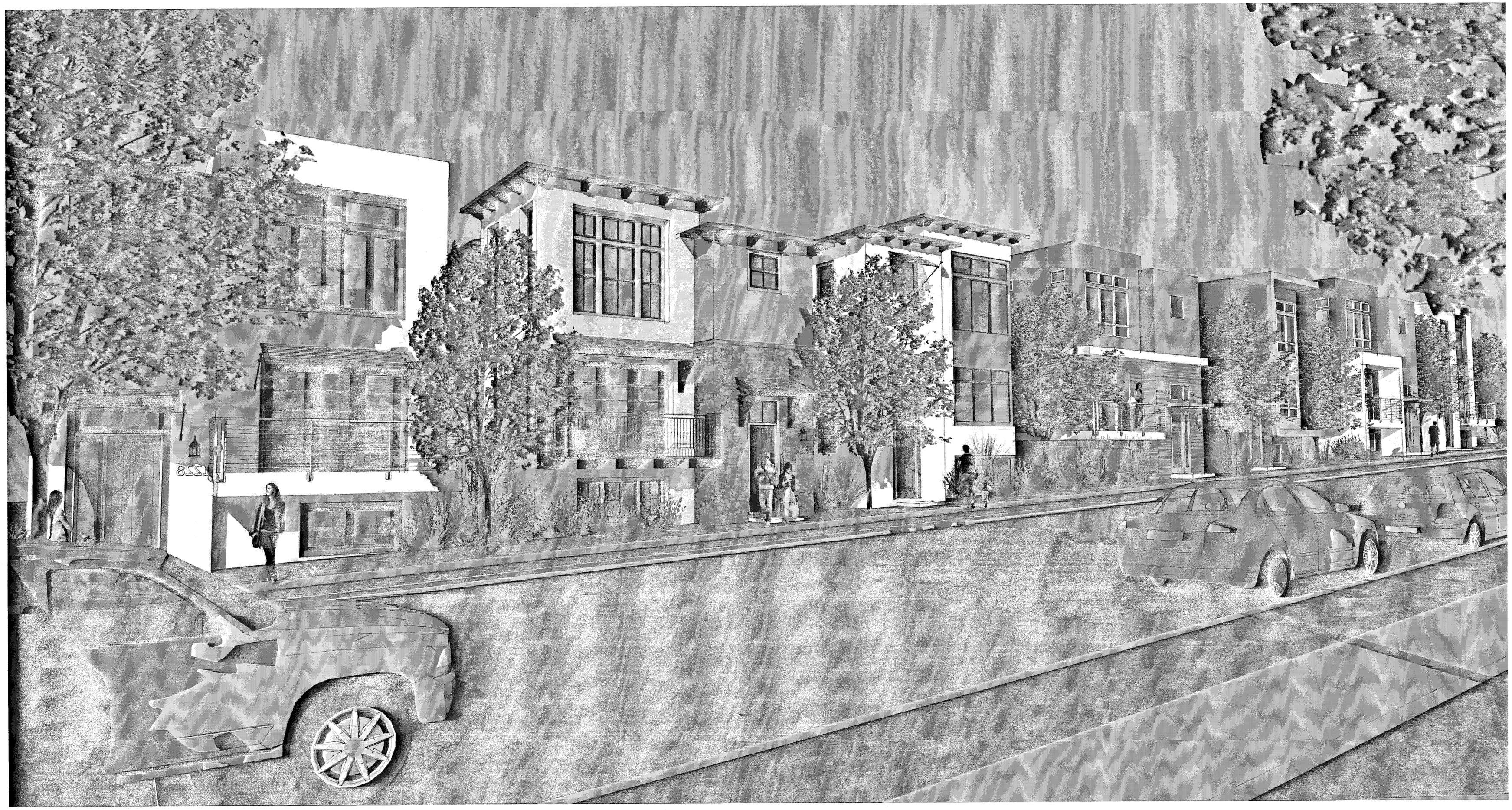
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		7-13.1.1 PLAN 4 CONTEMPORARY B - COLOR OPTION 2 - ALT.DWG
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED ROWHOMES 7- 13.1.1



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

STREETSCENE PERSPECTIVE

Strangis Properties

DAHLIN group

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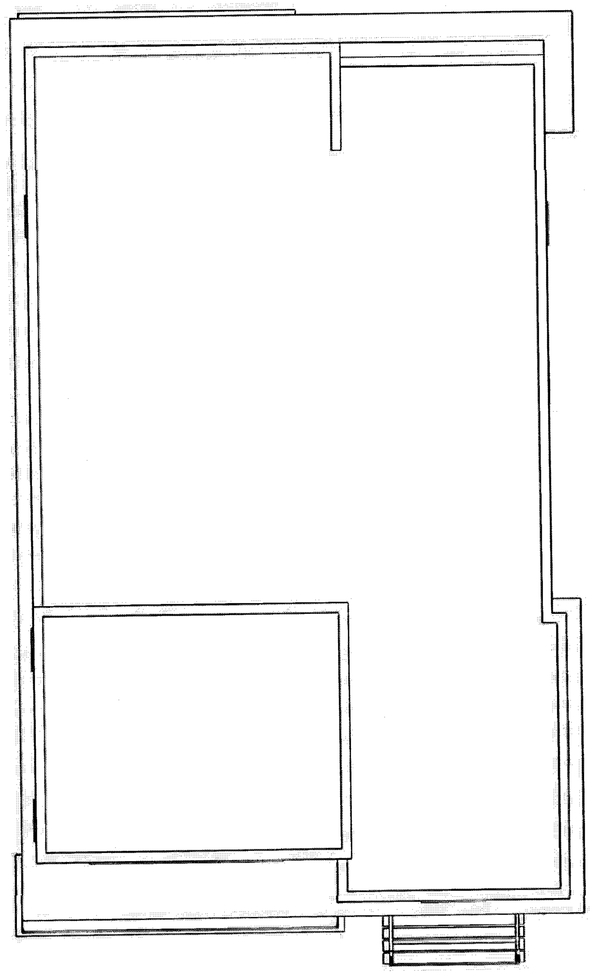
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

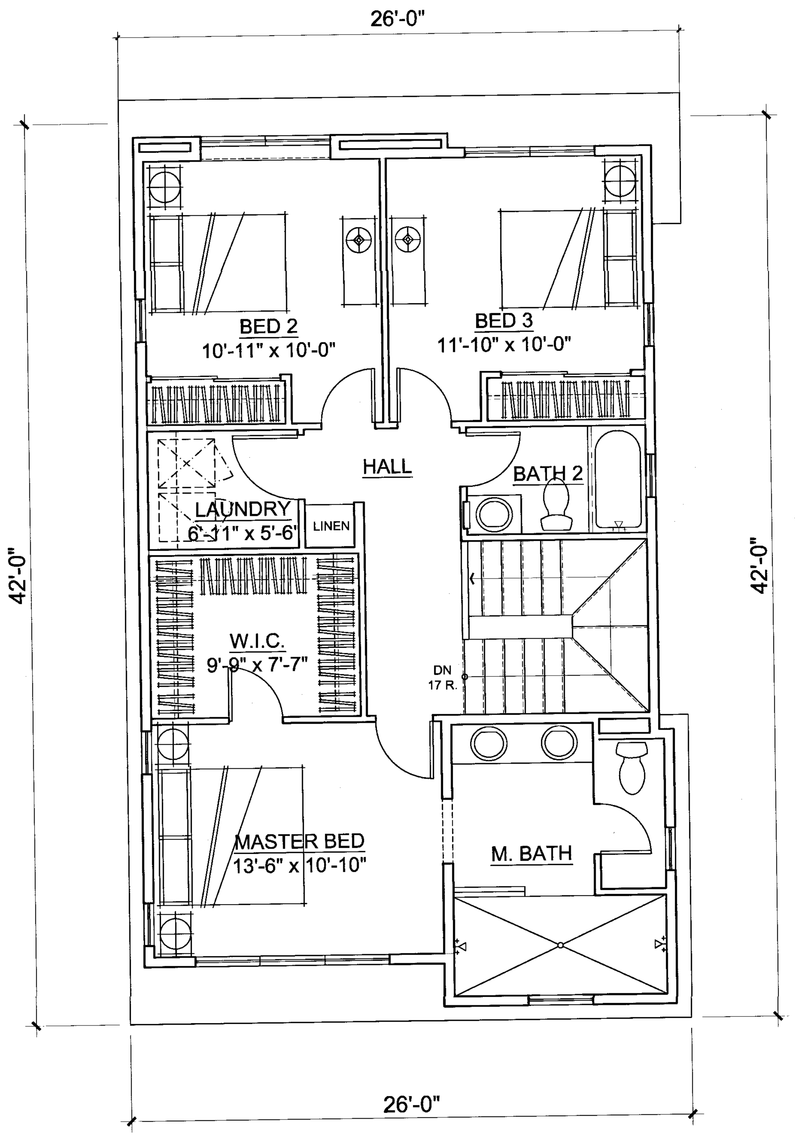
PROJECT NO:	3636.60
CAD DWG FILE:	1 STREETSCENE PERSPECTIVE.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES

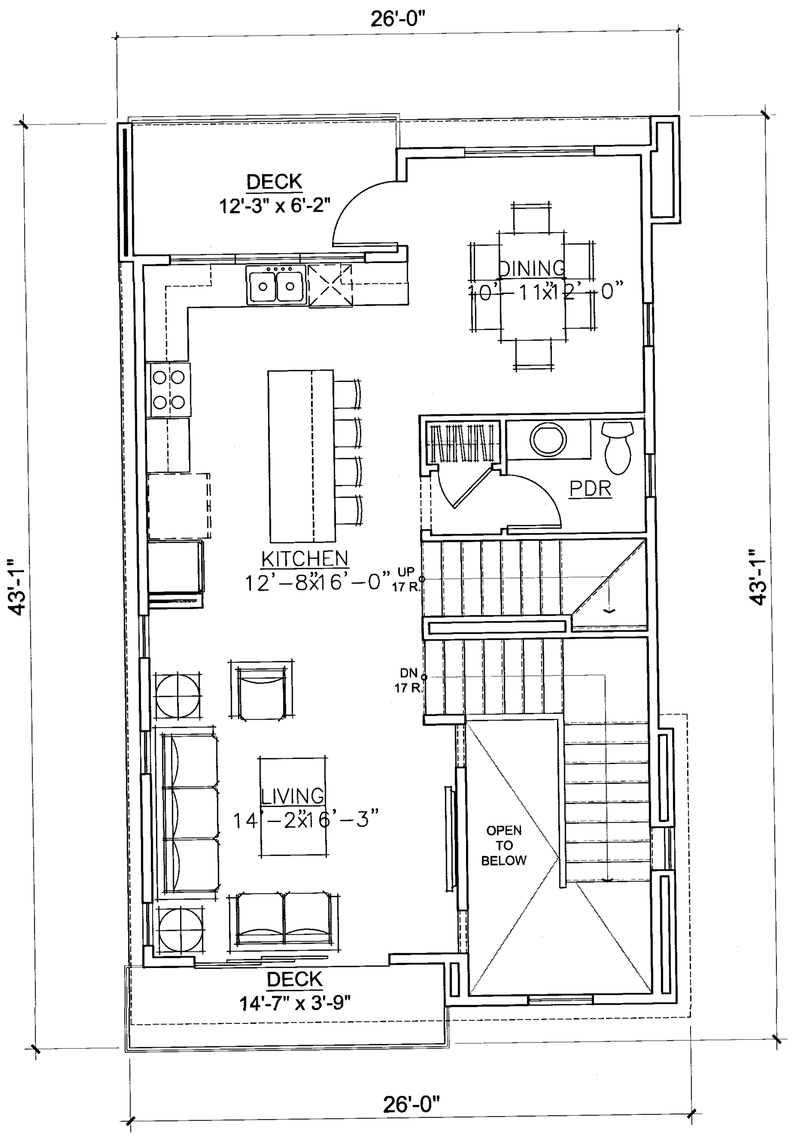


ROOF PLAN

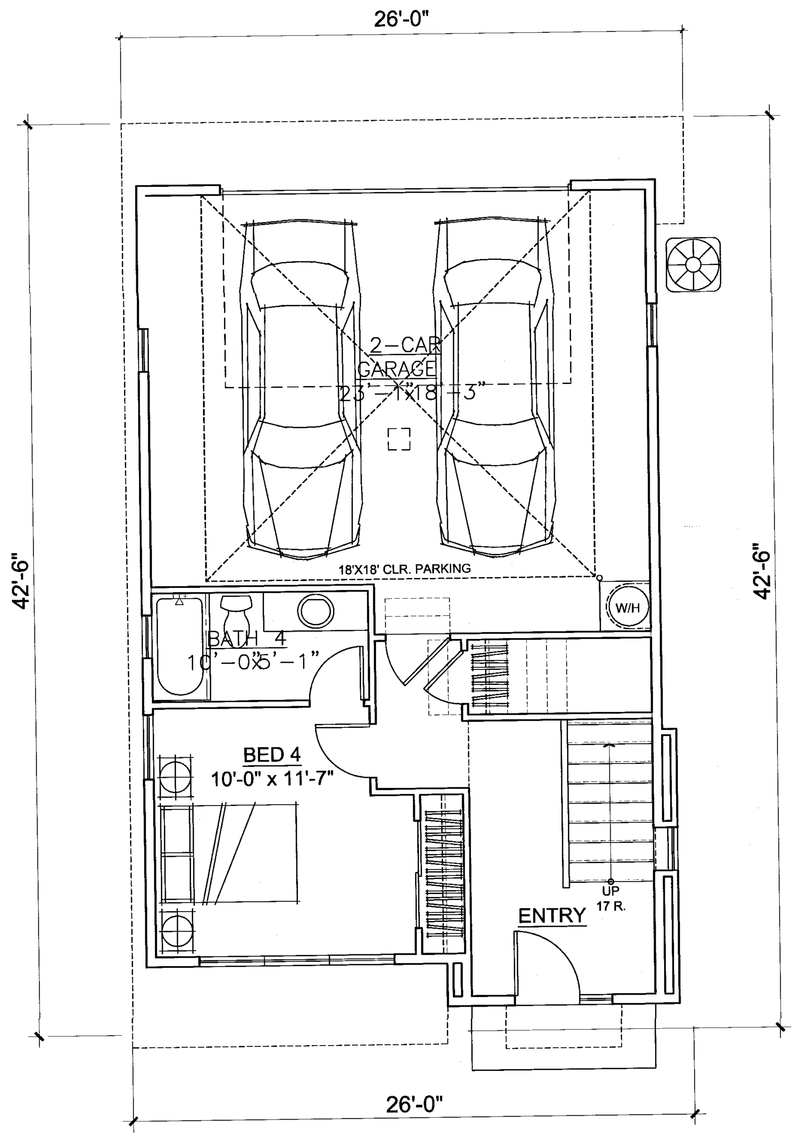
FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



3RD LEVEL



2ND LEVEL



1ST LEVEL

THIRD FLOOR	###########

SECOND FLOOR	721 SQ. FT.
DECK 1	55 SQ. FT.
DECK 2	71 SQ. FT.

FIRST FLOOR	413 SQ. FT.
GARAGE	483 SQ. FT.

TOTAL 2,075 SQ. FT.

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 2 4 8

PLAN 1 - GL

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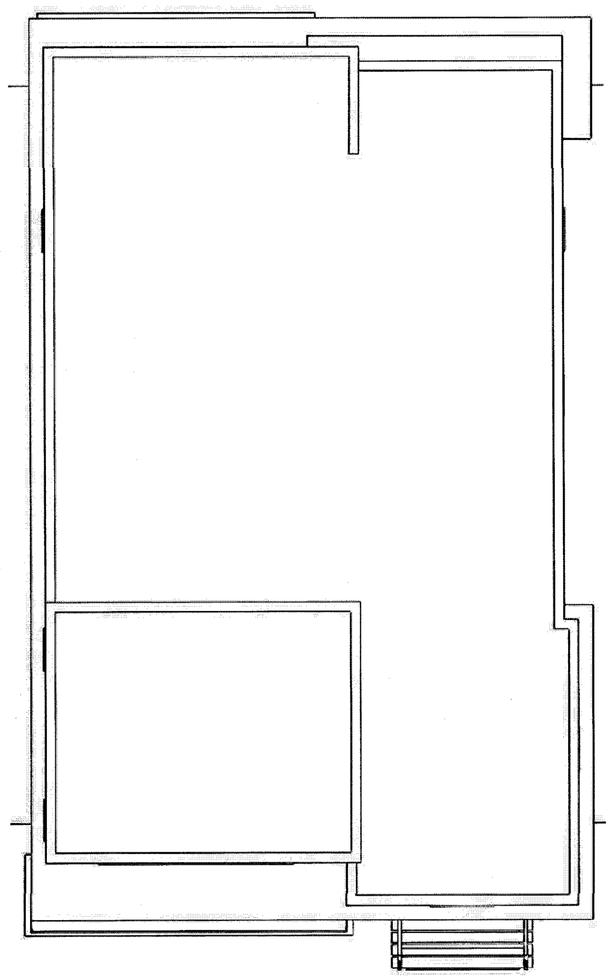
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

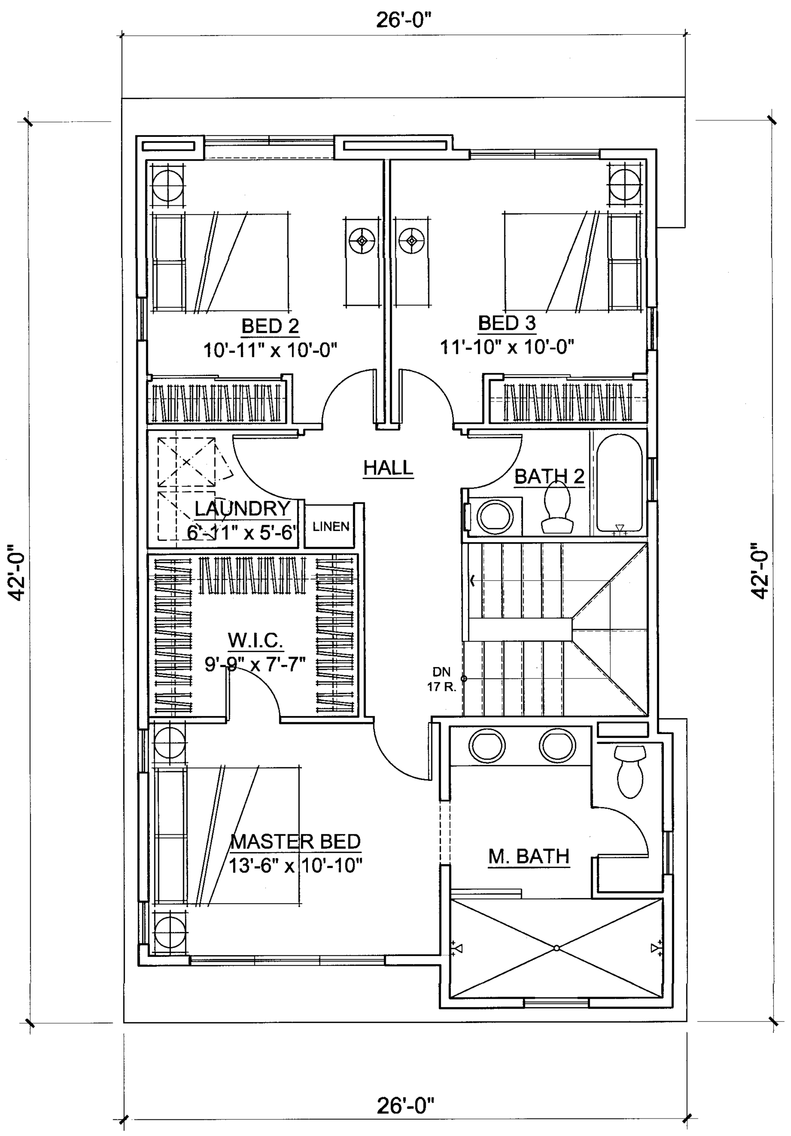
PROJECT NO:	3636.60
CAD DWG FILE:	8- 2 PLAN 1 - GL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 2

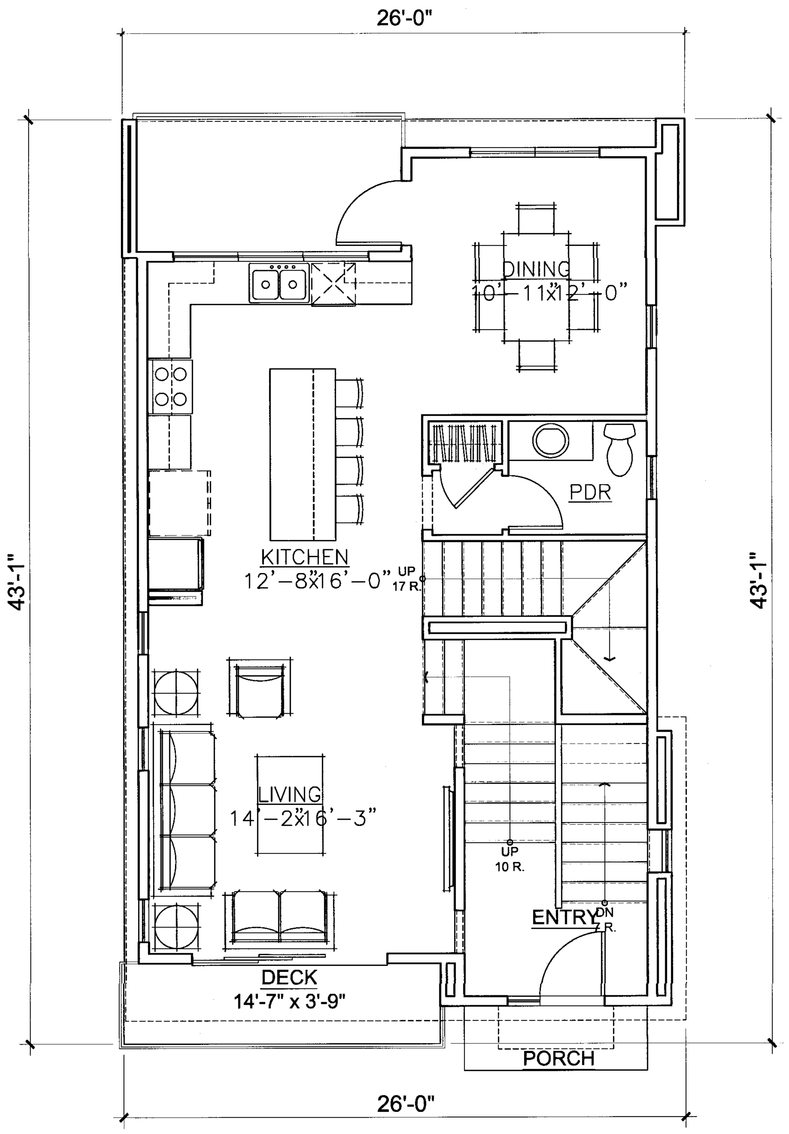


ROOF PLAN

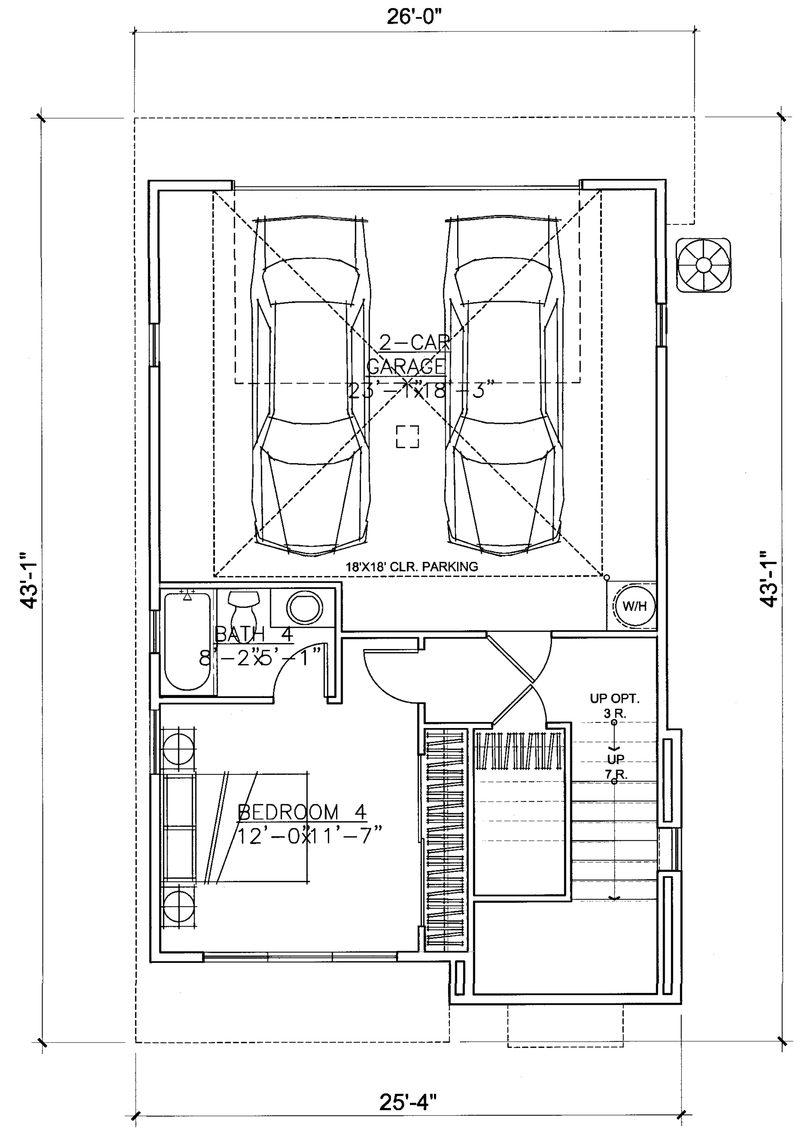
FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



3RD LEVEL



2ND LEVEL



1ST LEVEL

THIRD FLOOR	###########

SECOND FLOOR	733 SQ. FT.
DECK	55 SQ. FT.
DECK	75 SQ. FT.

FIRST FLOOR	409 SQ. FT.
GARAGE	484 SQ. FT.

TOTAL 2,083 SQ. FT.

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 2 4 8

PLAN I - ML

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8- 2.1 PLAN 1 - ML.DWG
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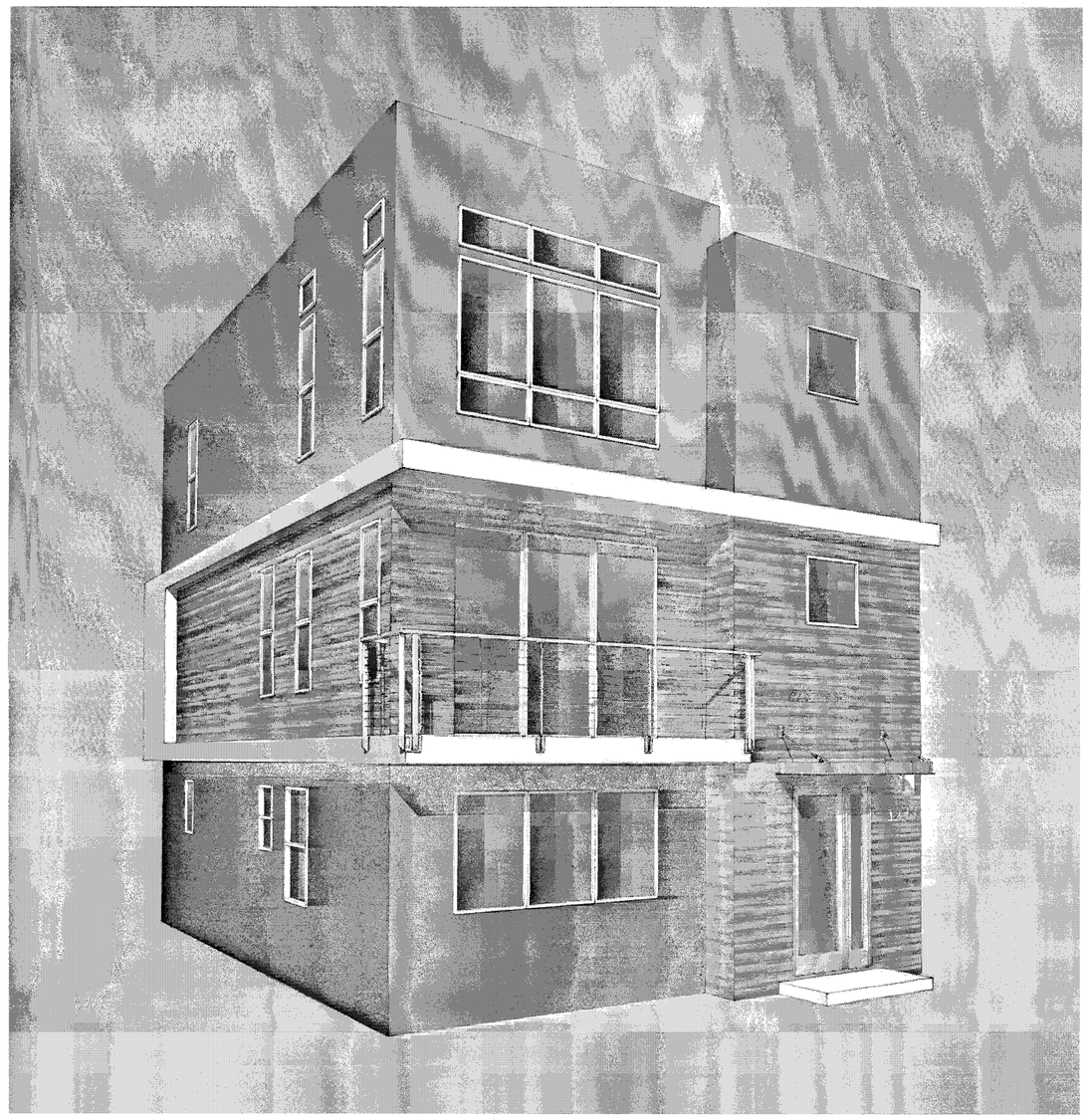
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 2.1



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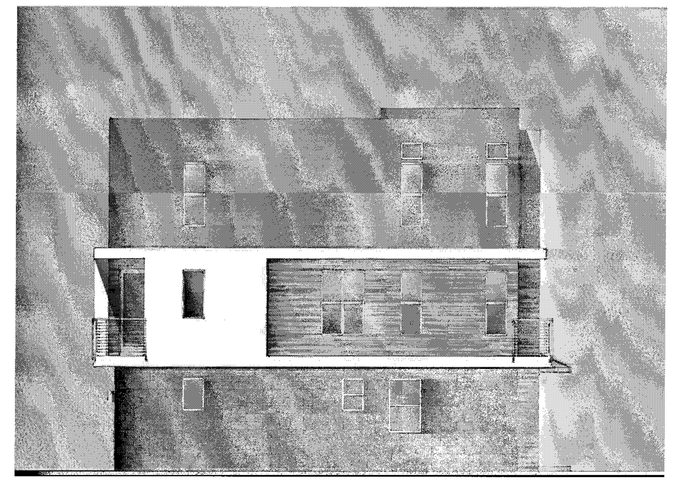

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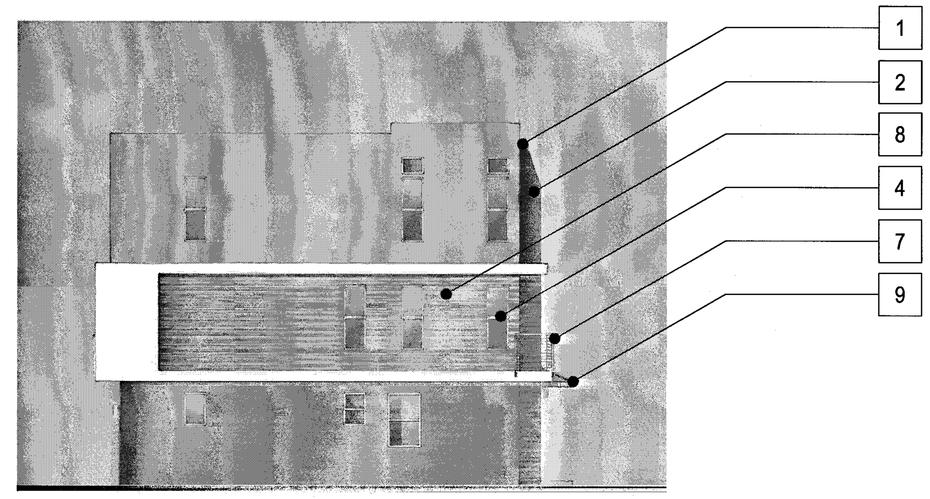
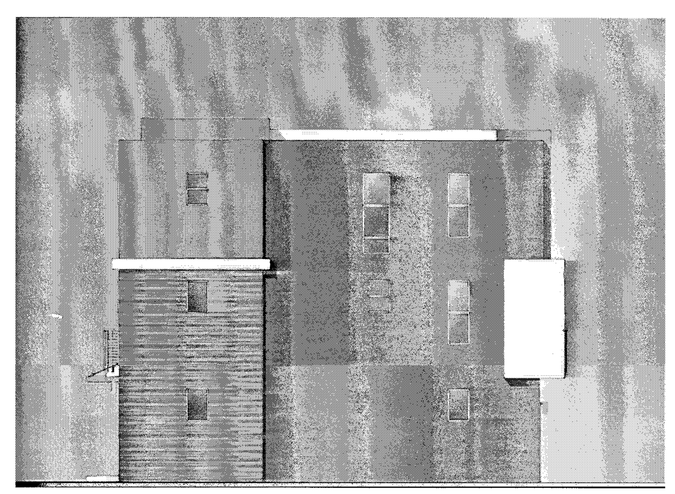


LEFT

FRONT



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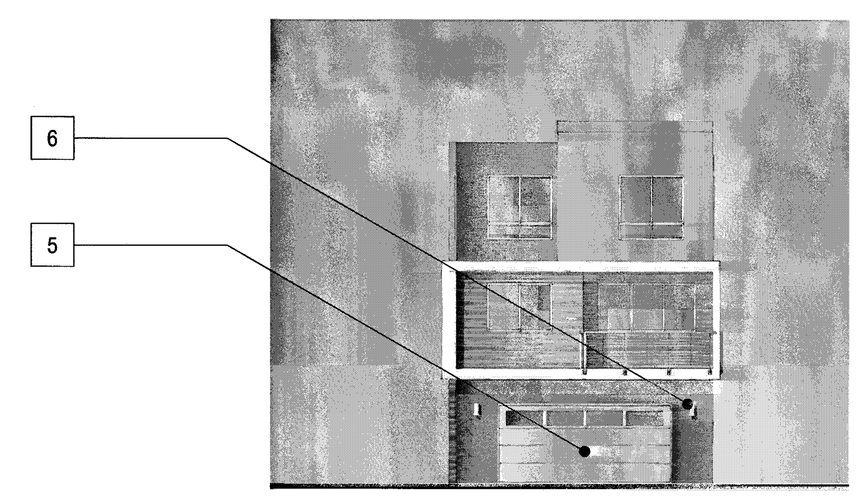

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN I CONTEMPORARY A - GL - COLOR OPTION I

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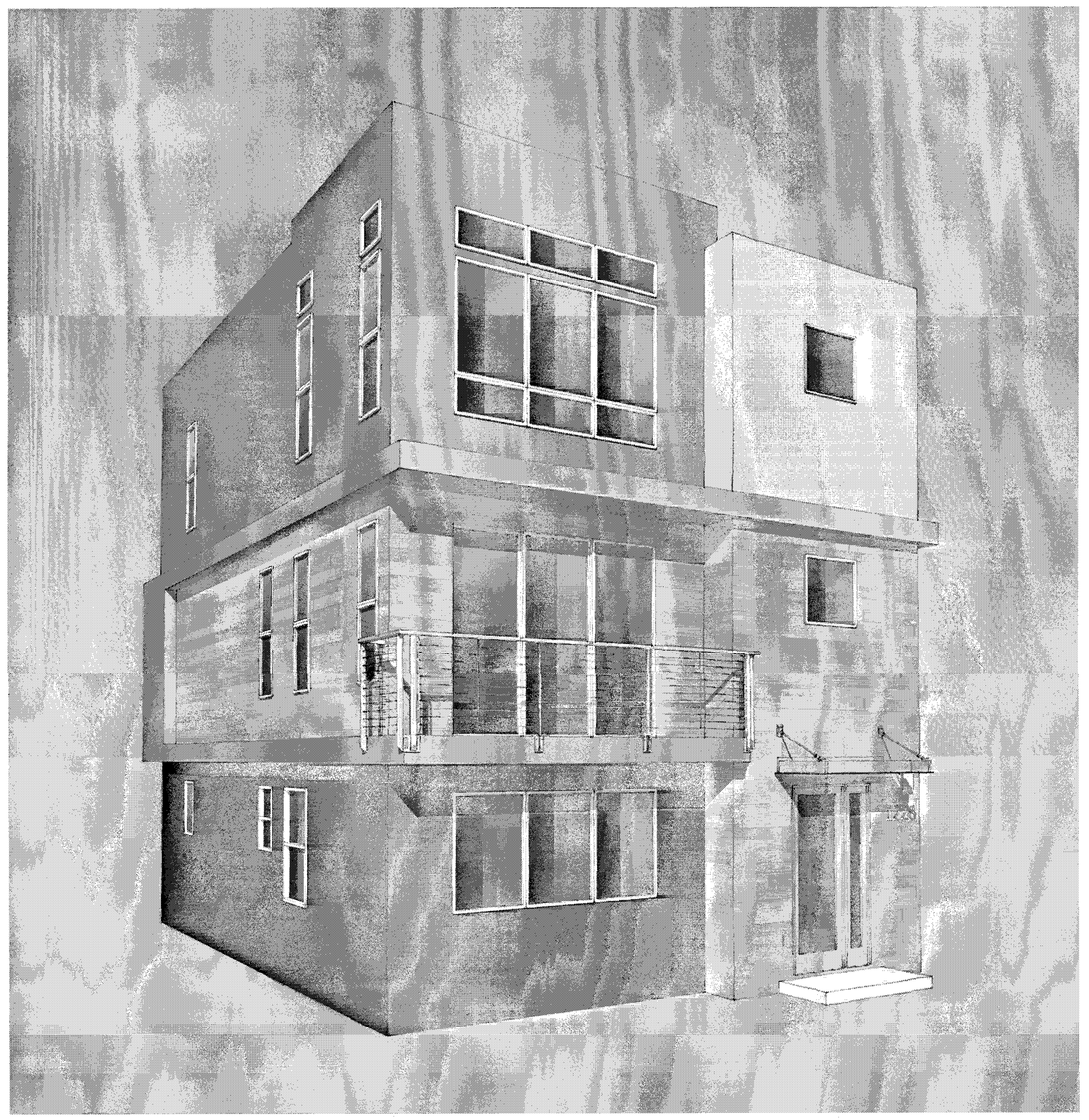
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	E-3 PCD DWG FILE CONTEMPORARY A - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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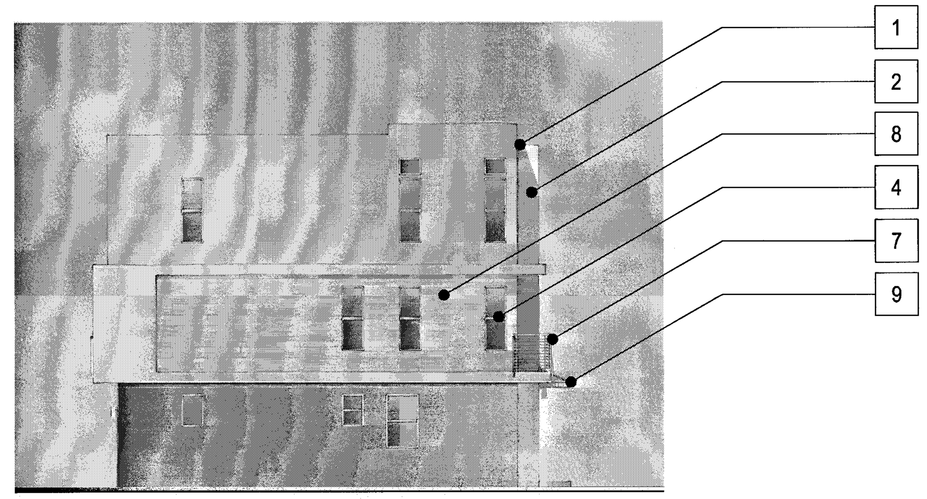

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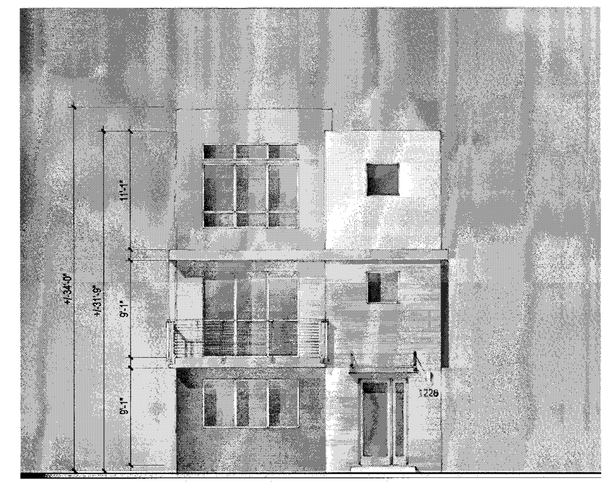
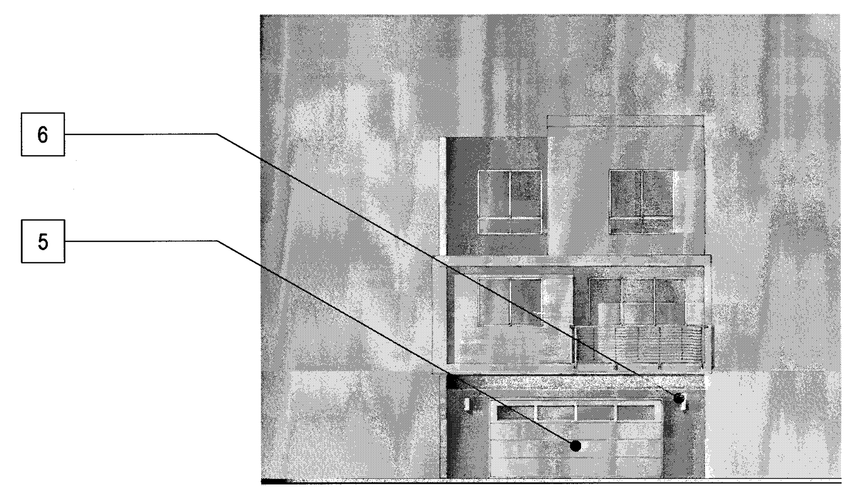


FRONT

RIGHT



BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN I CONTEMPORARY A - GL - COLOR OPTION 2

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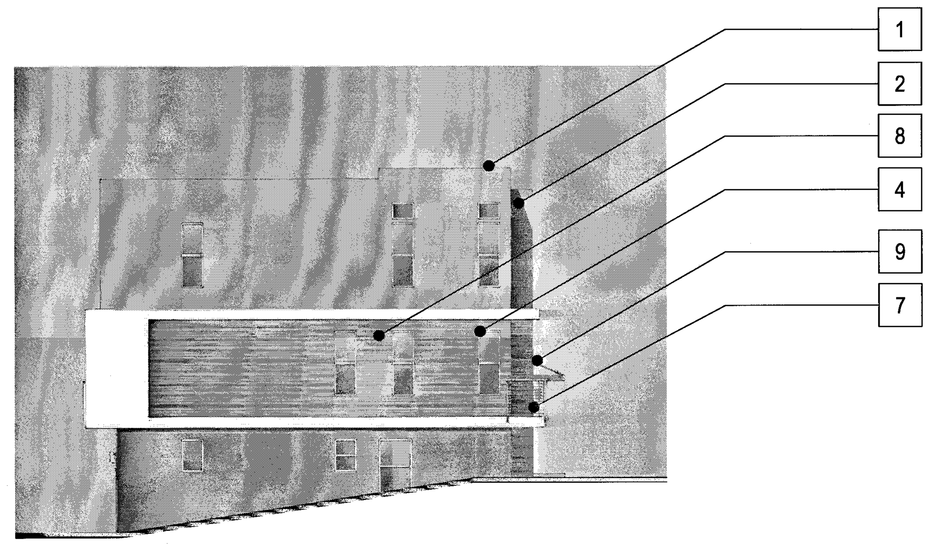
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-3.1 PLAN I CONTEMPORARY A - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

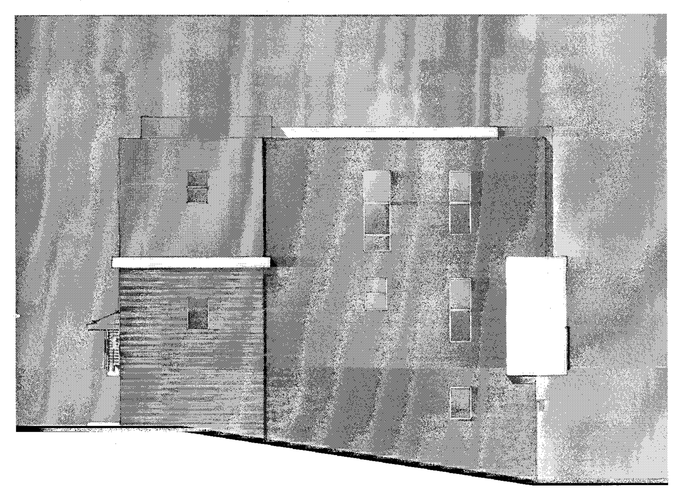
DETACHED TOWNHOMES 8-3.1

PERSPECTIVE



LEFT

FRONT



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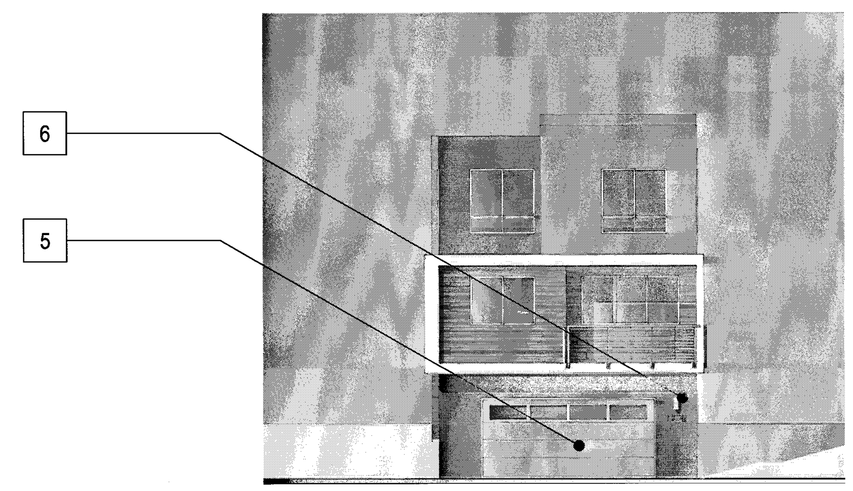

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN I CONTEMPORARY A - ML - COLOR OPTION I

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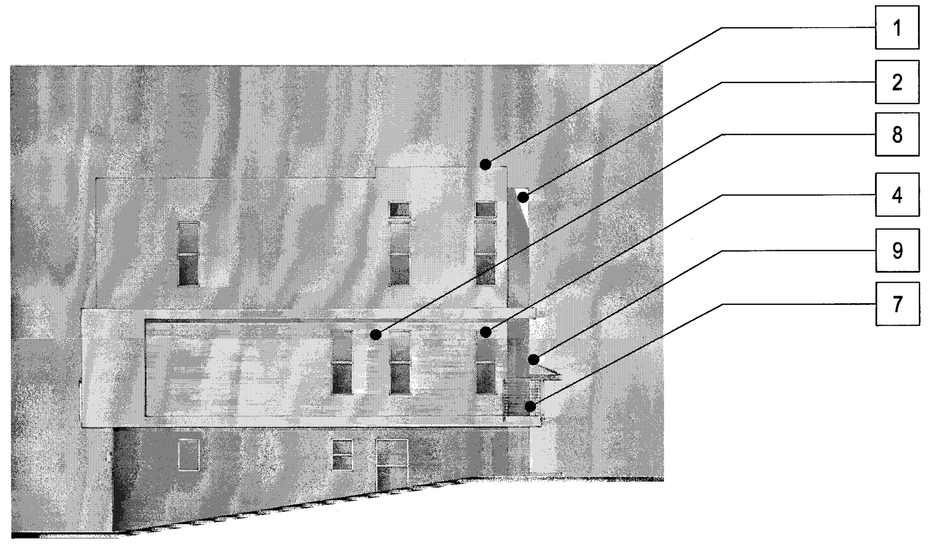
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
5		
4		
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE:	8-3.2 PLAN I CONTEMPORARY A - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-3.2

PERSPECTIVE



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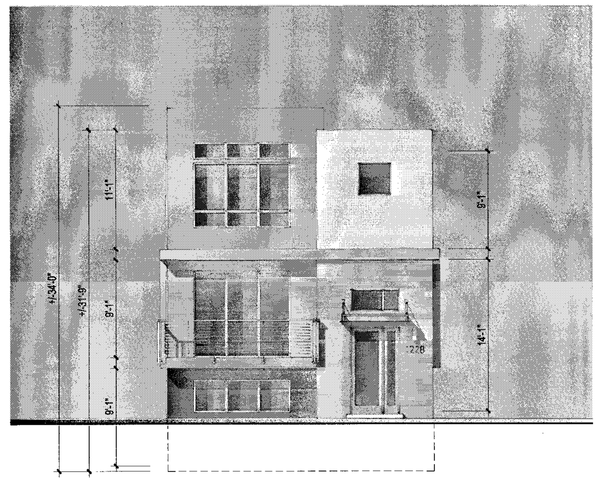

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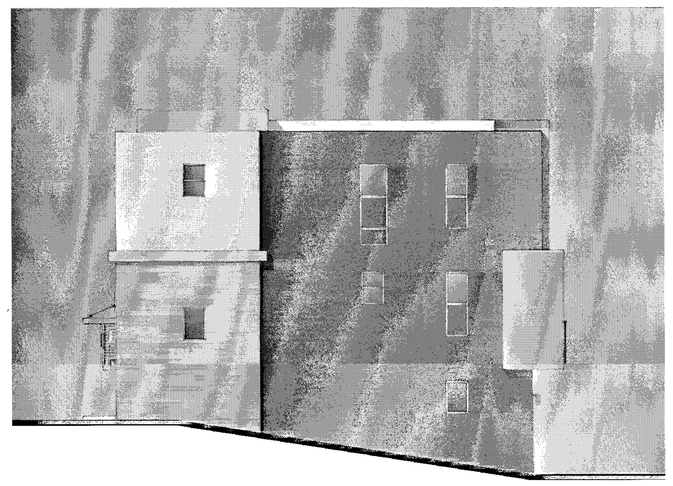

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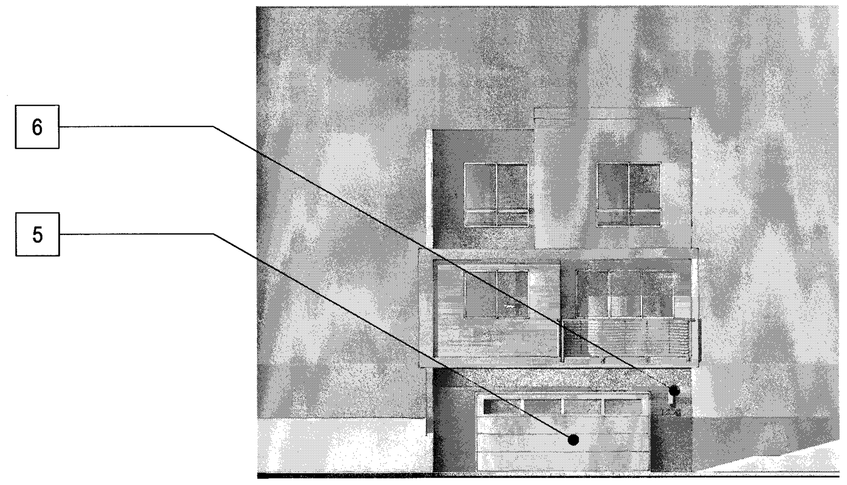

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN I CONTEMPORARY A - ML - COLOR OPTION 2

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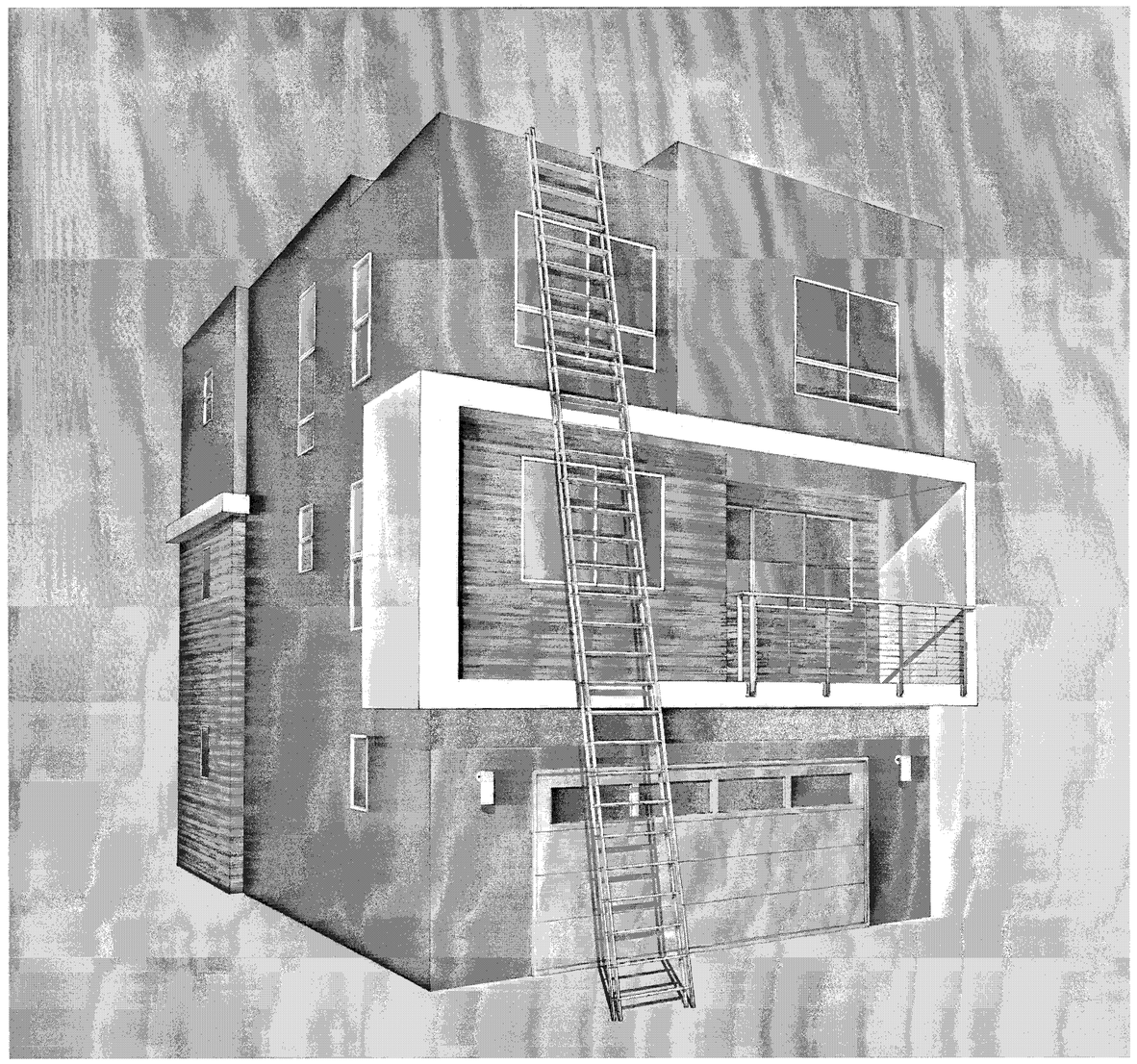
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

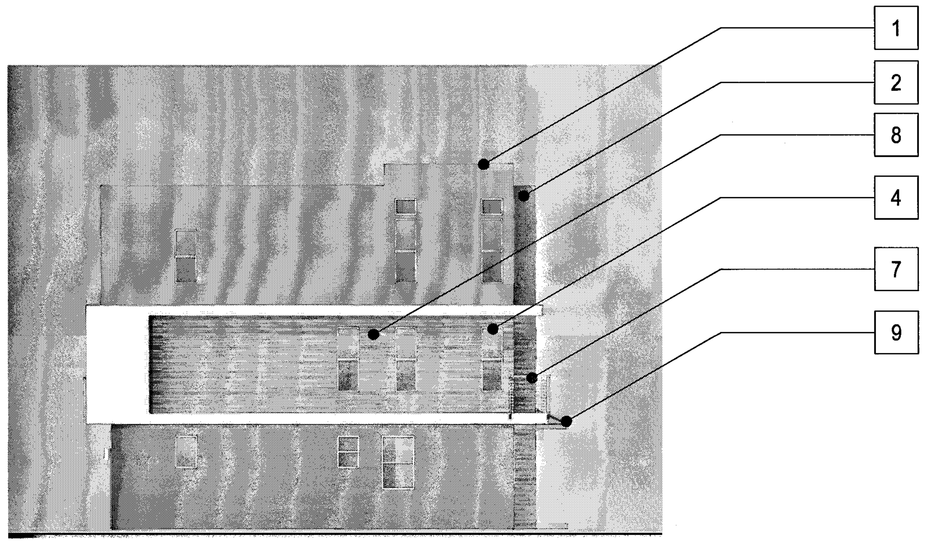
NO	DATE	DESCRIPTION
3		
2		
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD/DWG FILE:	8-3.3 PLAN I CONTEMPORARY A - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-3.3



BACK PERSPECTIVE



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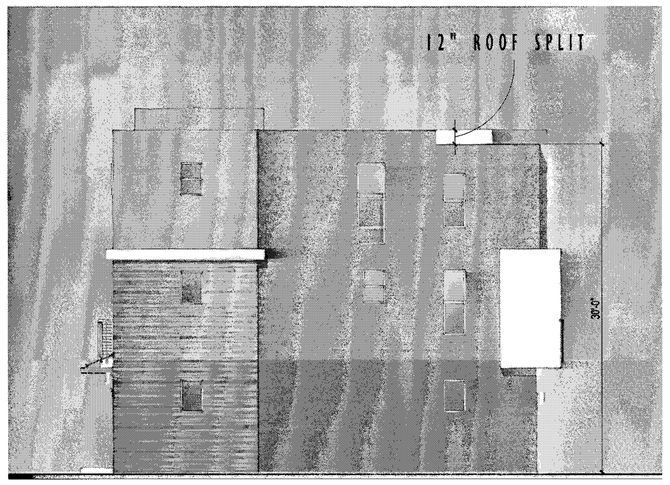

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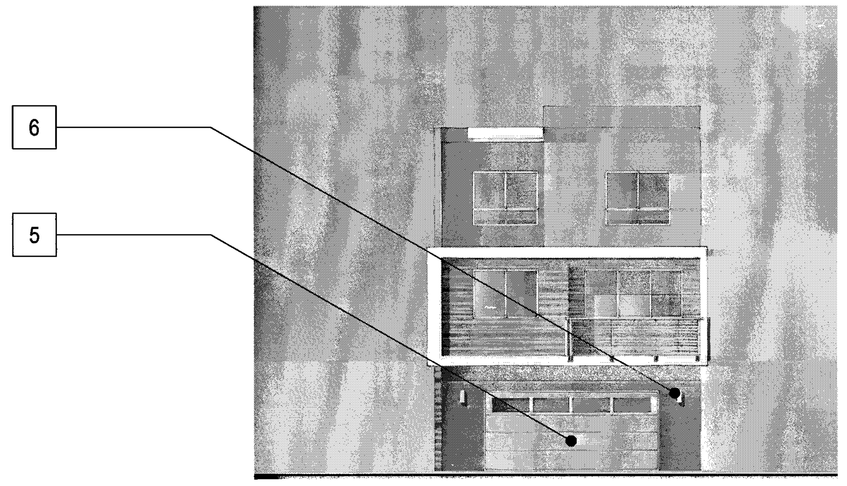

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN I CONTEMPORARY A - GL FIRE ACCESS

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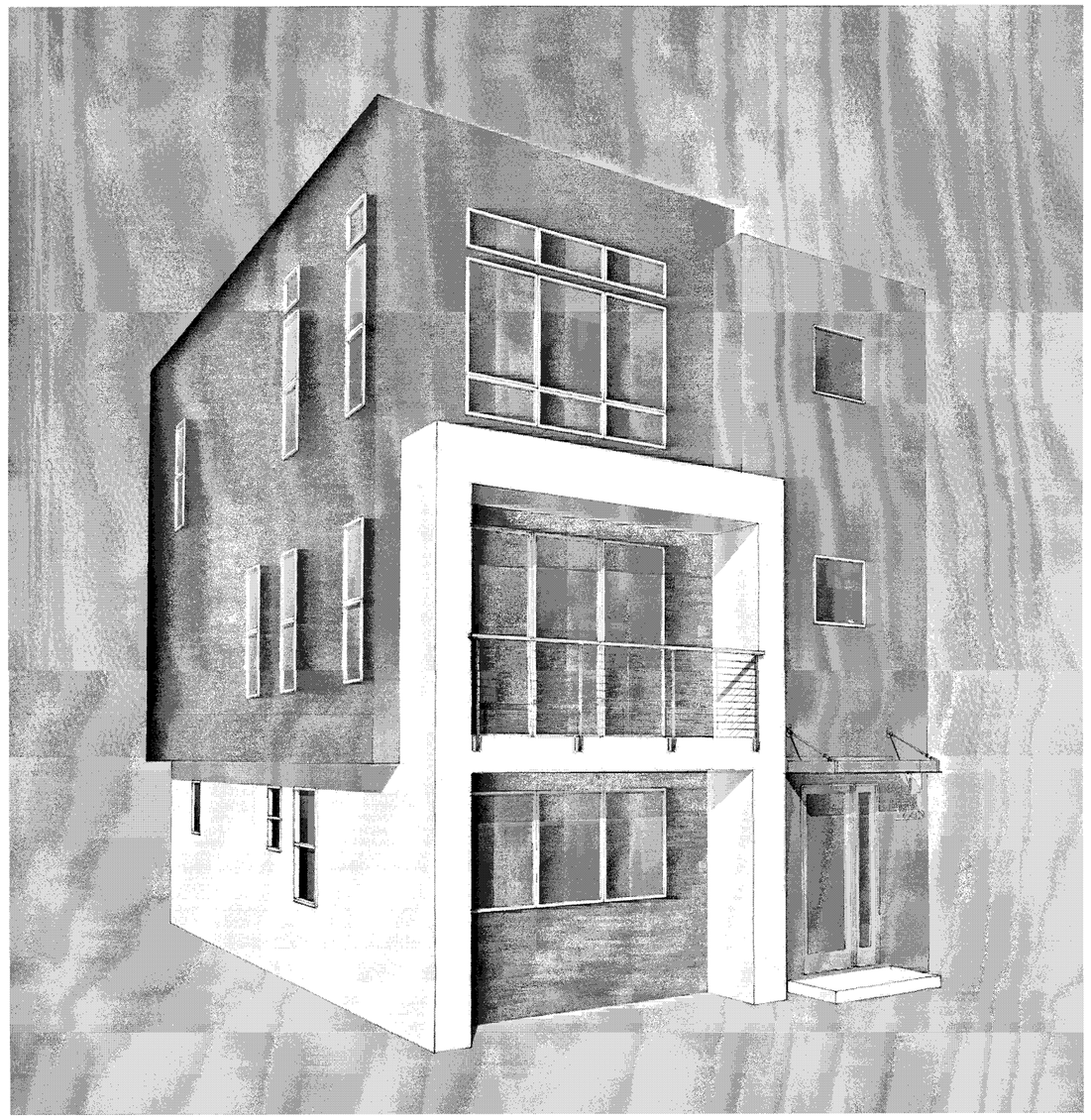
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DRAWING FILE:	CONTEMPORARY A - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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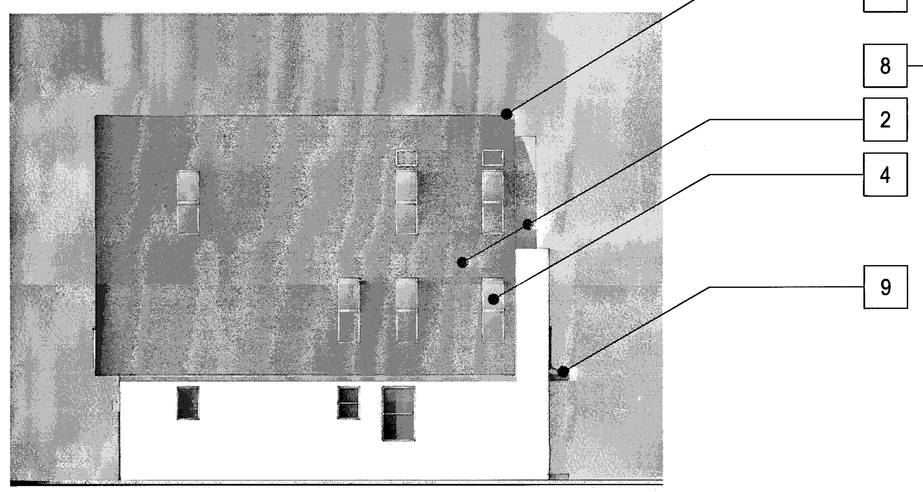

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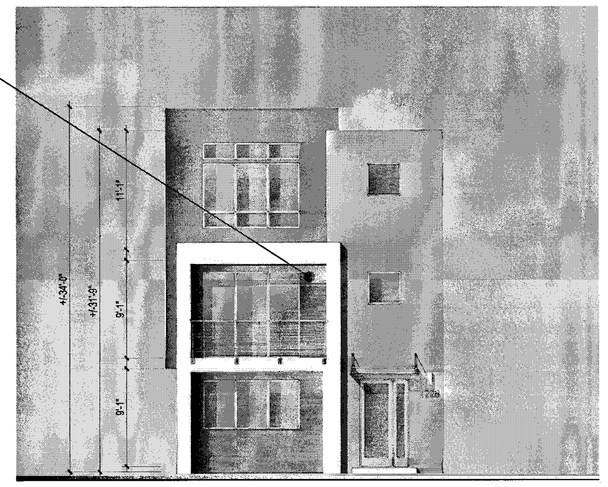

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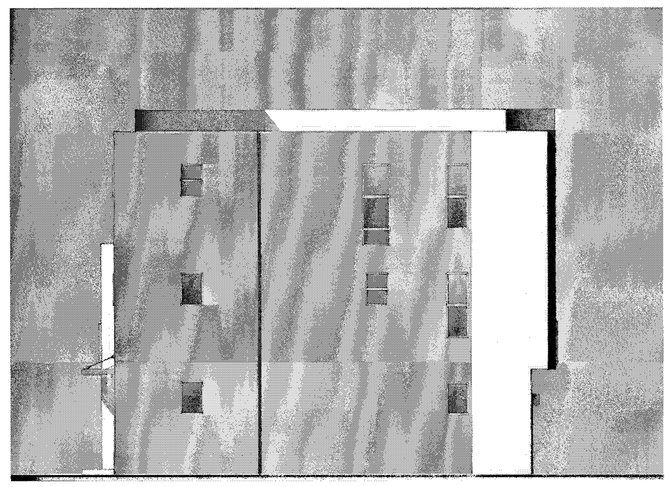

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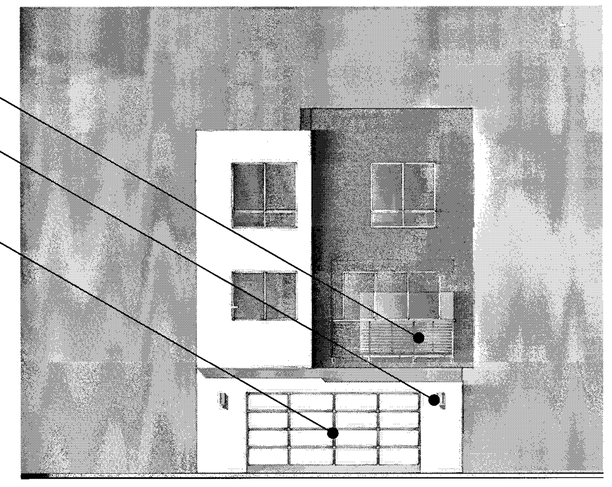

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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By:
Date:

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PLAN I CONTEMPORARY B - GL - COLOR OPTION I

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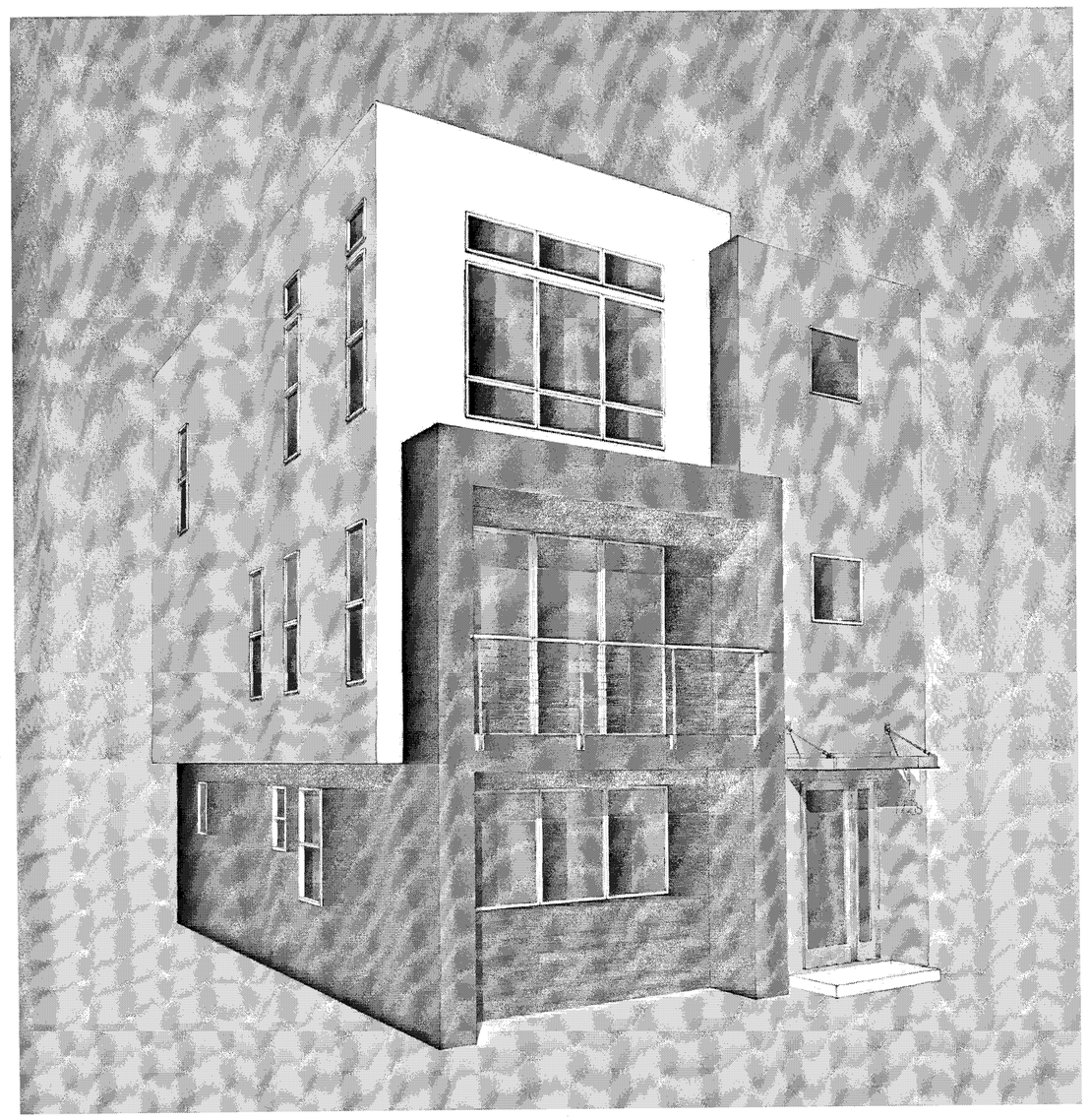
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	8-4 CONTEMPORARY B - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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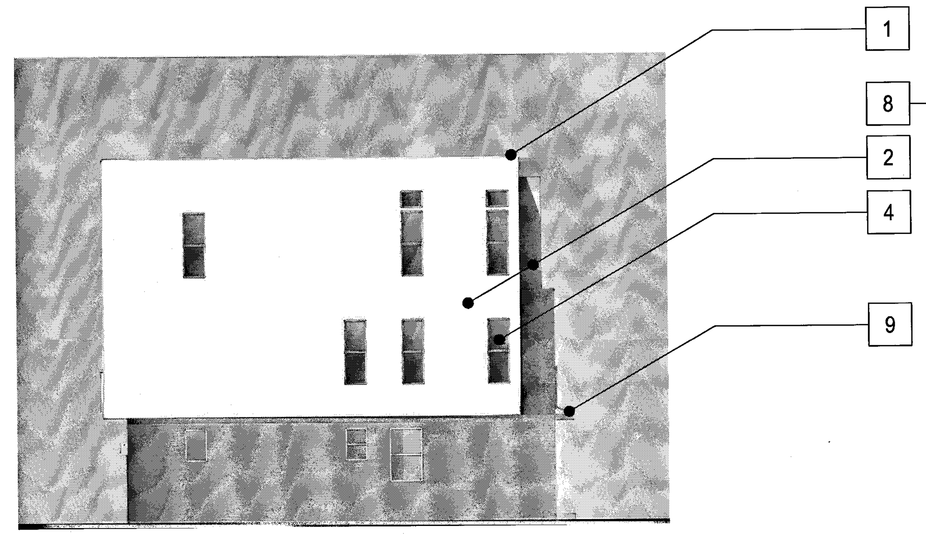

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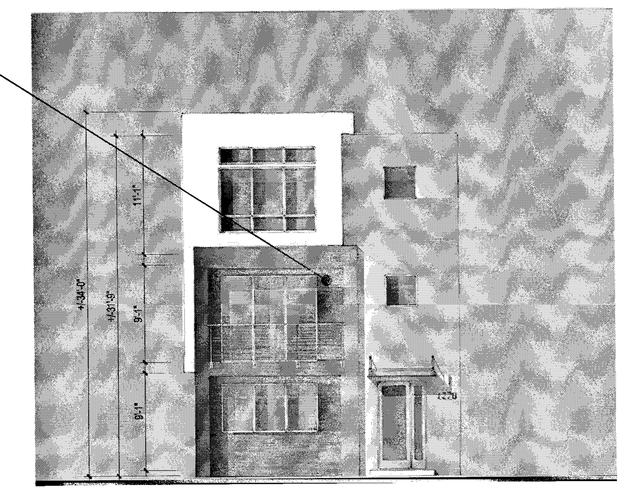

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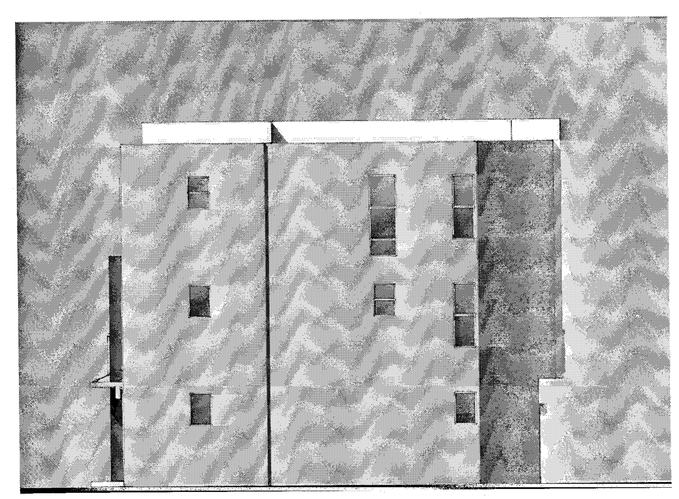

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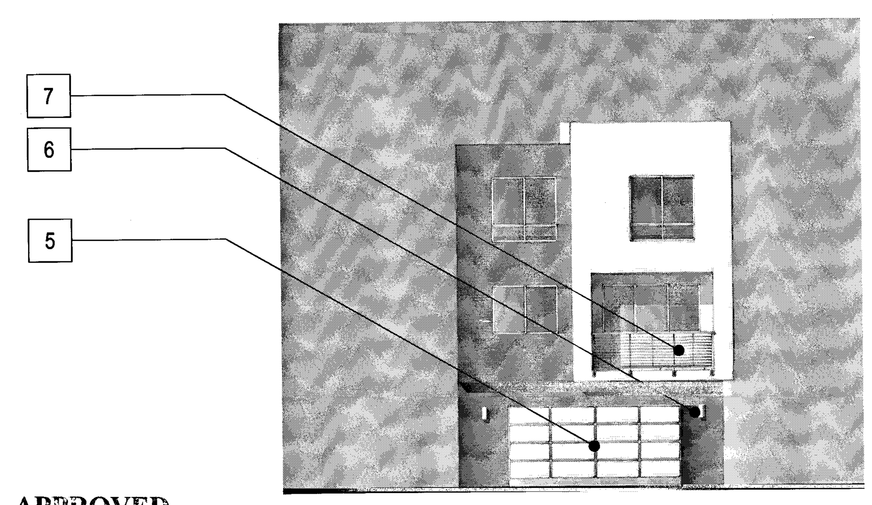

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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City of San Jose
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By:
Date:

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PLAN I CONTEMPORARY B - GL - COLOR OPTION 2

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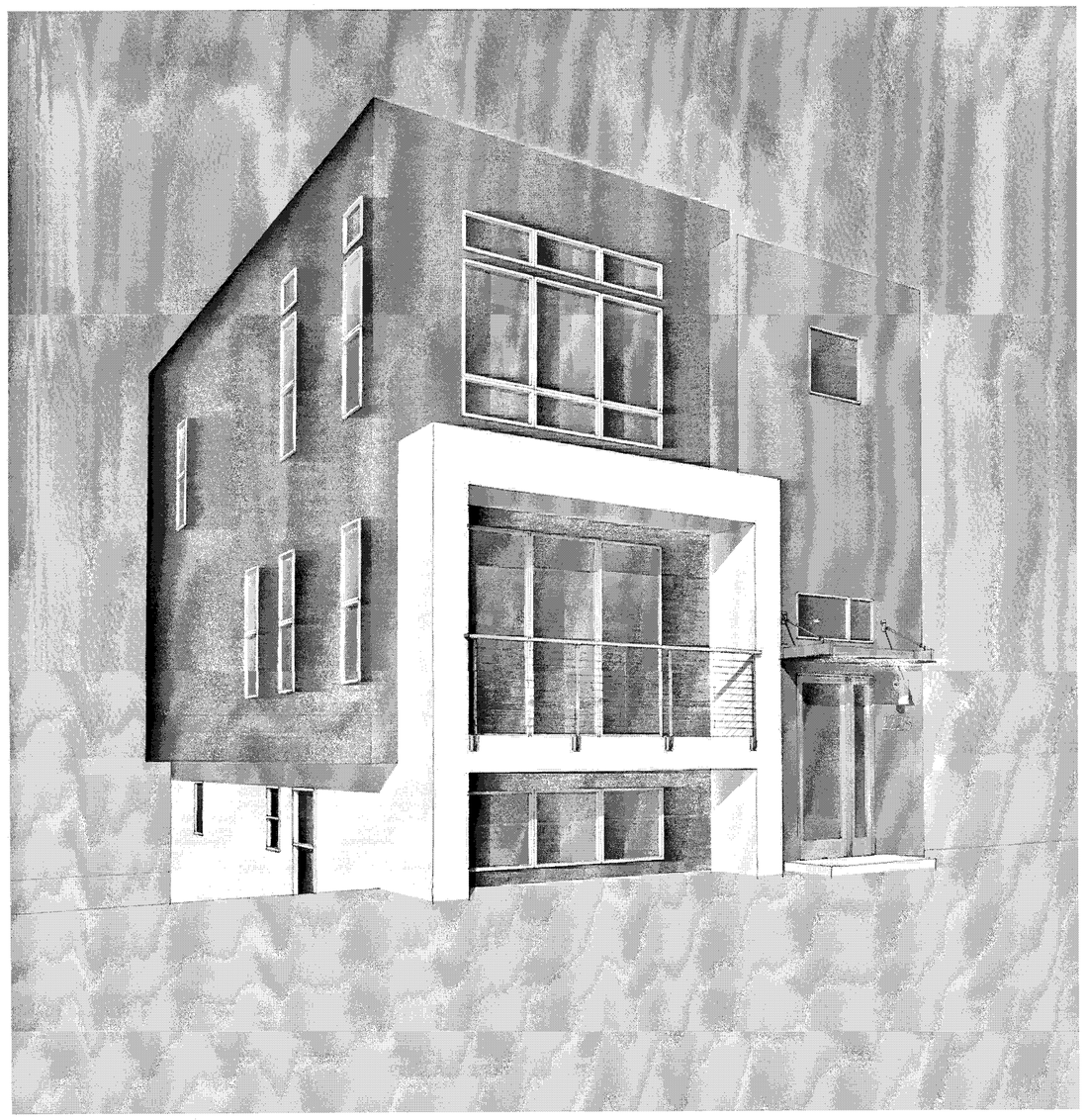
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		8-4.1
5	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	CONTEMPORARY B - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-4.1



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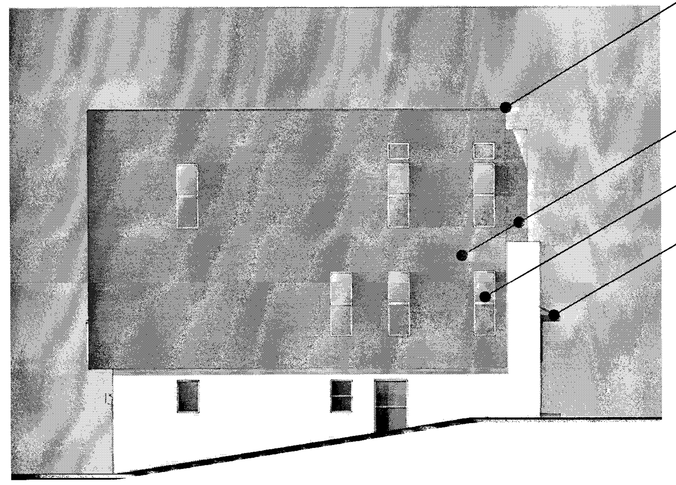

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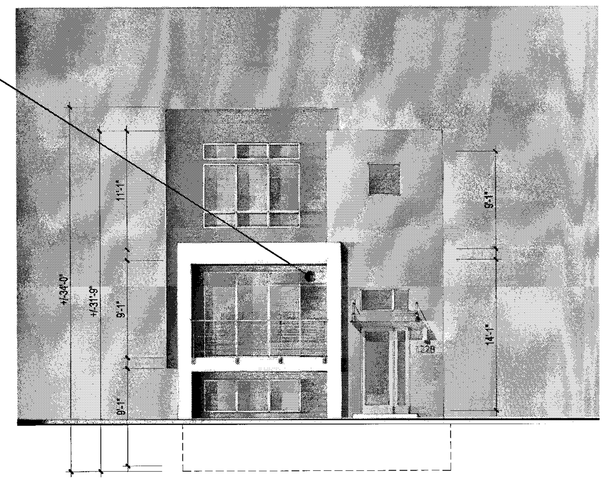

FRONT

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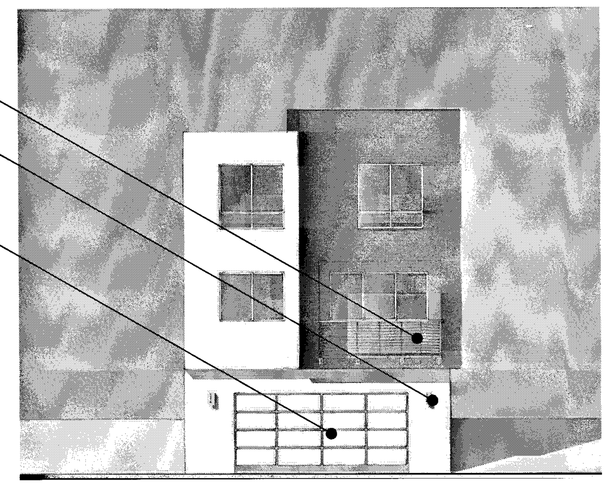

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN I CONTEMPORARY B - ML - COLOR OPTION I

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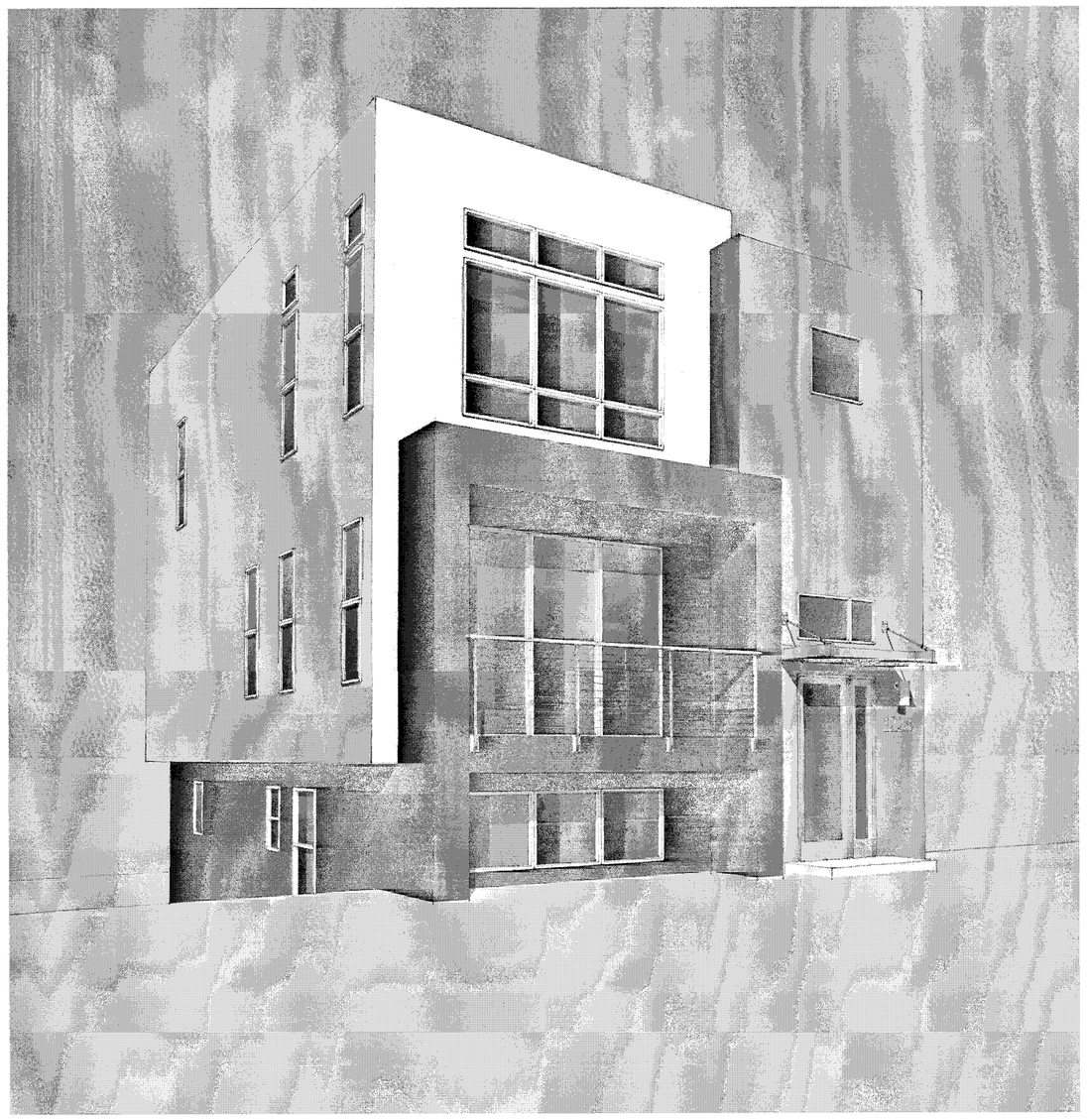
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FORM DWG NAME:	8-4.2 CONTEMPORARY B - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-4.2



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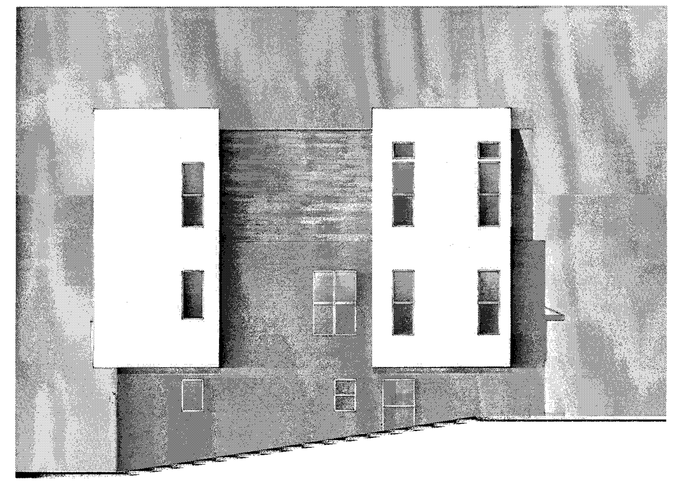

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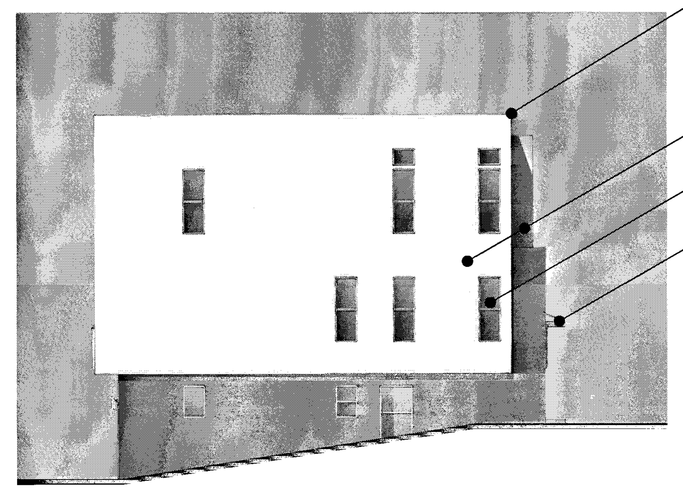

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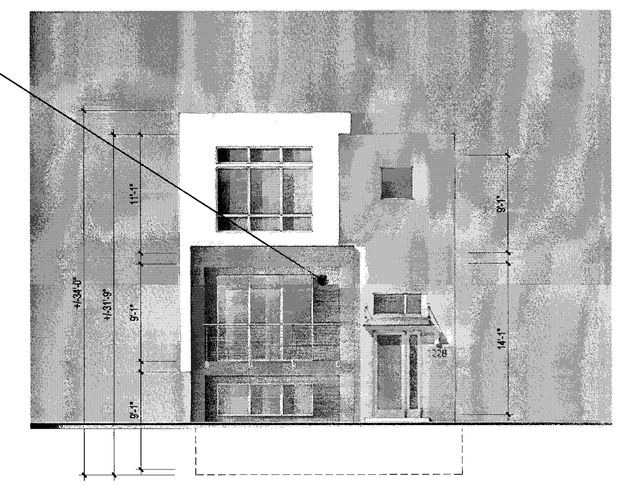

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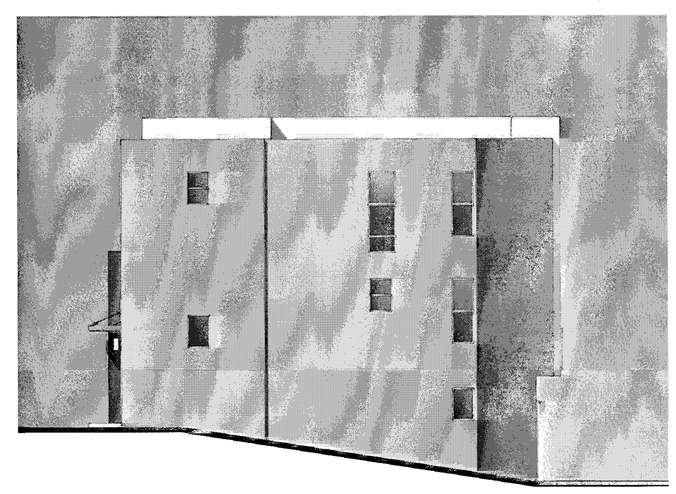

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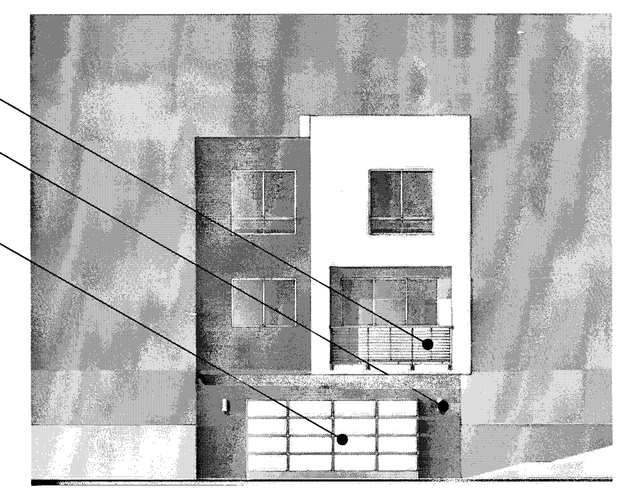

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

PLAN I CONTEMPORARY B - ML - COLOR OPTION 2

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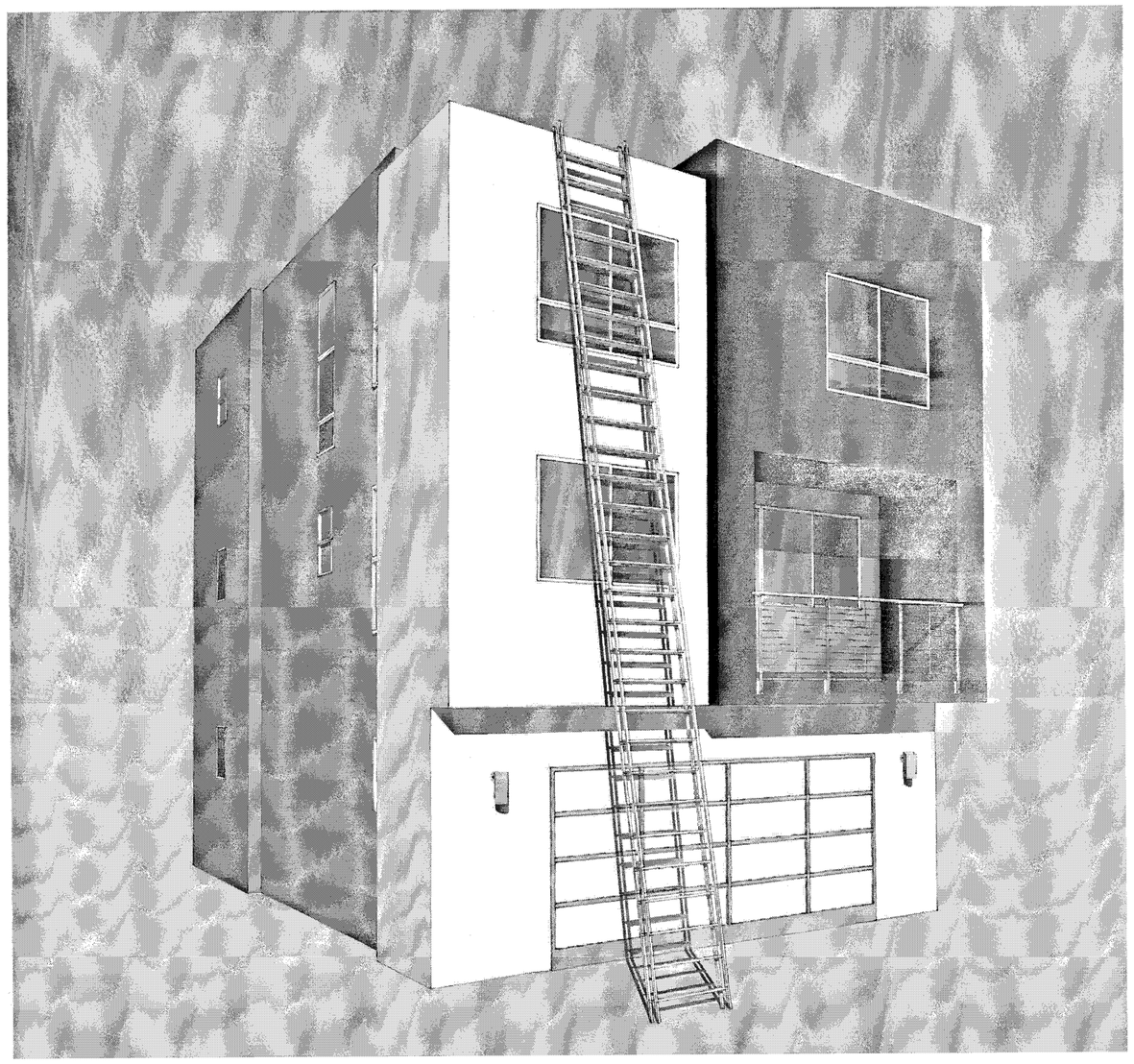
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

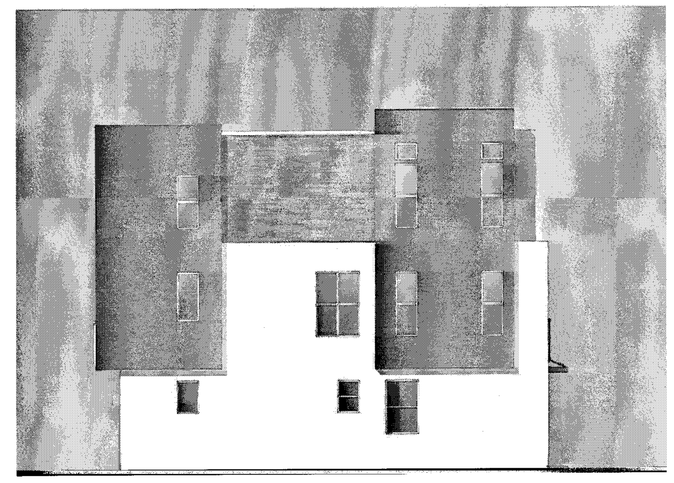
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8-4.3 FORD DWG FILE:	ORARY B - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-4.3



BACK PERSPECTIVE



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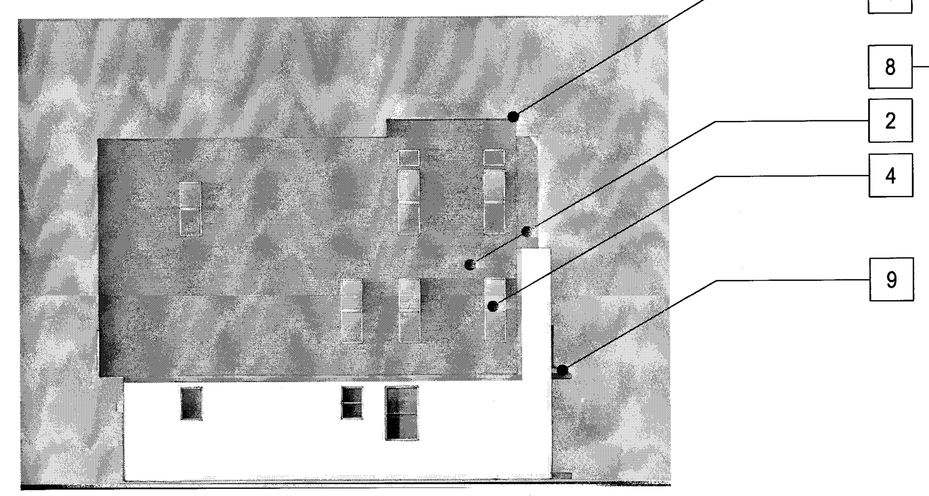

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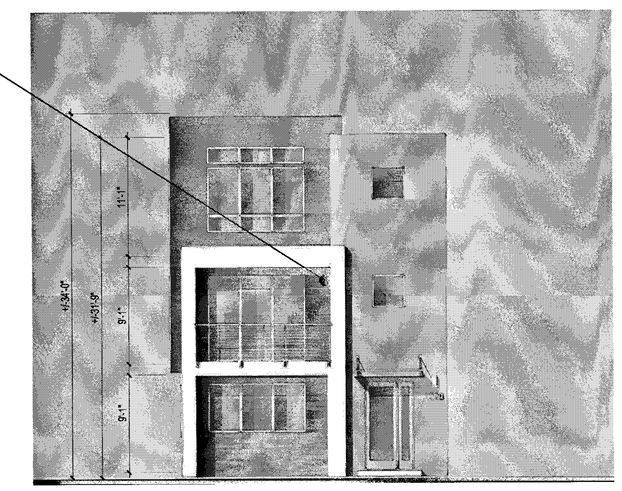

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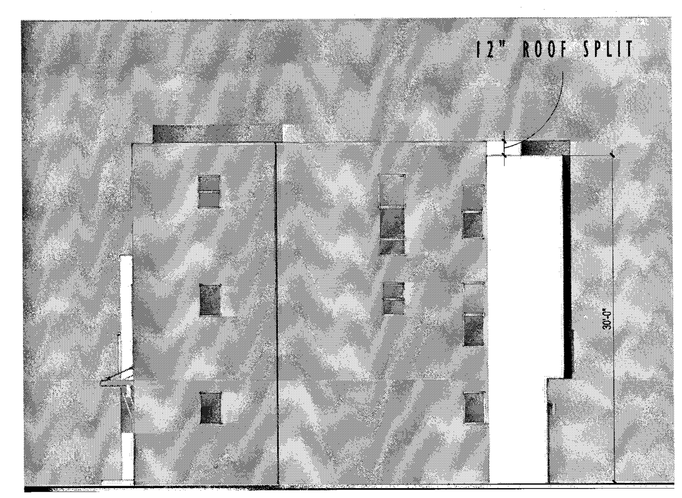

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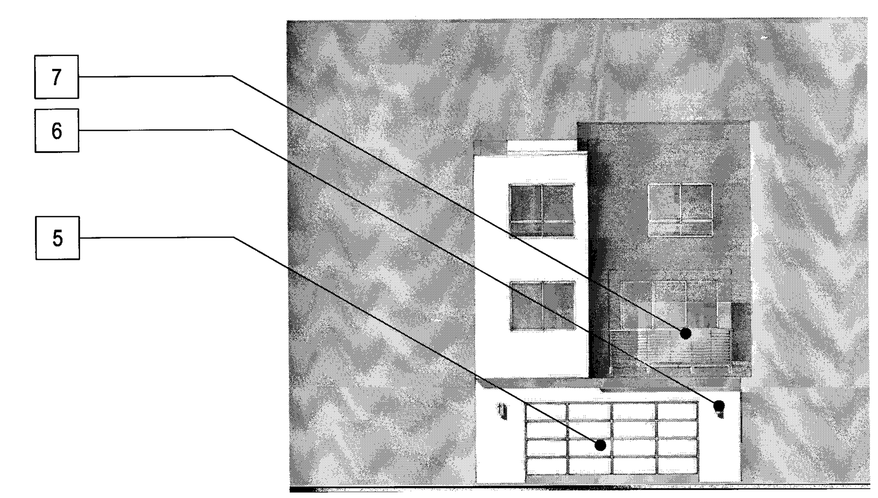

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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PLAN 1 CONTEMPORARY B - GL FIRE ACCESS

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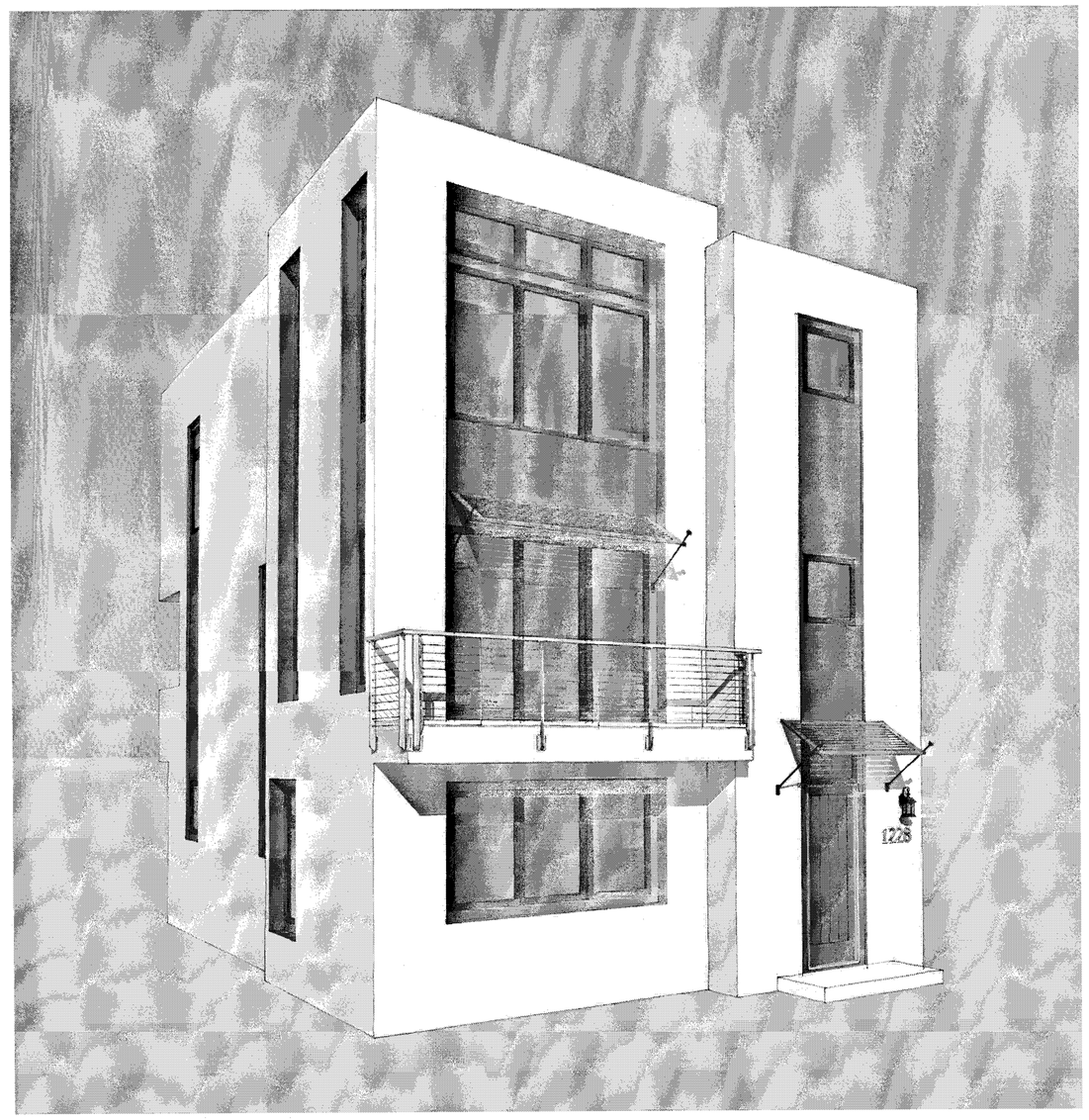
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DRAWING FILE:	CONTEMPORARY B - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-4.4



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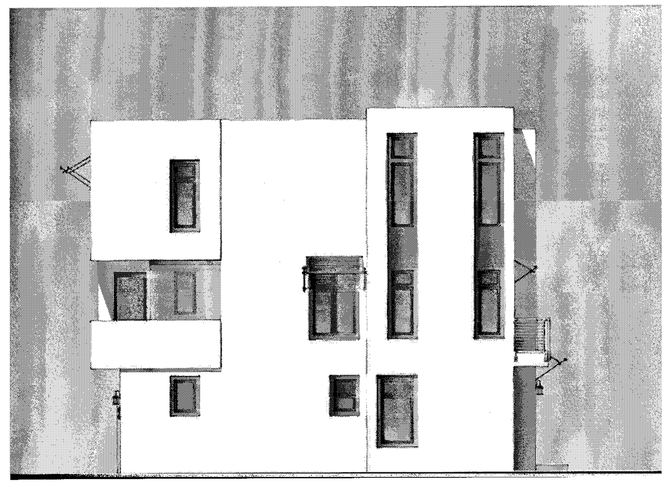

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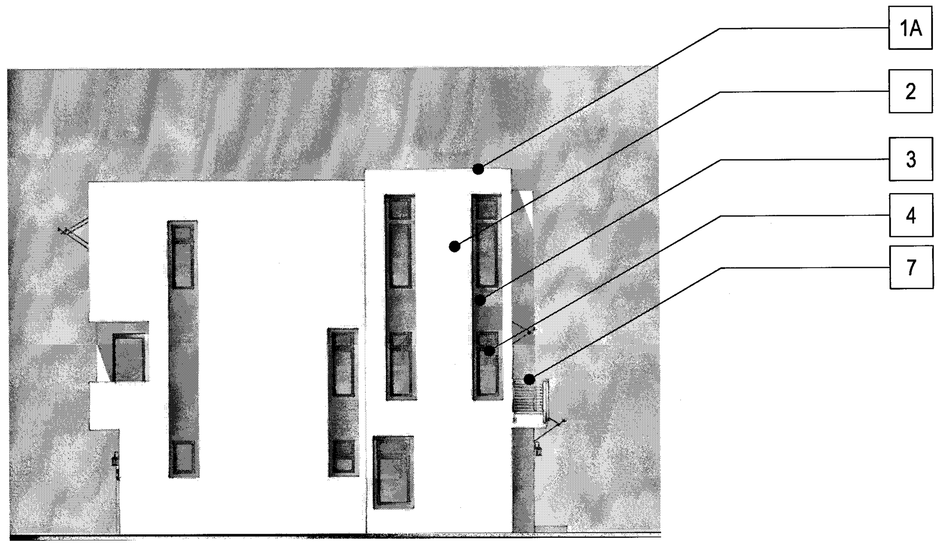

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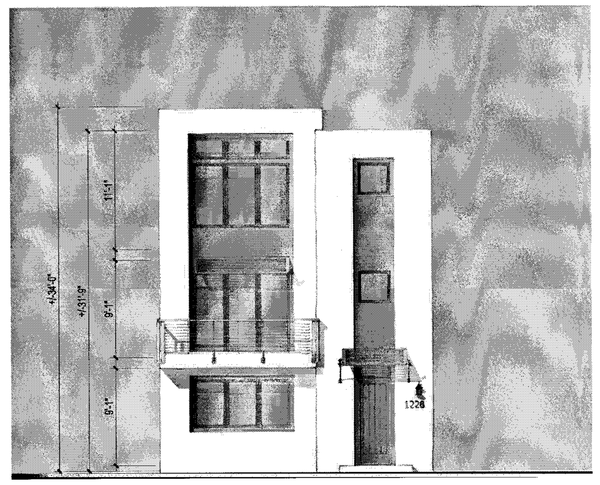

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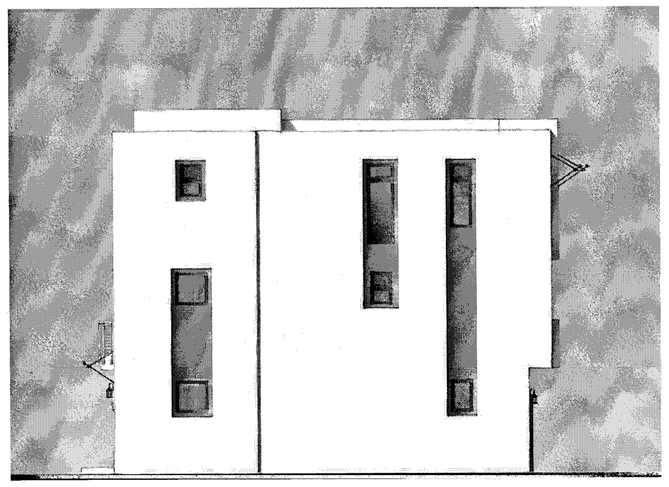

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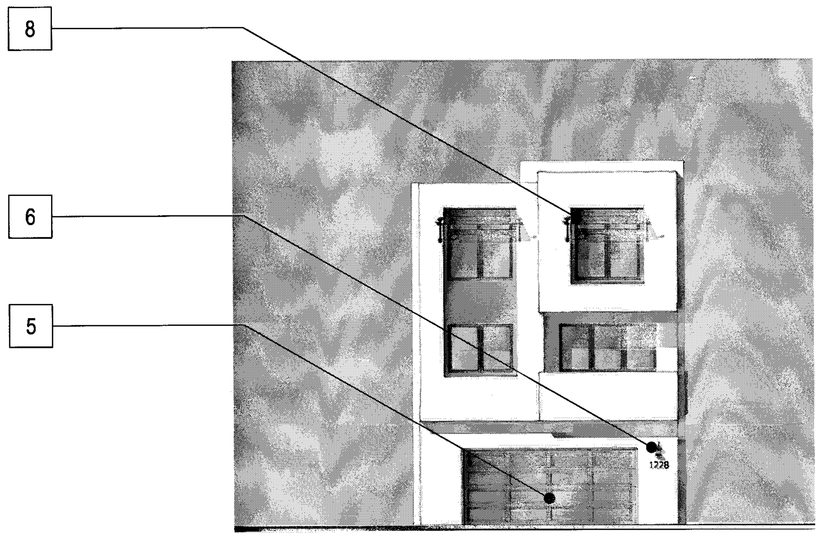

BACK

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By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

PLAN I TRANSITIONAL - GL - COLOR OPTION I

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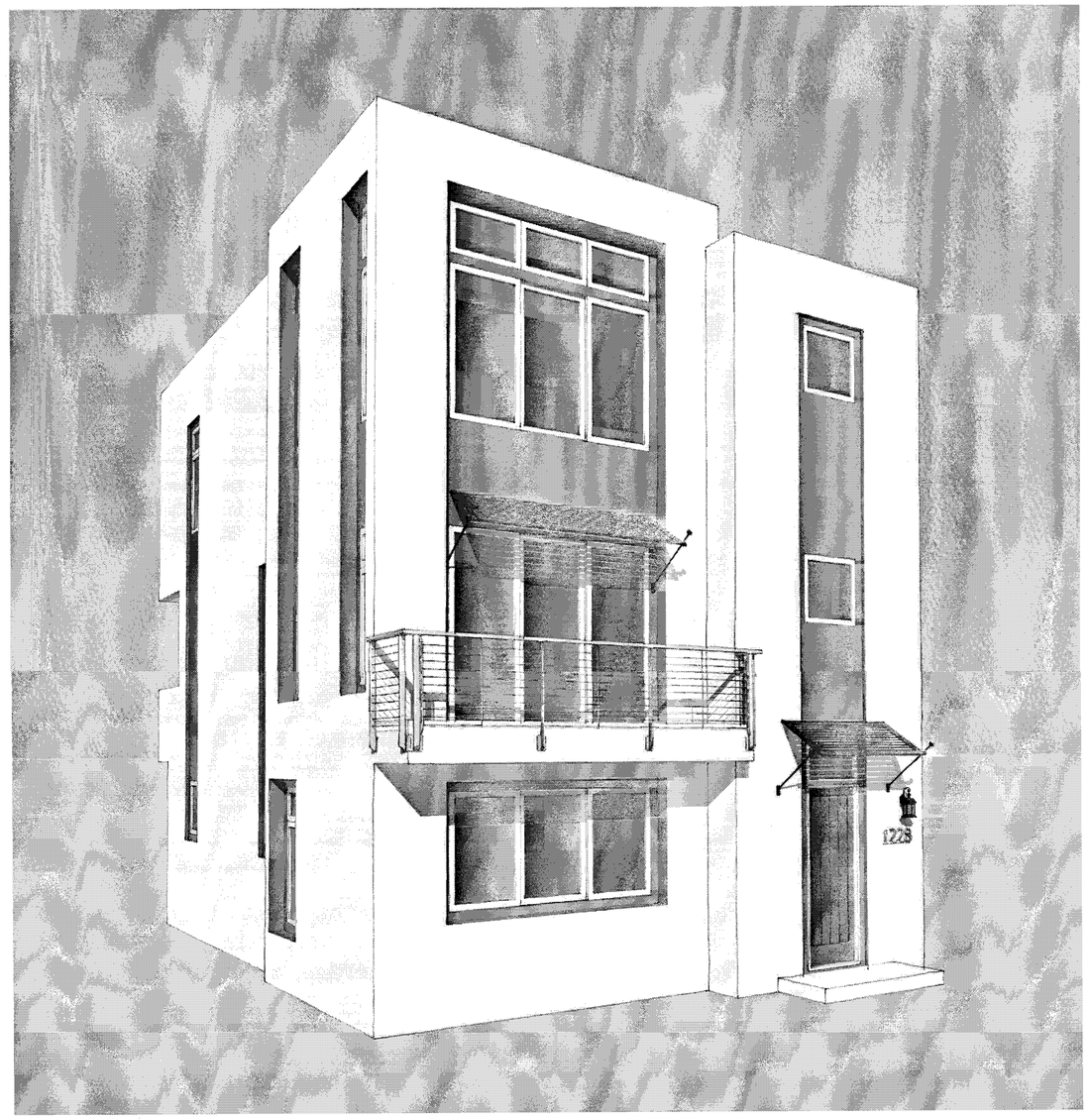
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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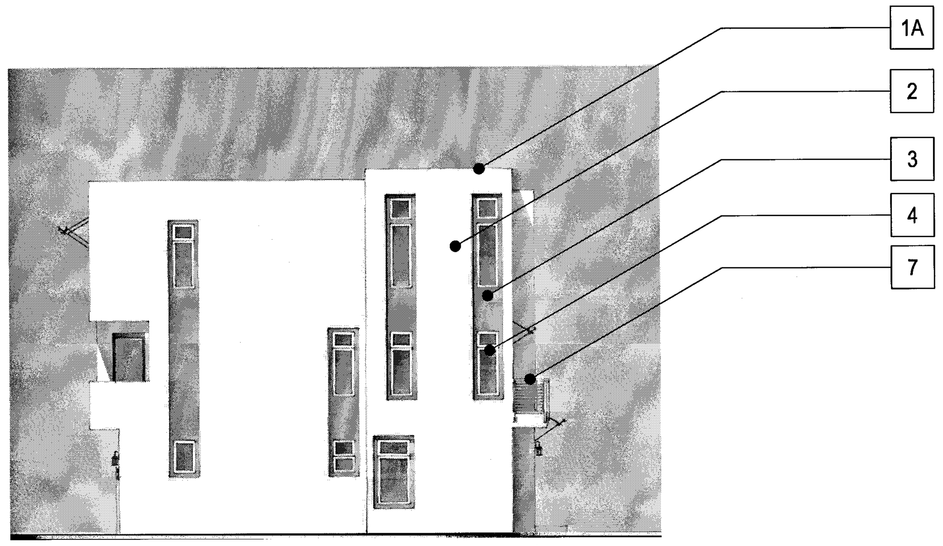

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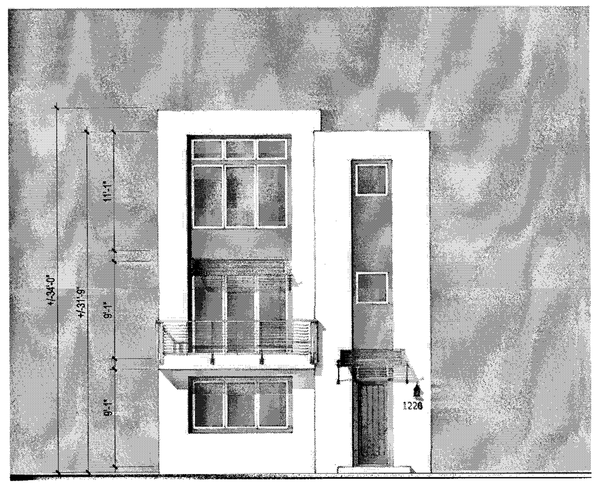

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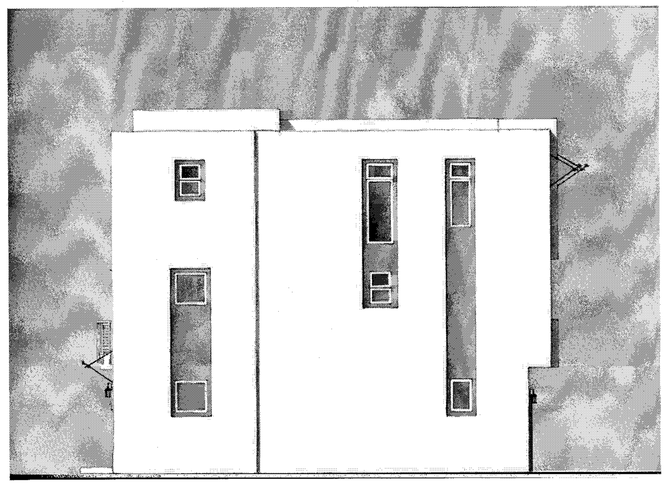

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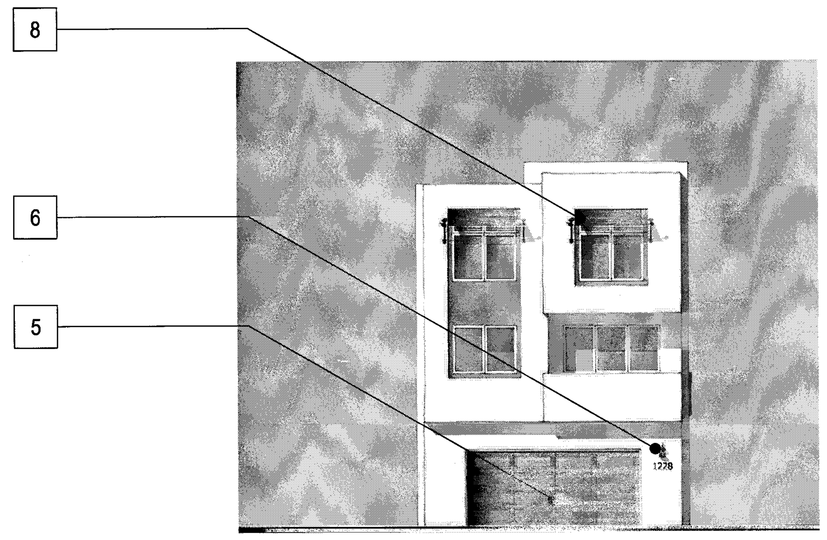

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
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- 11 WOOD RAFTER TAILS

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PLAN I TRANSITIONAL - GL - COLOR OPTION 2

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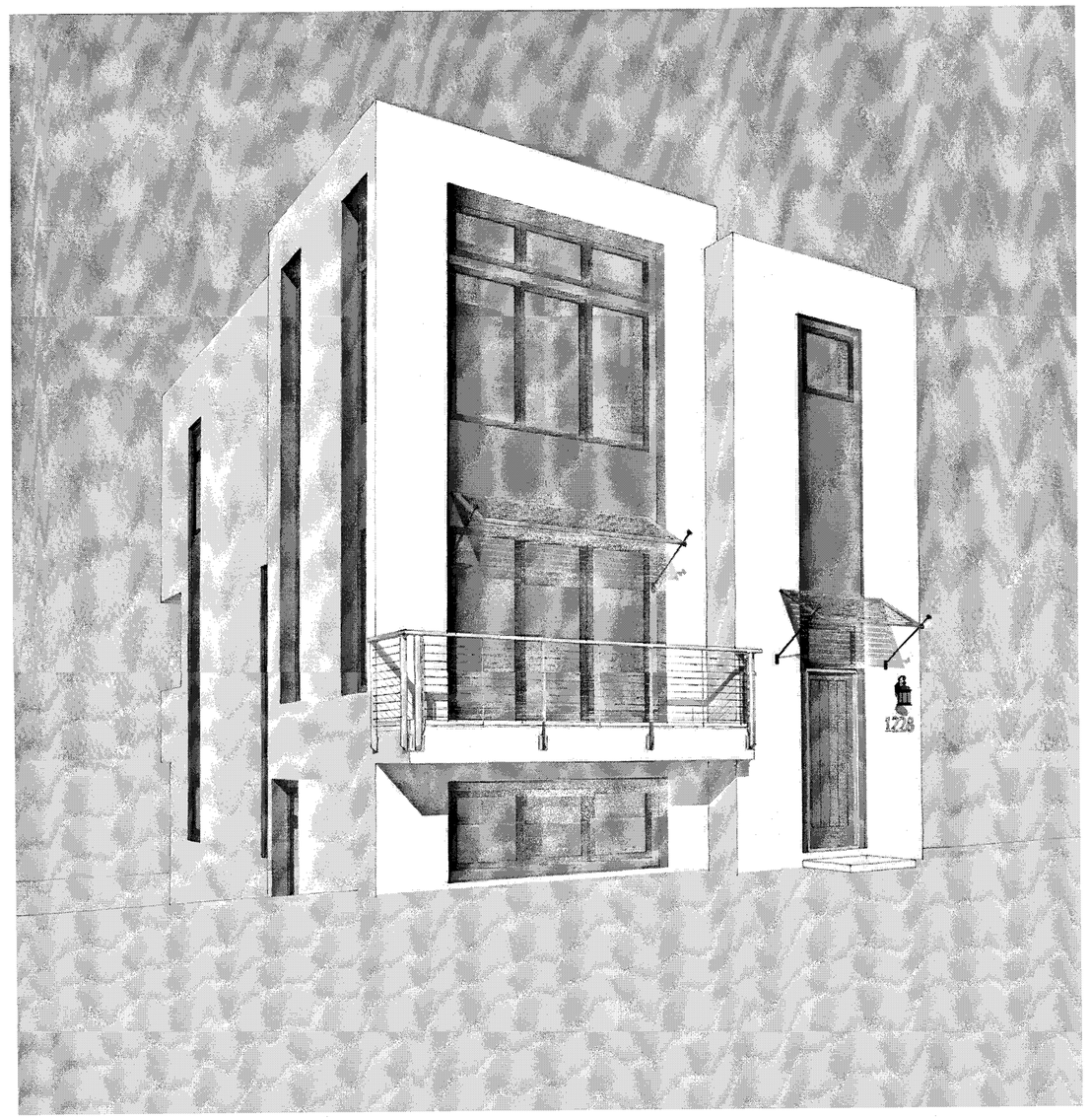
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN I TRANSITIONAL - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES

8- 5.1



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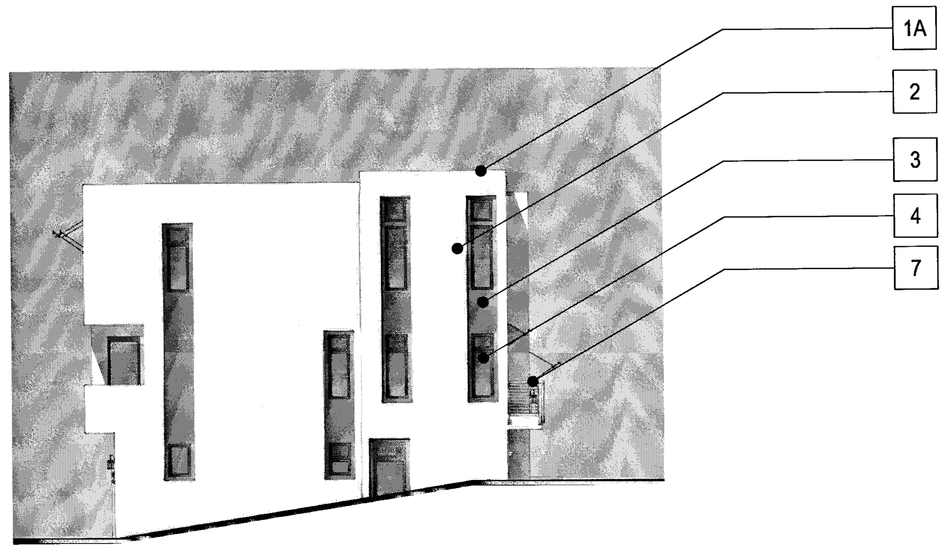

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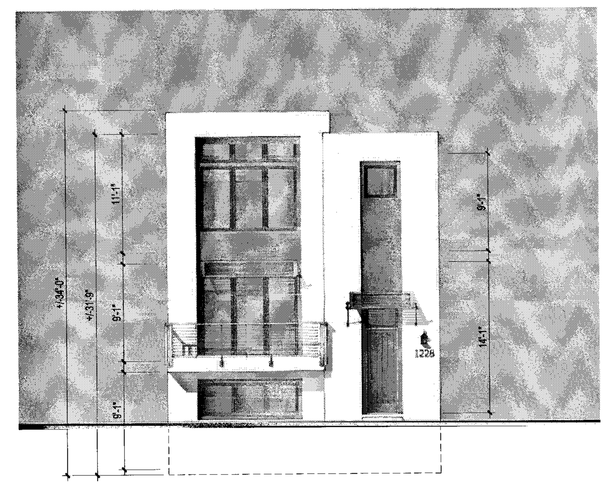

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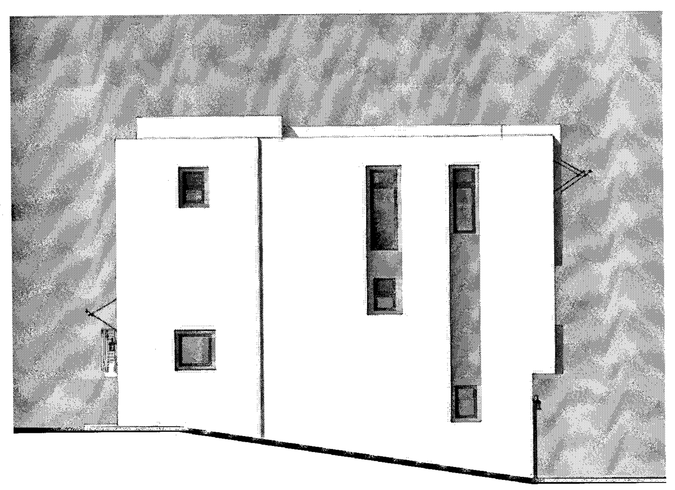

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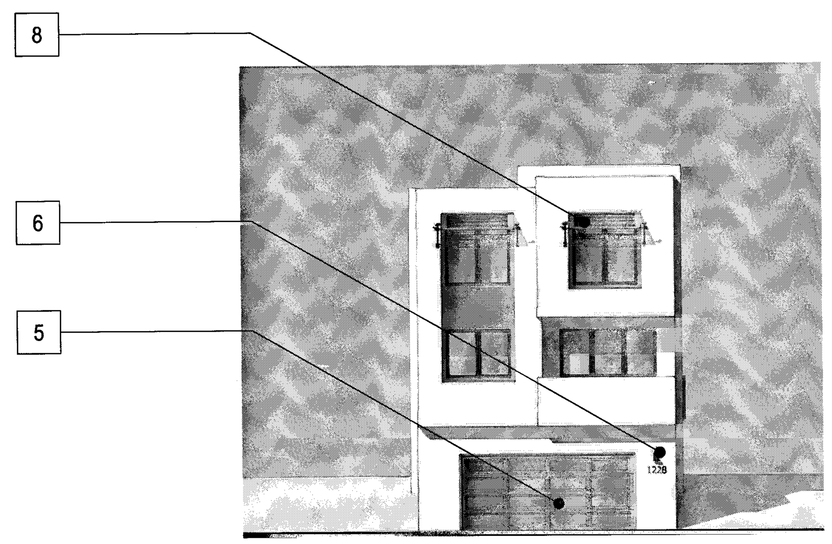

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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- 11 WOOD RAFTER TAILS

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PLAN I TRANSITIONAL - ML - COLOR OPTION I

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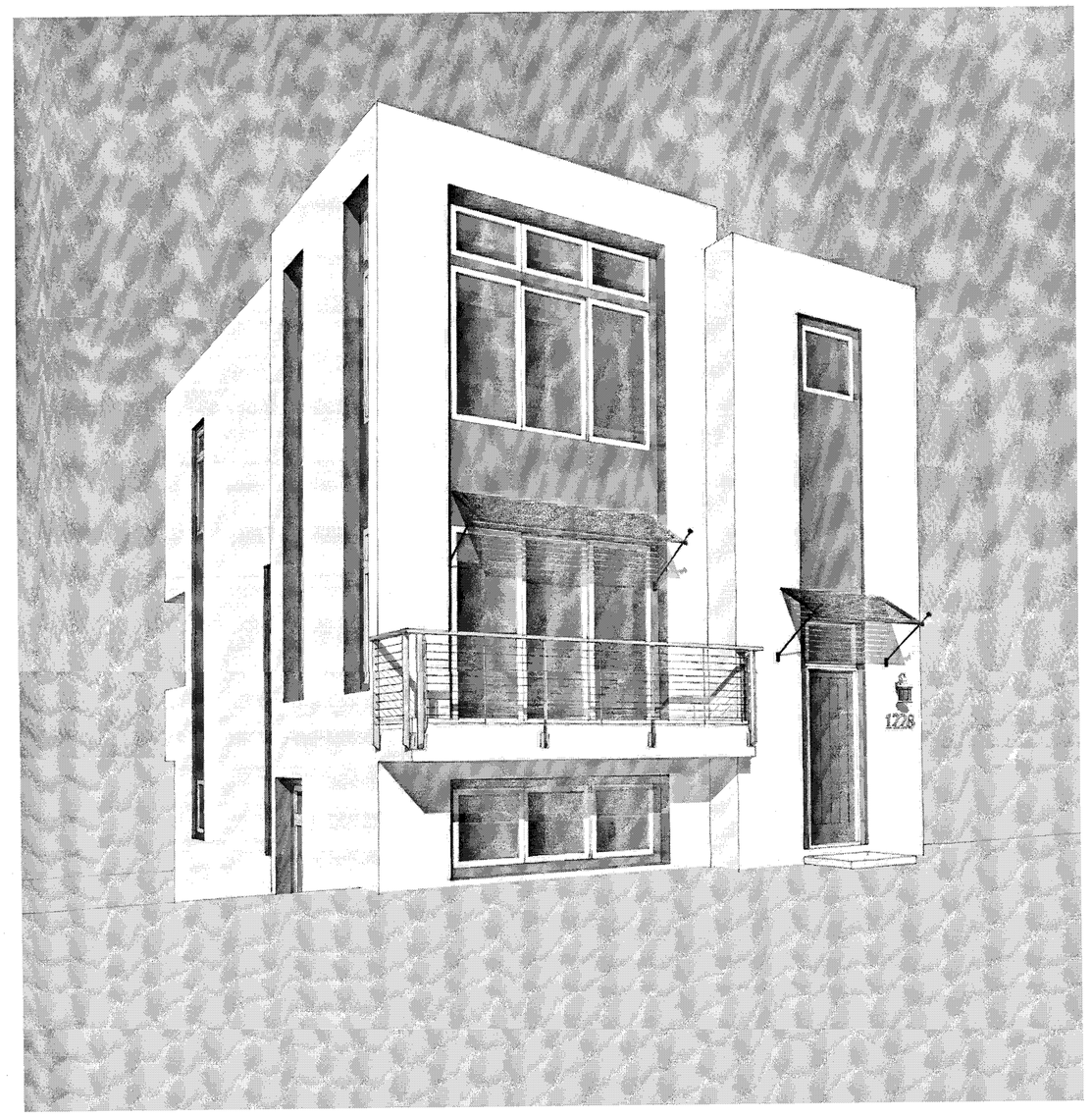
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.00
CAD DWG FILE:	PLAN I TRANSITIONAL - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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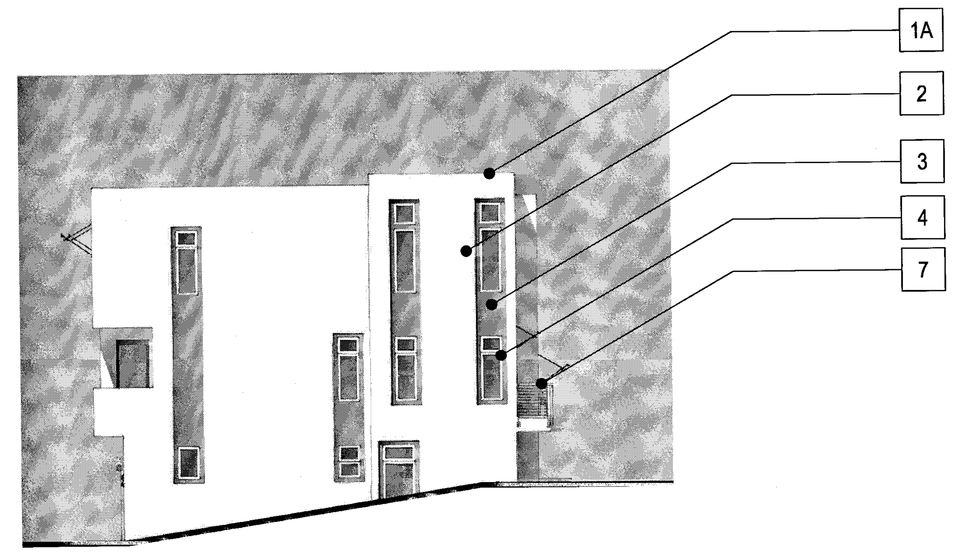

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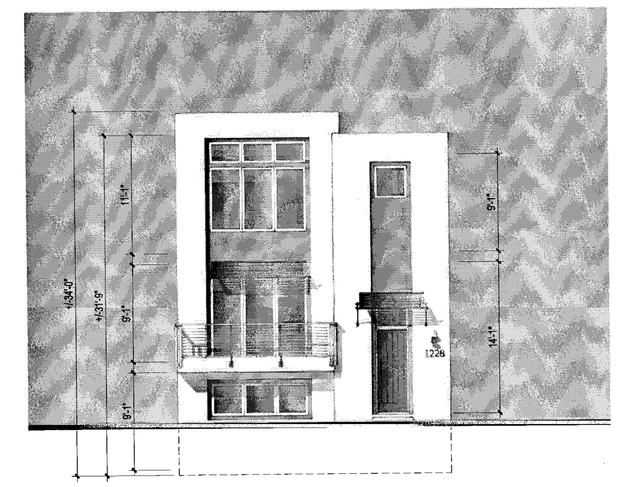

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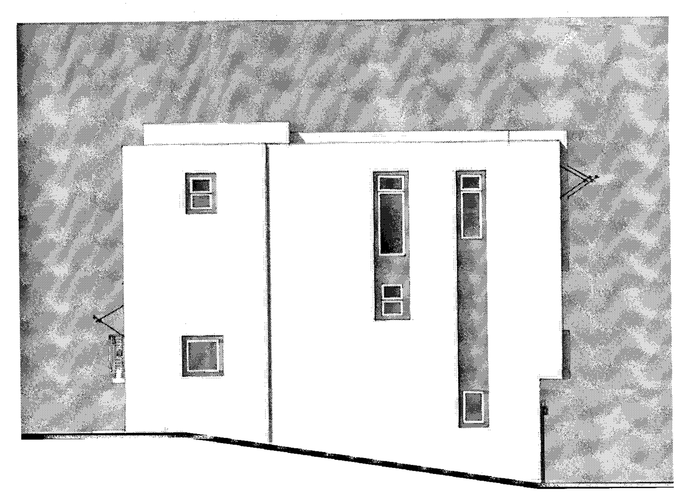

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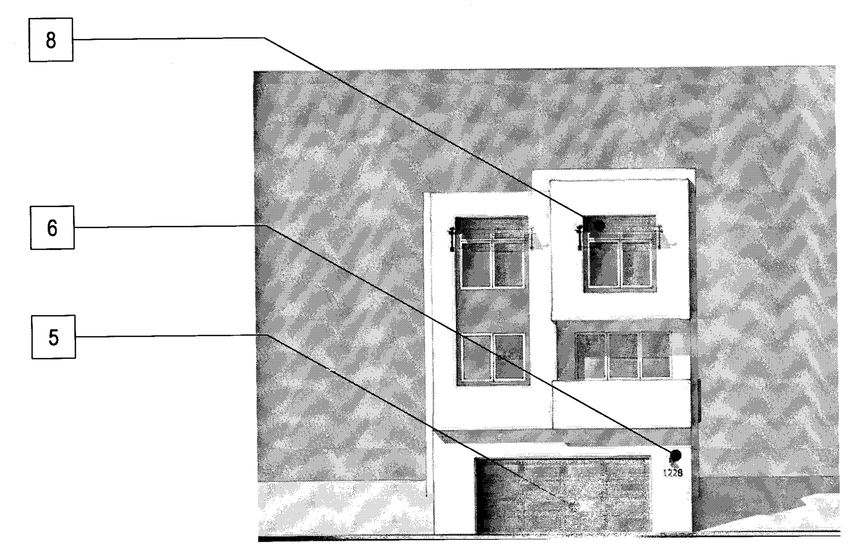

BACK

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City of San Jose
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By:
Date:

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MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
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PLAN I TRANSITIONAL - ML - COLOR OPTION 2

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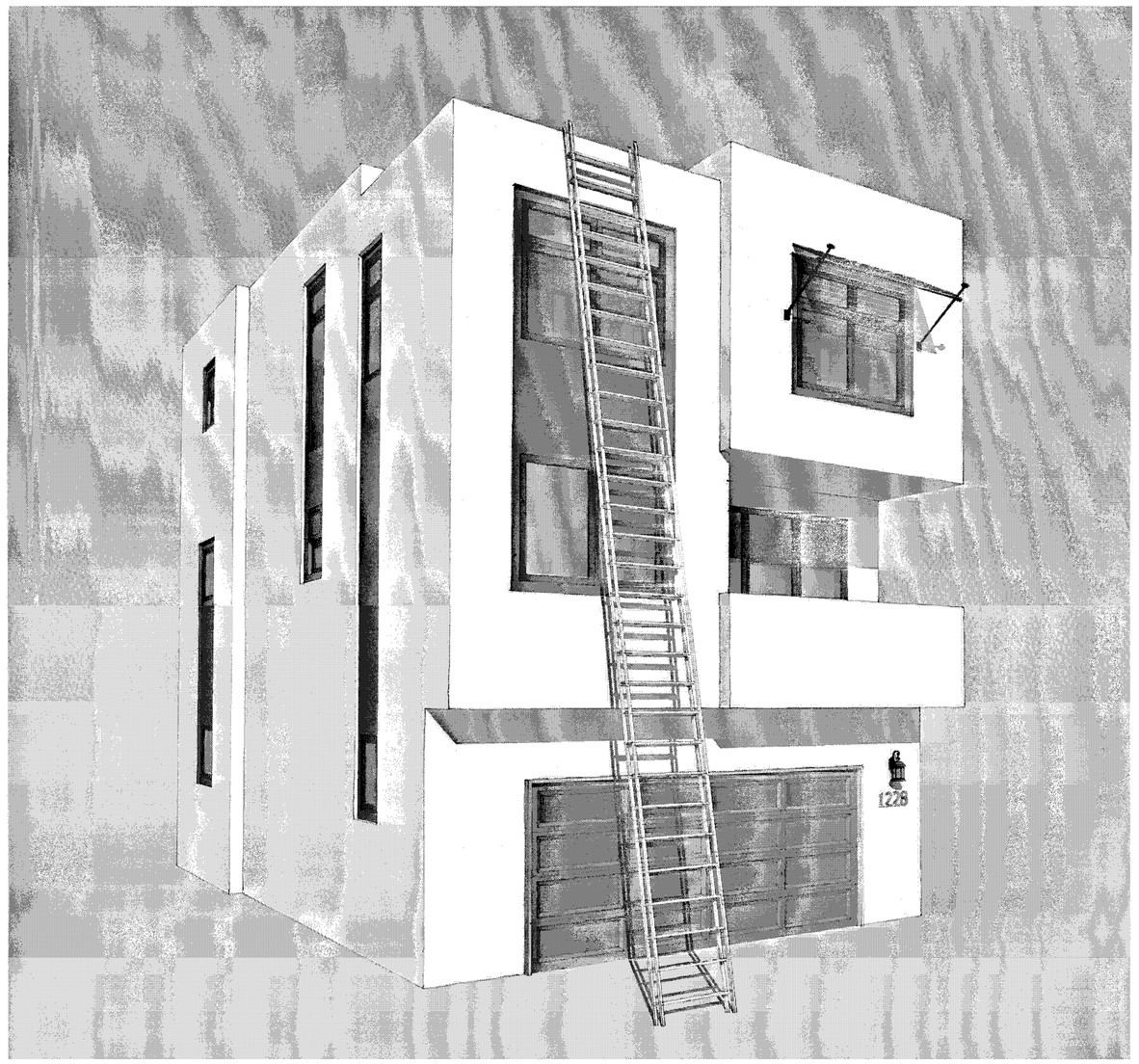
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN I TRANSITIONAL - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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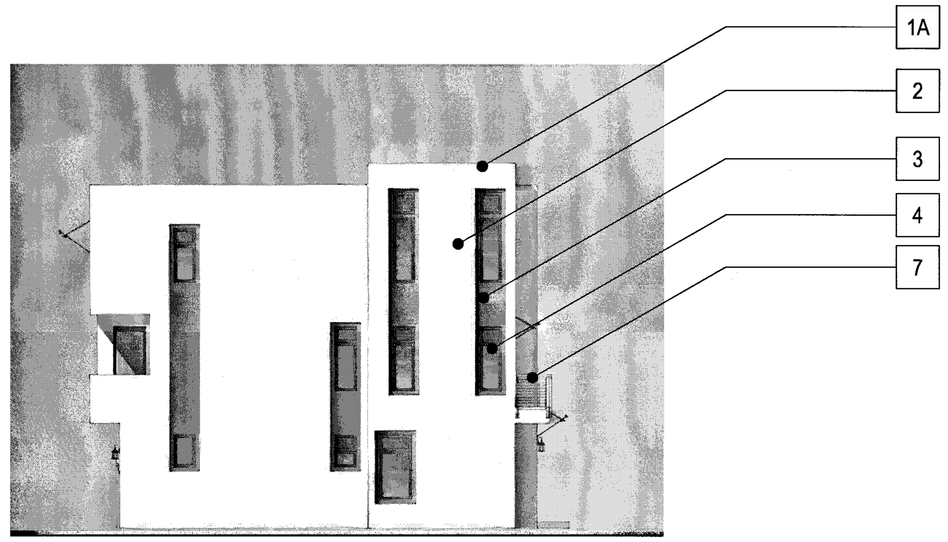

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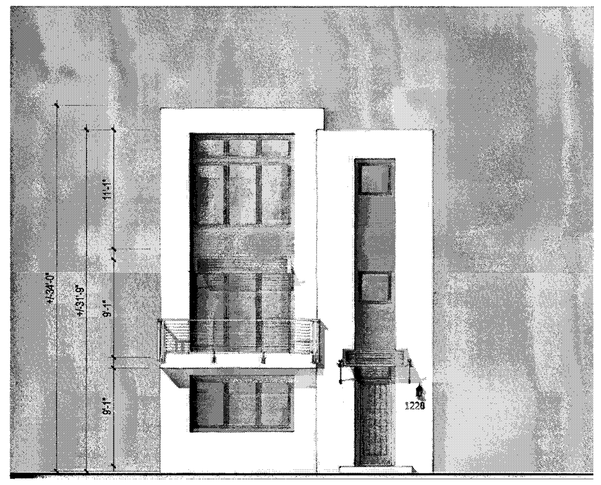

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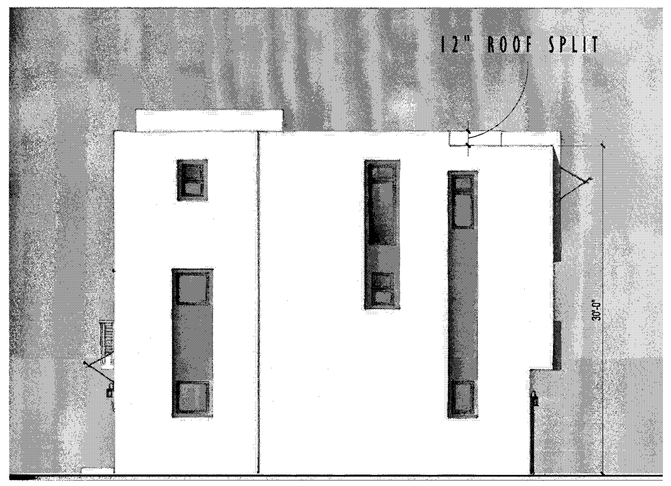

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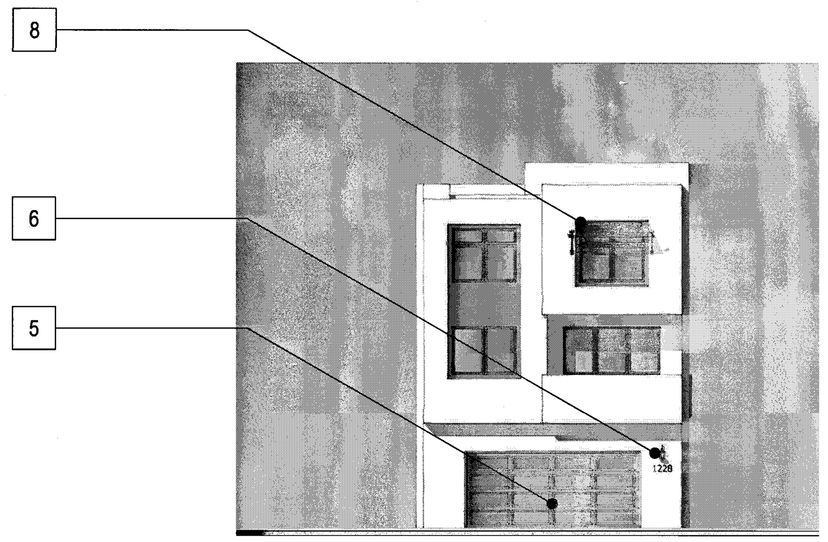

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
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- 2 OMEGA STUCCO 20/30 SAND FINISH
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APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN I TRANSITIONAL - GL FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
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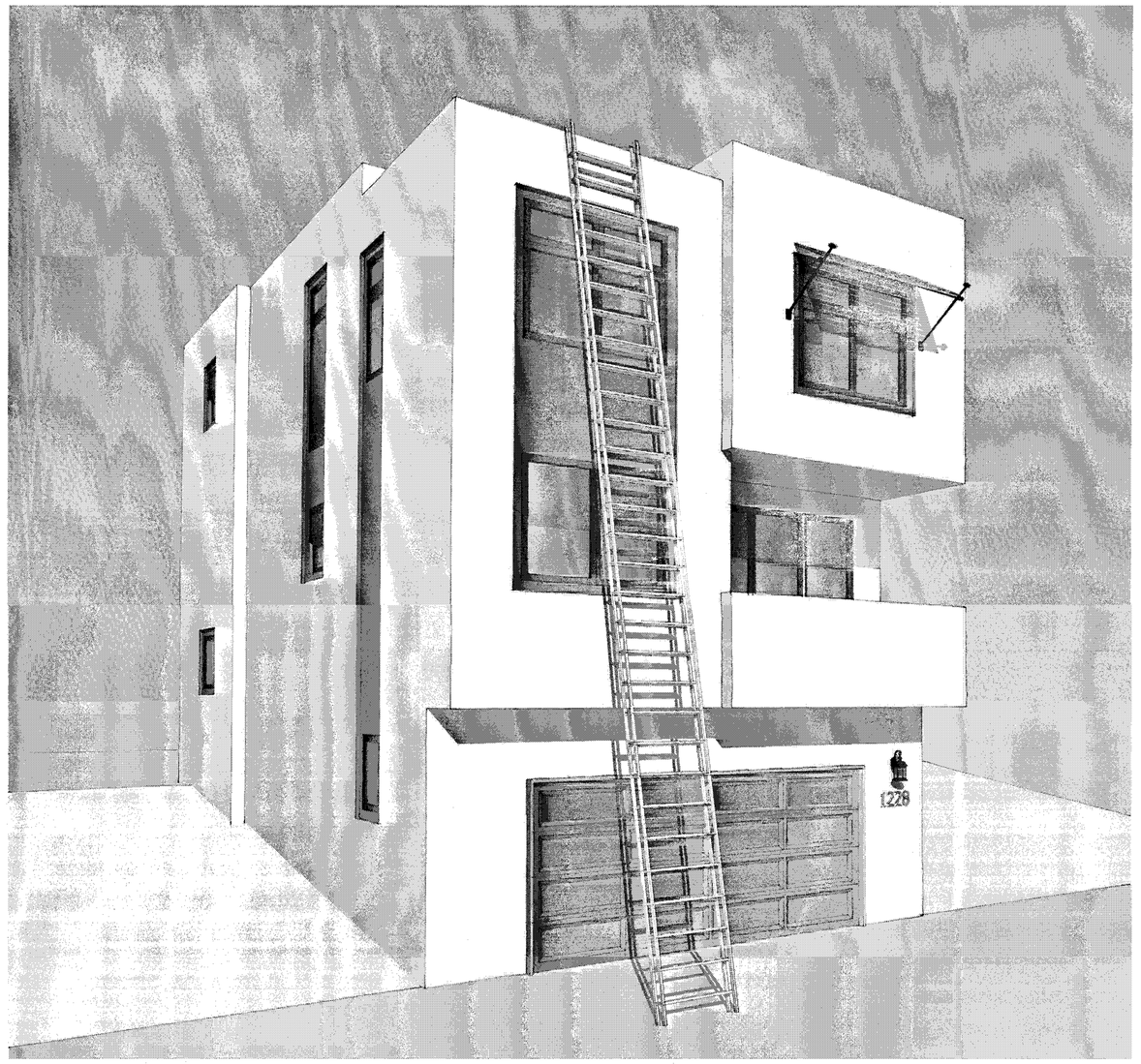
PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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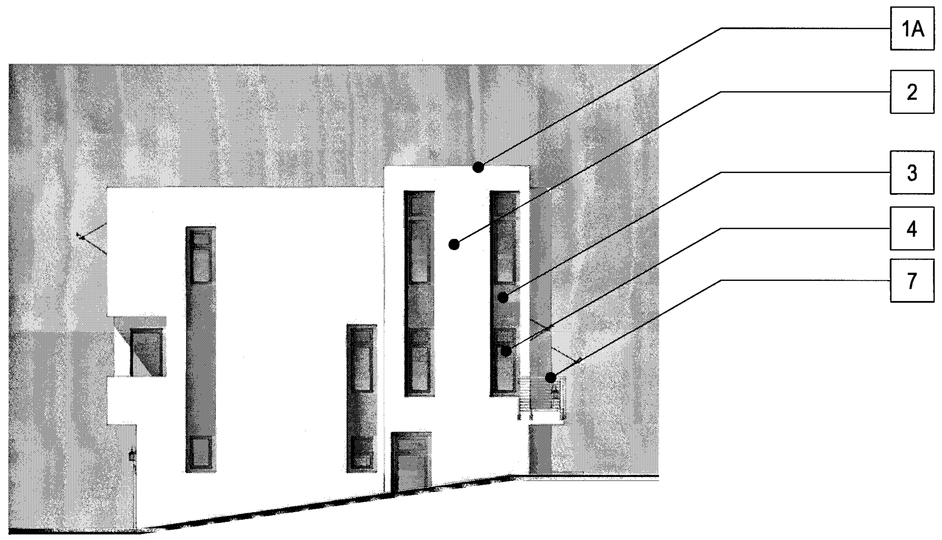

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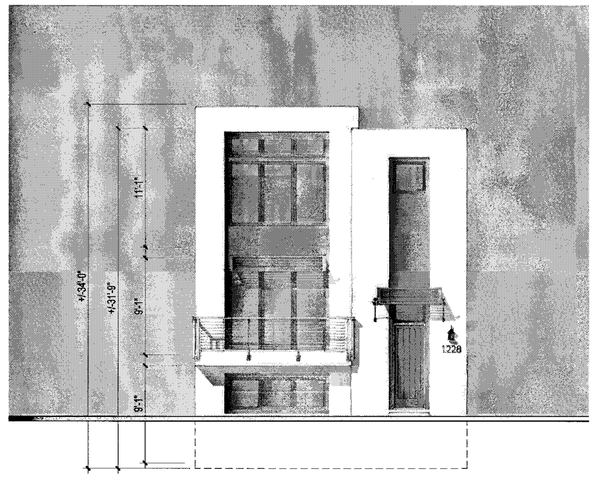

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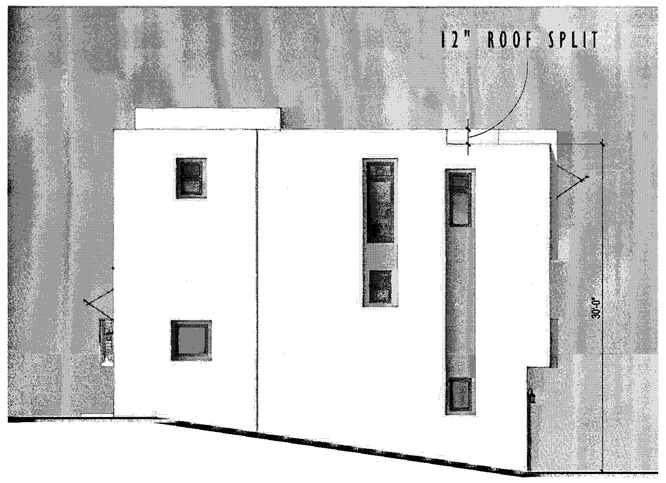

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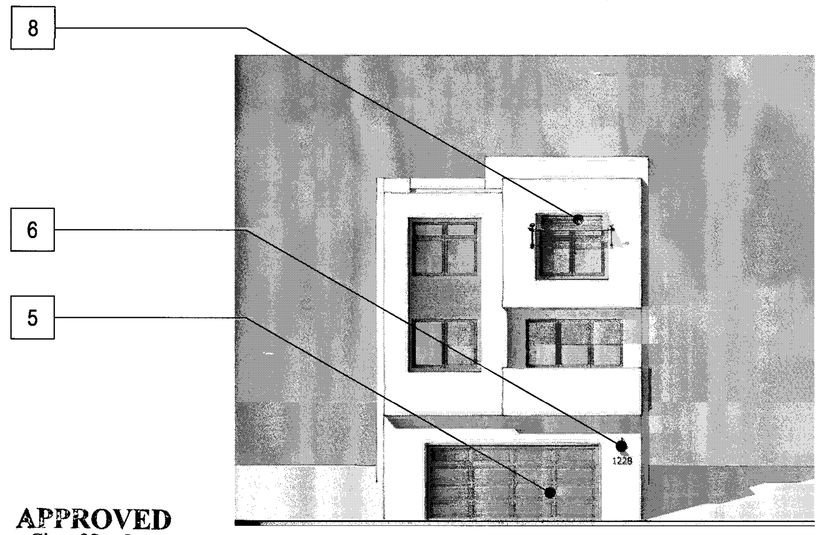

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
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Scale 0 4 8 16

PLAN I TRANSITIONAL - ML FIRE ACCESS

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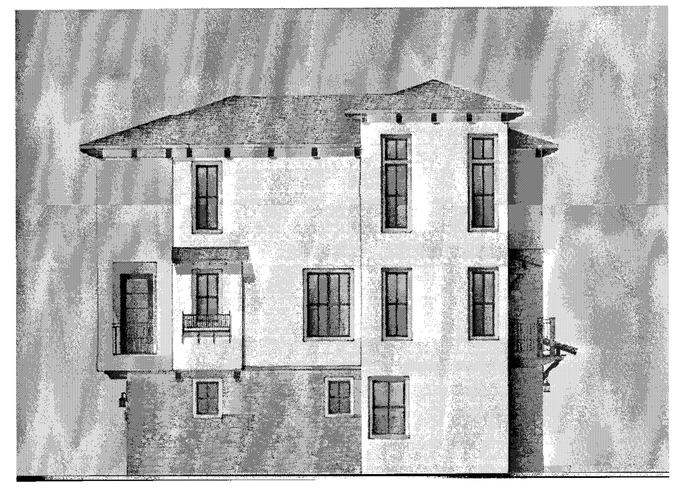
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - ML FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-5.5

PERSPECTIVE



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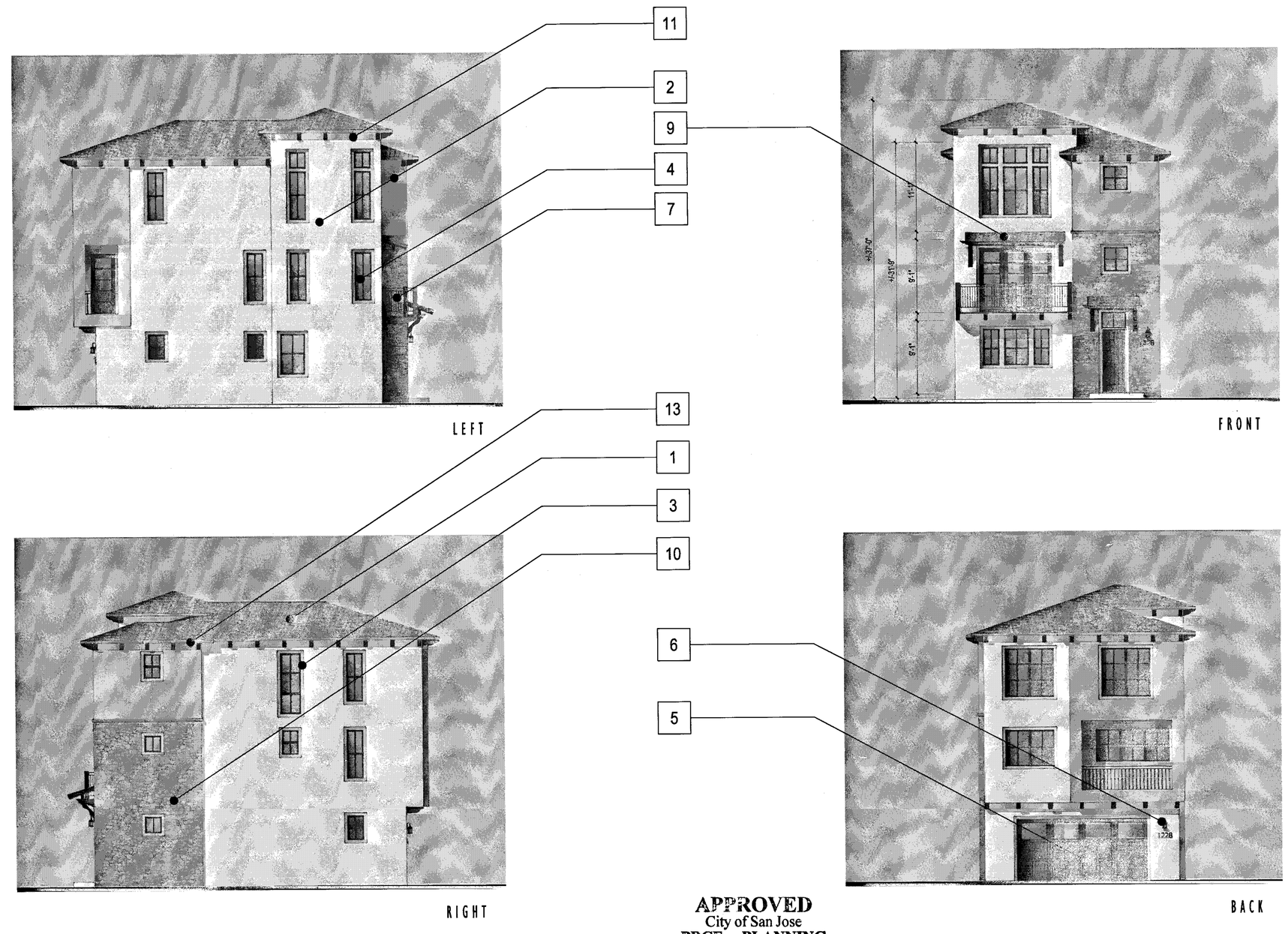

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE:	3636 MEDITERRANEAN - GL - COLOR OPTION 1.DWG
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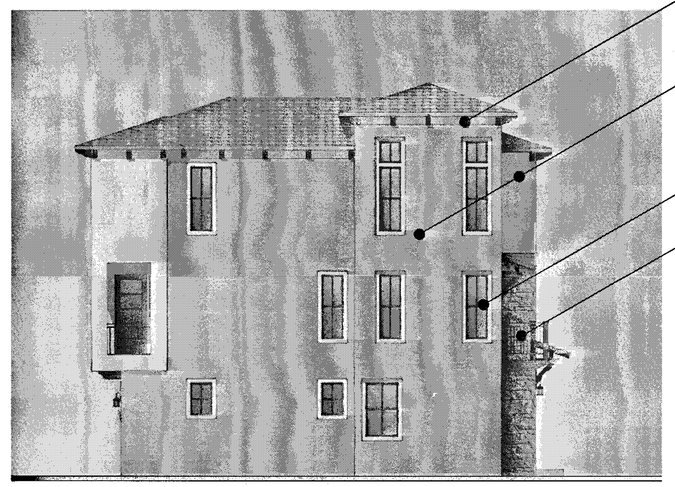
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES

PERSPECTIVE



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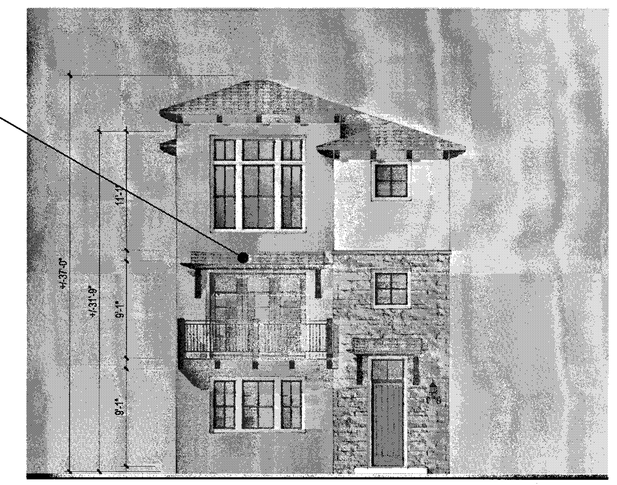

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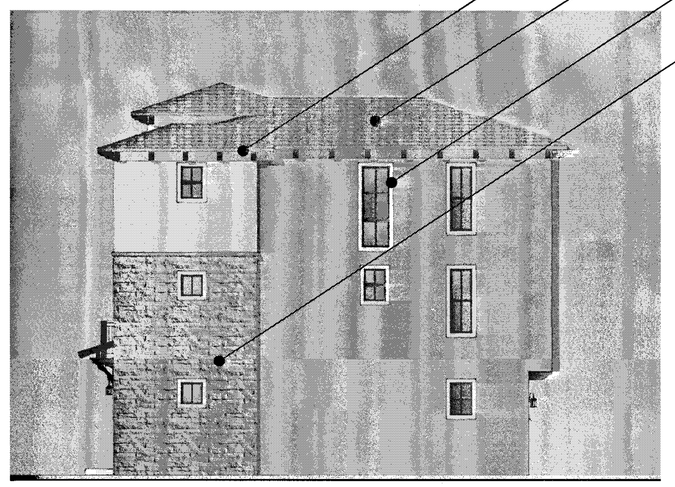

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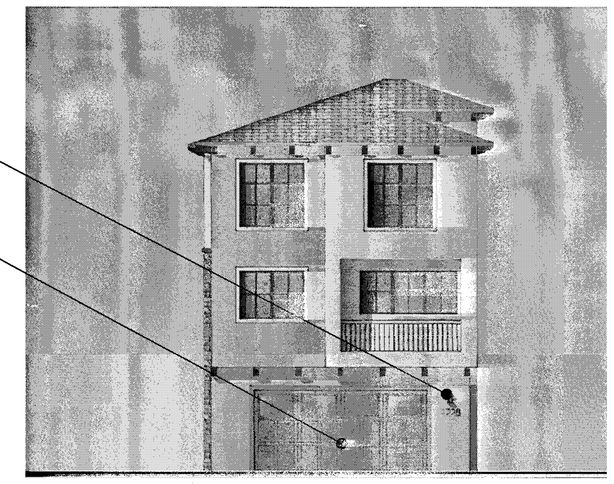

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
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11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN I MEDITERRANEAN - GL - COLOR OPTION 2

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	8-6.1 MEDITERRANEAN - GL - COLOR OPTION 2.DWG
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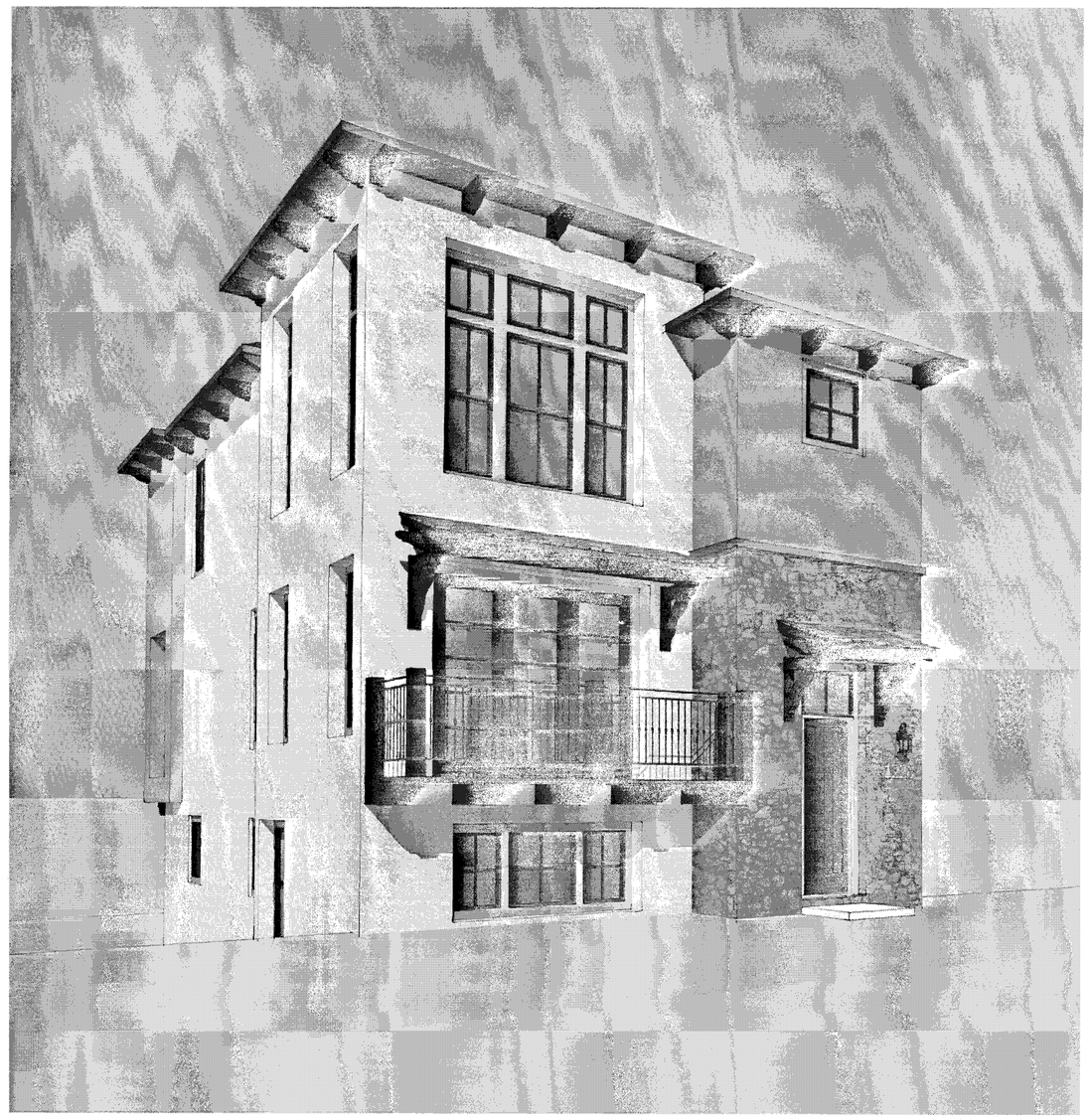
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-6.1



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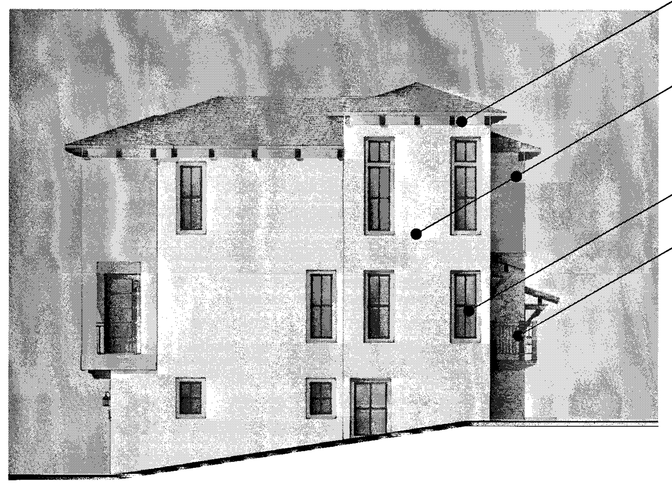

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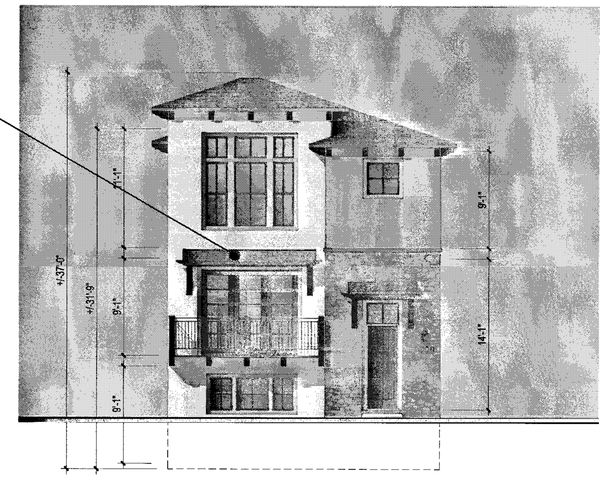

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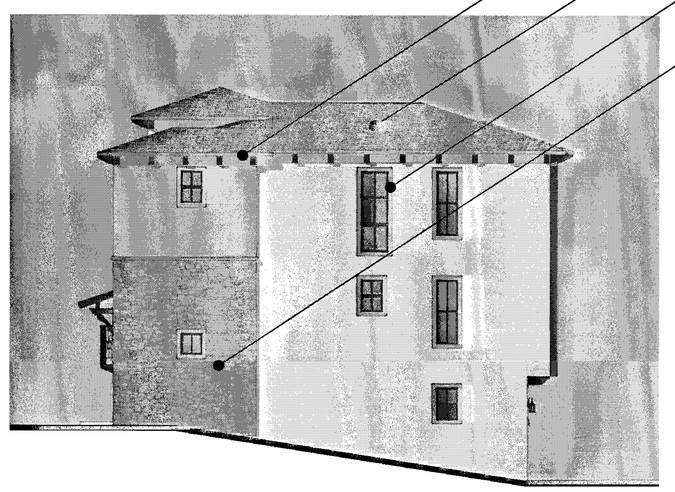

RIGHT

BACK

11
2
9
4
7
13
1
3
10
6
5

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
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14. DECORATIVE WROUGHT IRON

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PLAN I MEDITERRANEAN - ML - COLOR OPTION I

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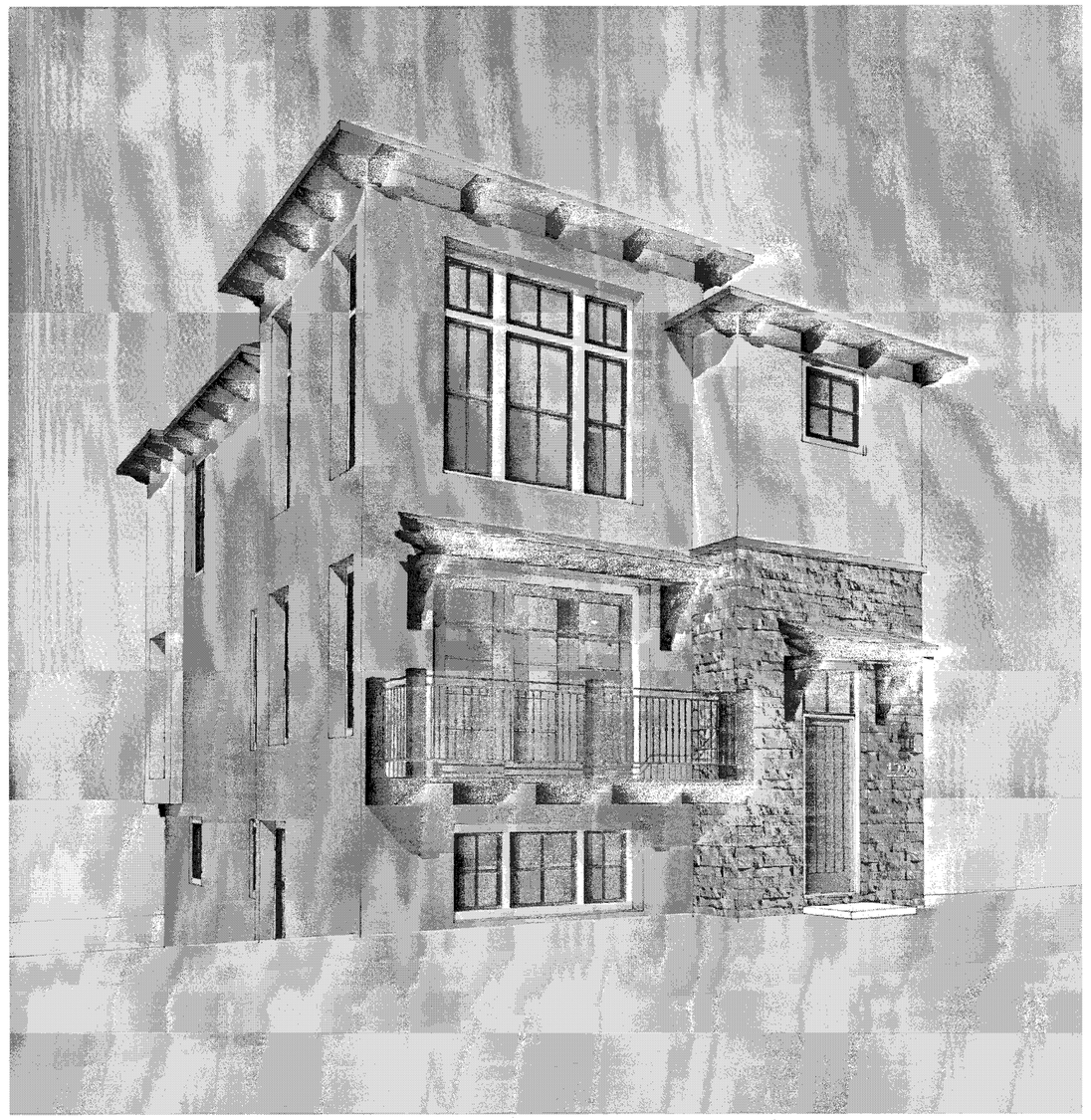
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8-TOWNHOMES MEDITERRANEAN - ML - COLOR OPTION 1.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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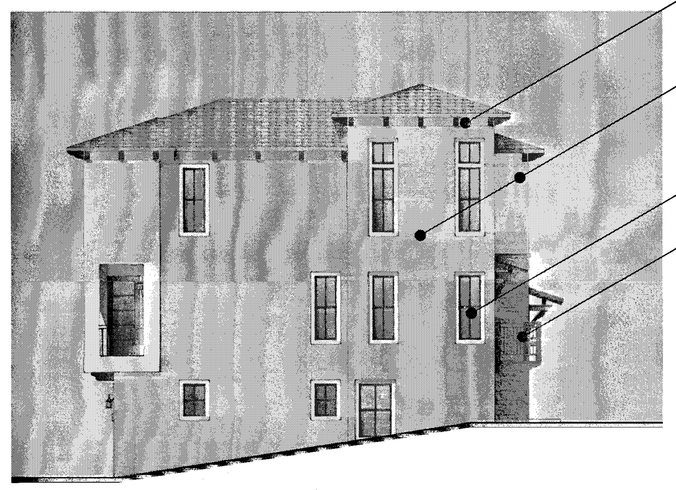

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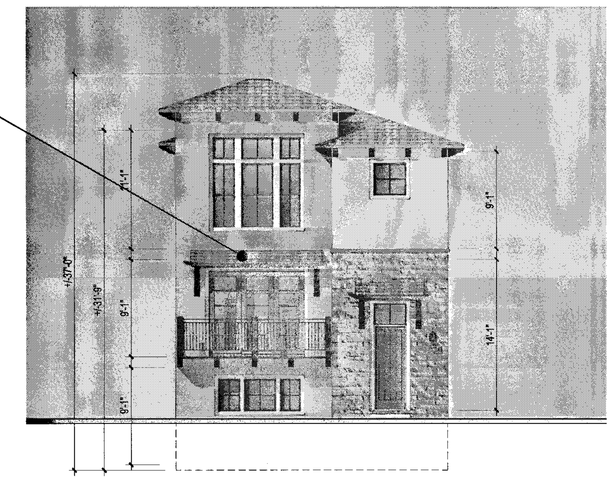

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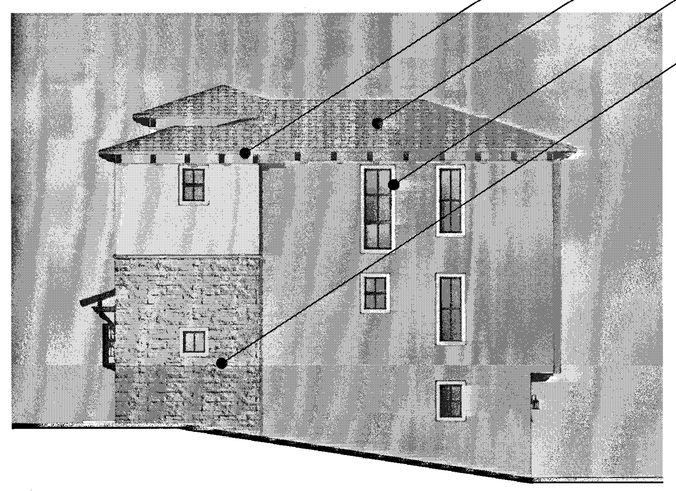

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BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 1 MEDITERRANEAN - ML - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE NAME:	8-6.3 DETACHED TOWNHOMES MEDITERRANEAN - ML - COLOR OPTION 2.DWG
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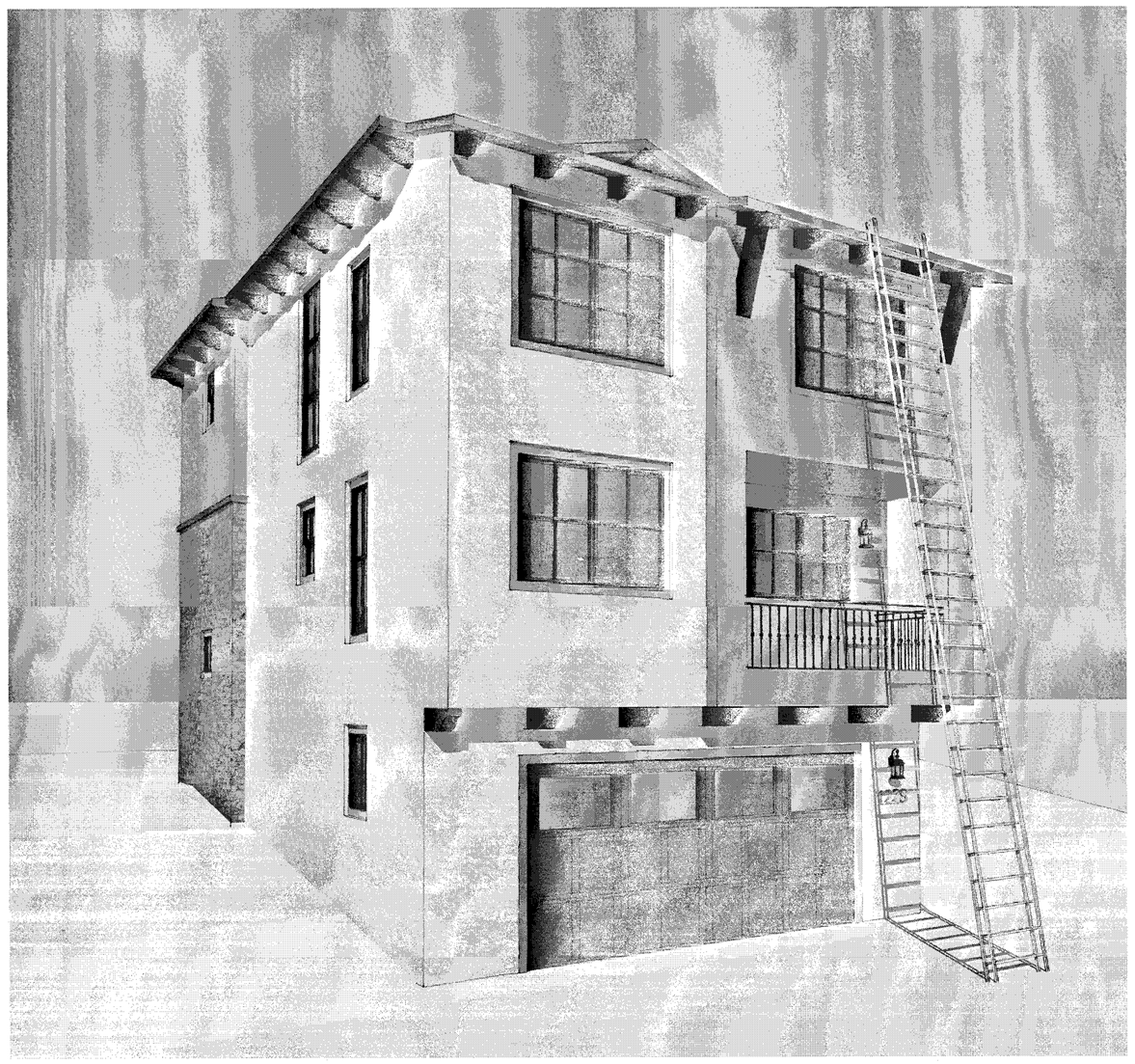
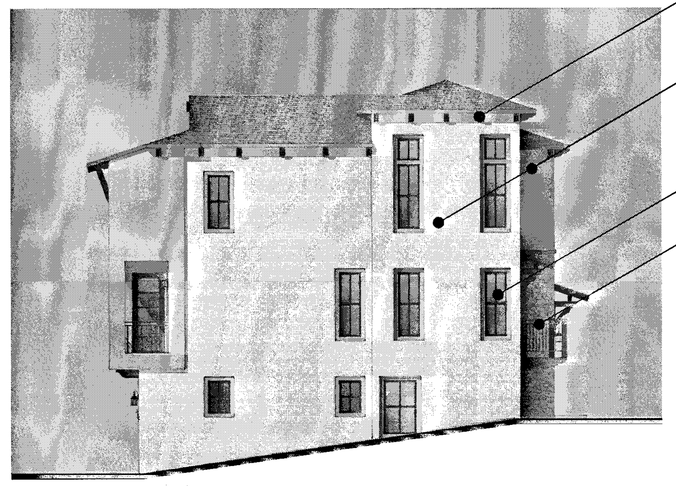
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-6.3



BACK PERSPECTIVE



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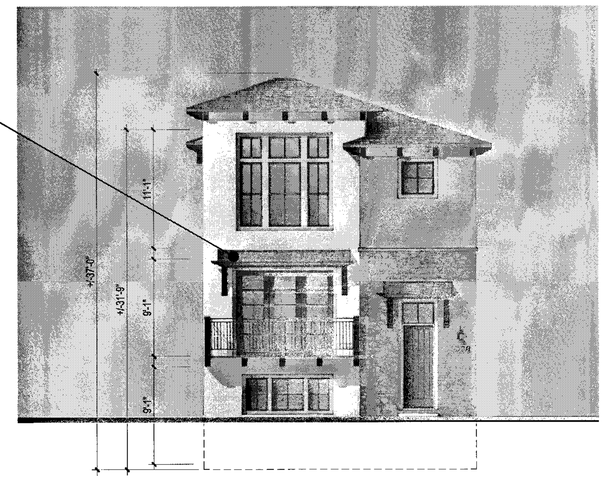

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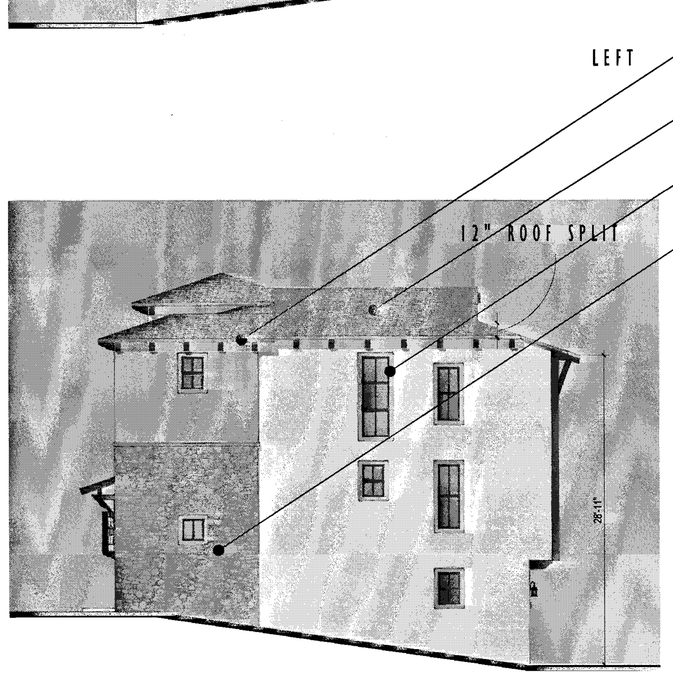

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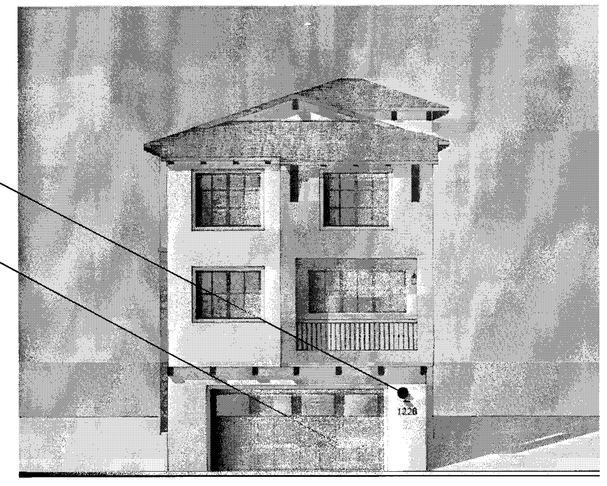

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
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PLAN I MEDITERRANEAN - ML FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
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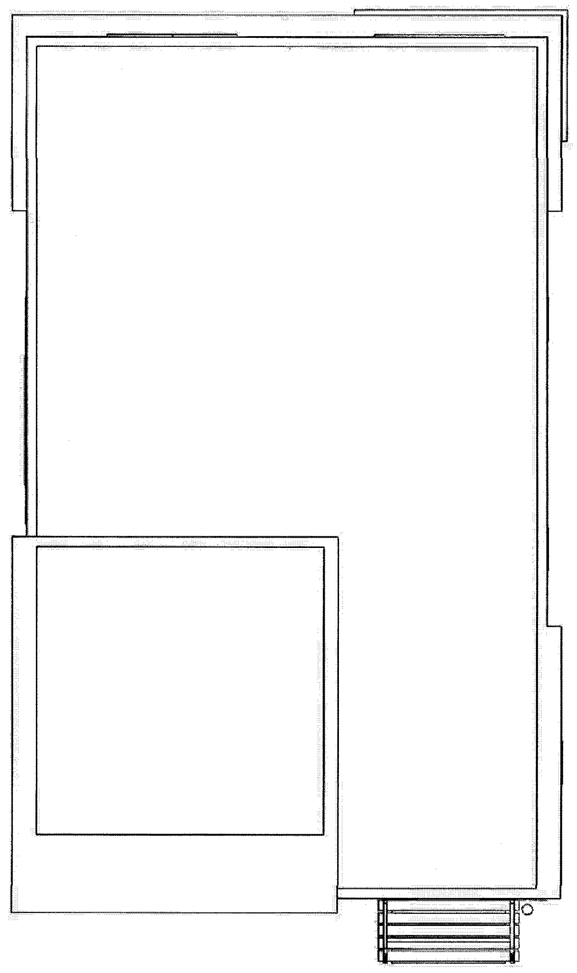
0	10/31/2014	PER CITY COMMENTS

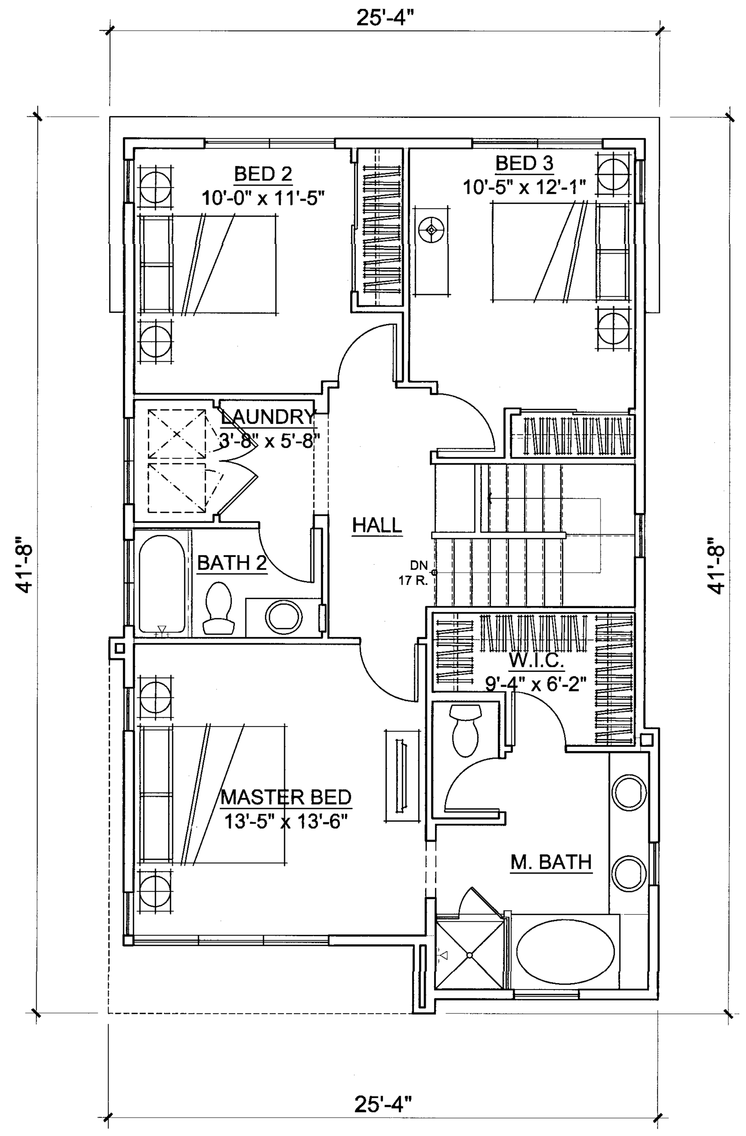
PROJECT NO:	3636.60
CAD DWG FILE:	MEDITERRANEAN - ML FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



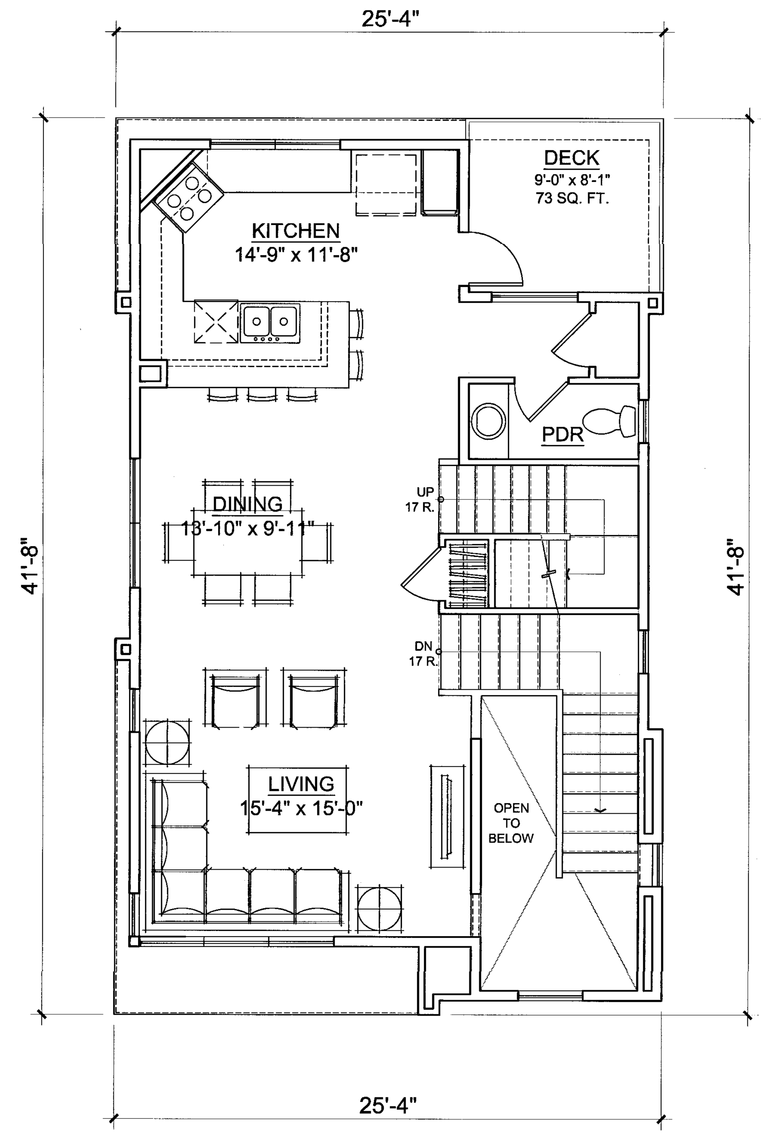
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



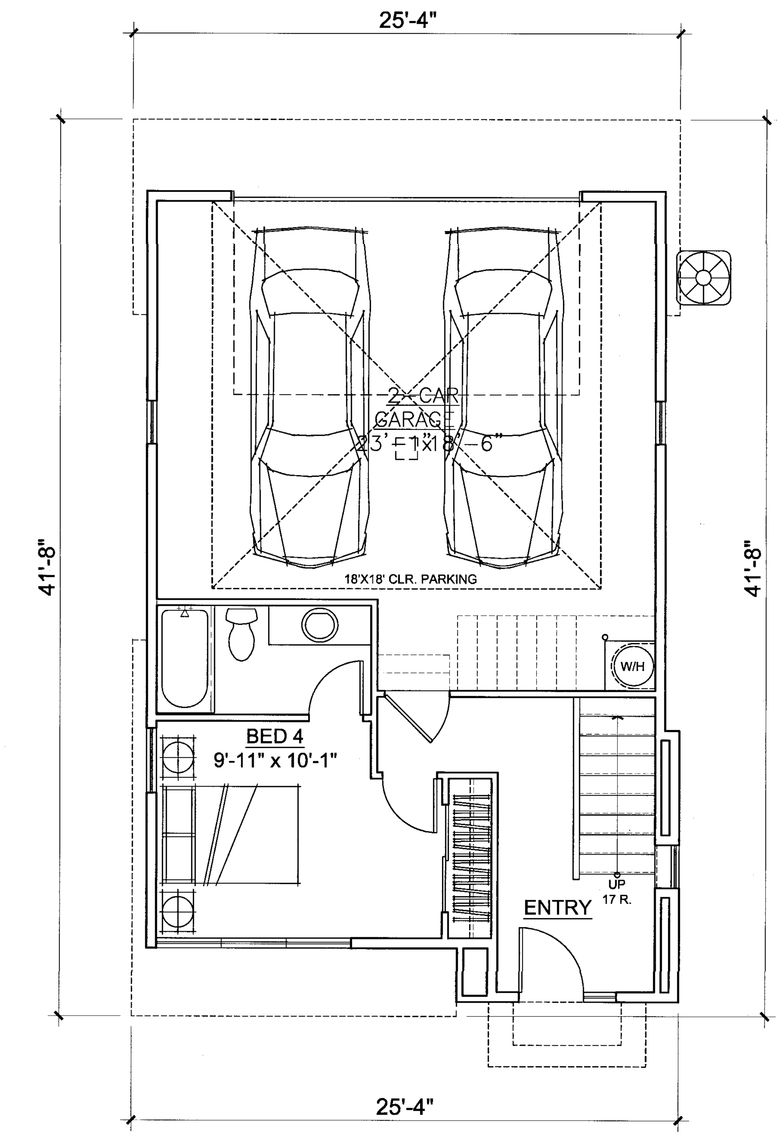
3RD LEVEL

THIRD FLOOR	934 SQ. FT.



2ND LEVEL

SECOND FLOOR	701 SQ. FT.
DECK	70 SQ. FT.



1ST LEVEL

FIRST FLOOR	353 SQ. FT.
GARAGE	512 SQ. FT.

TOTAL 1,988 SQ. FT.

APPROVED
City of San Jose
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Date:

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PLAN 2 - GL

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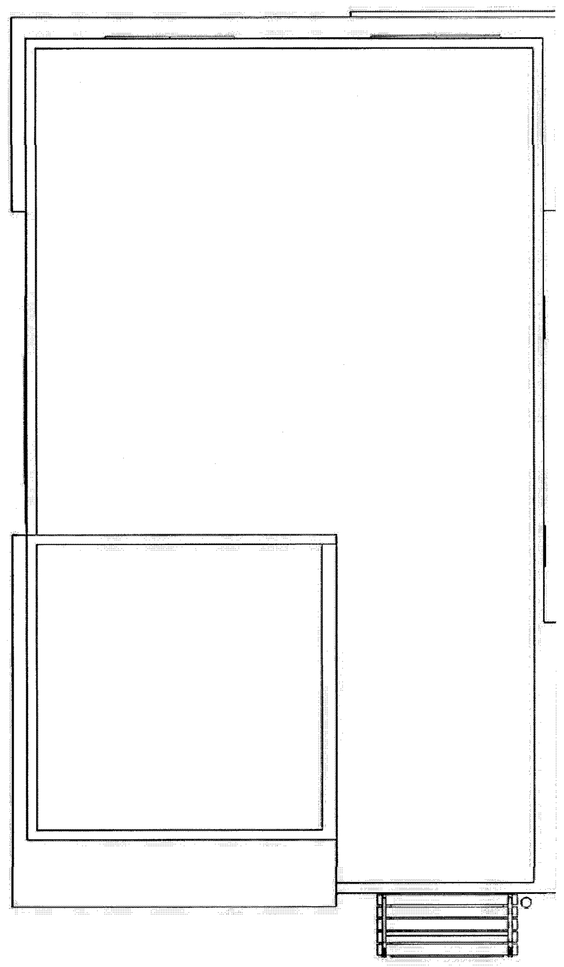
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

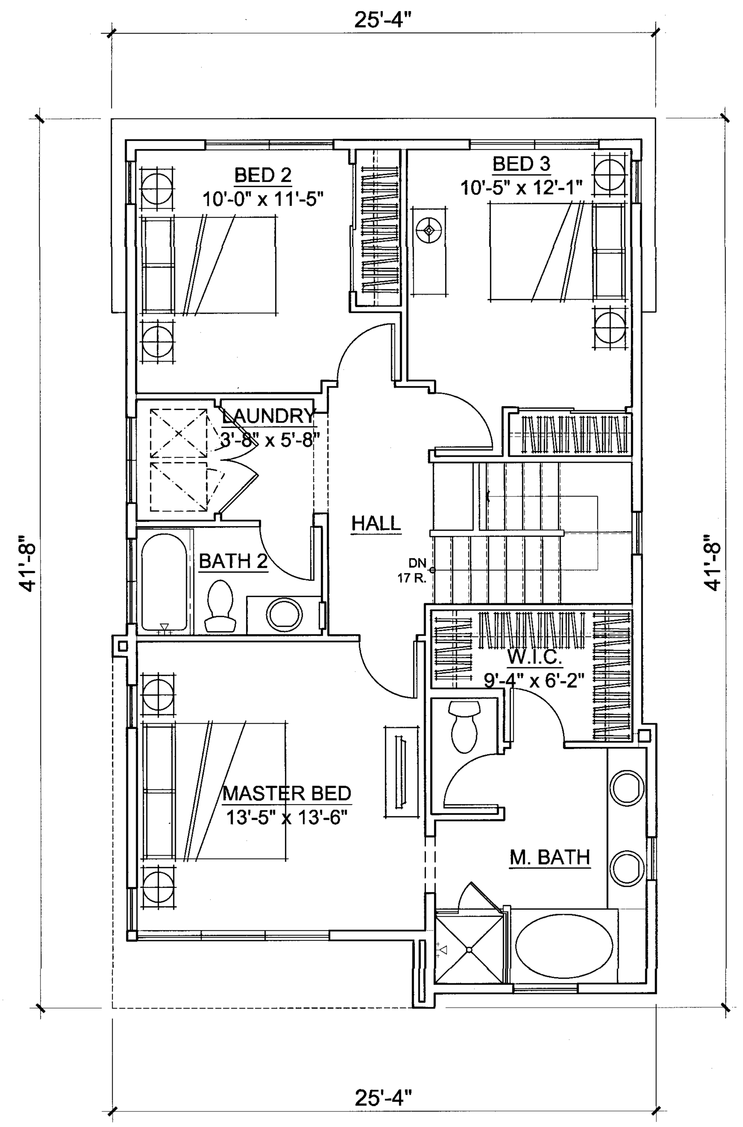
PROJECT NO:	3636.60
CAD DWG FILE:	8- 7 PLAN 2 - GL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 7



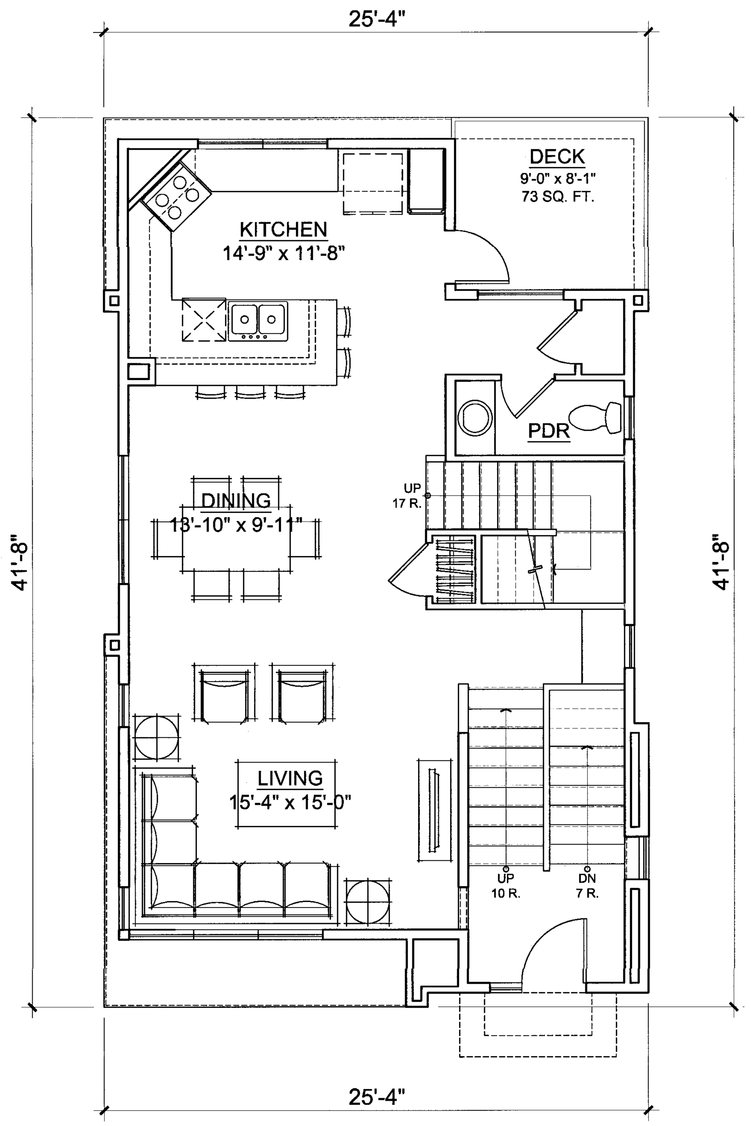
ROOF PLAN

FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



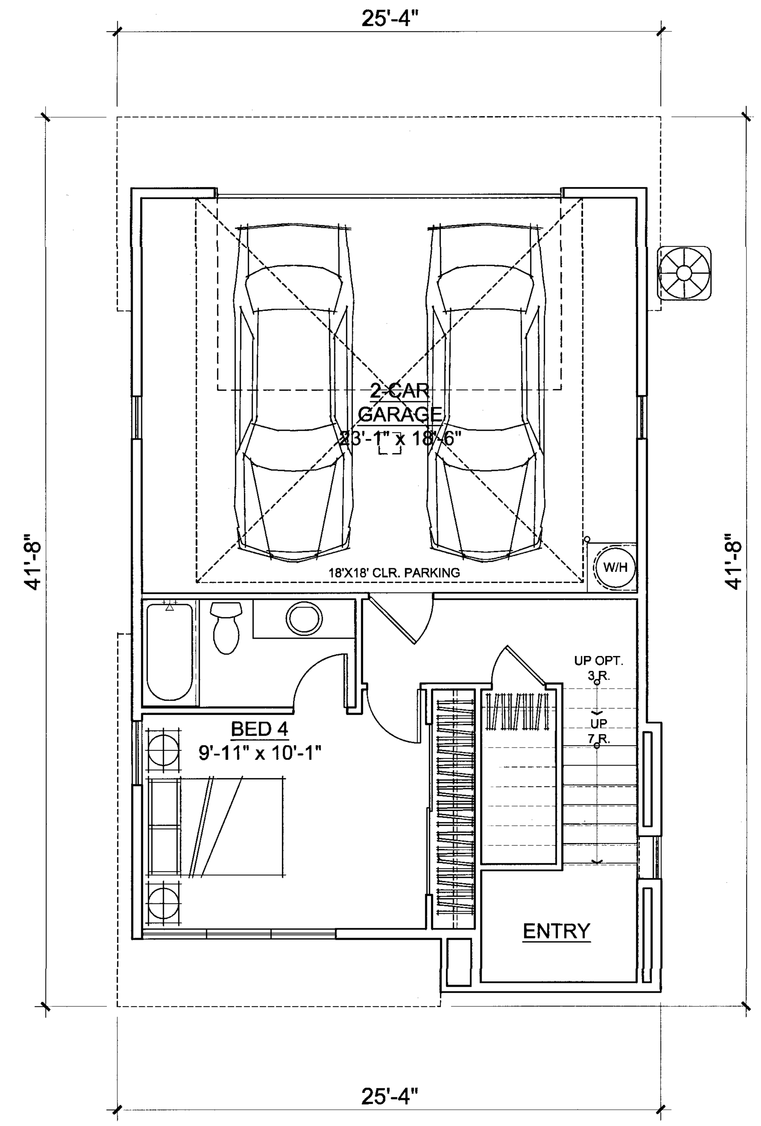
3RD LEVEL

THIRD FLOOR	934 SQ. FT.



2ND LEVEL

SECOND FLOOR	734 SQ. FT.
DECK	70 SQ. FT.



1ST LEVEL

FIRST FLOOR	410 SQ. FT.
GARAGE	455 SQ. FT.

TOTAL 2,078 SQ. FT.

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 2 - ML

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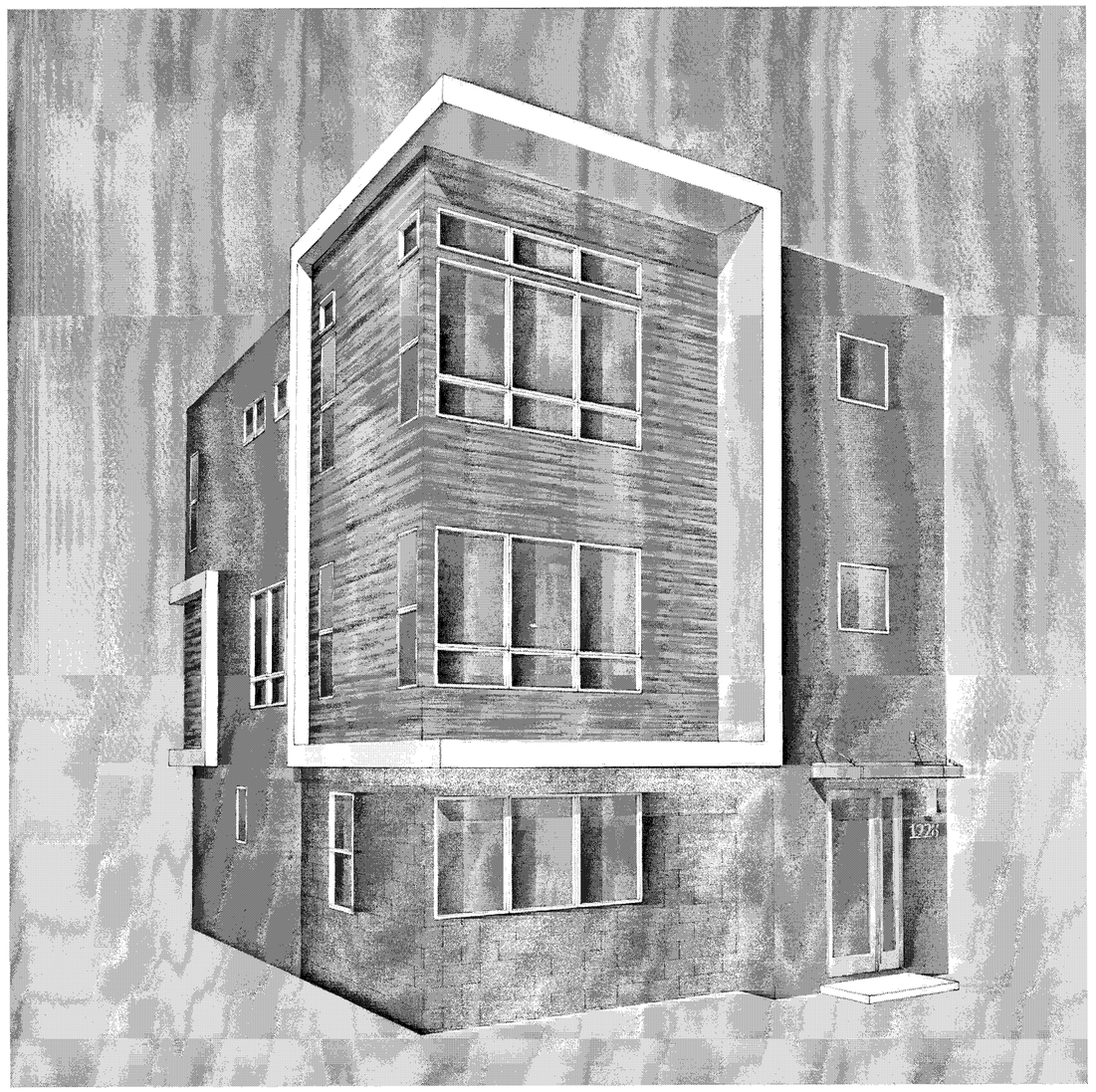
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

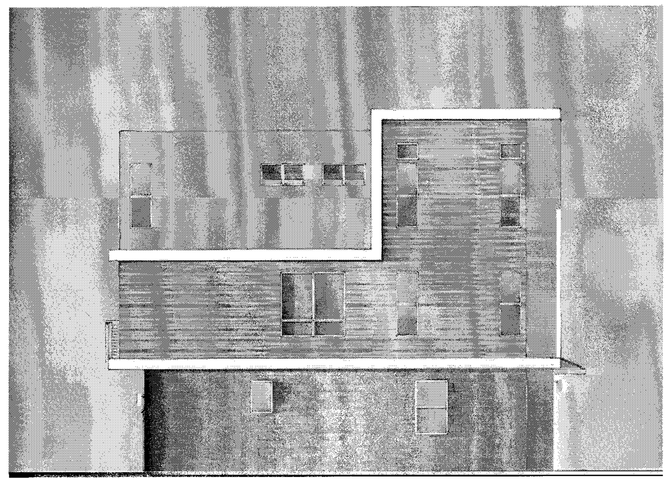
NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8- 7.1 PLAN 2 - ML.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 7.1



PERSPECTIVE



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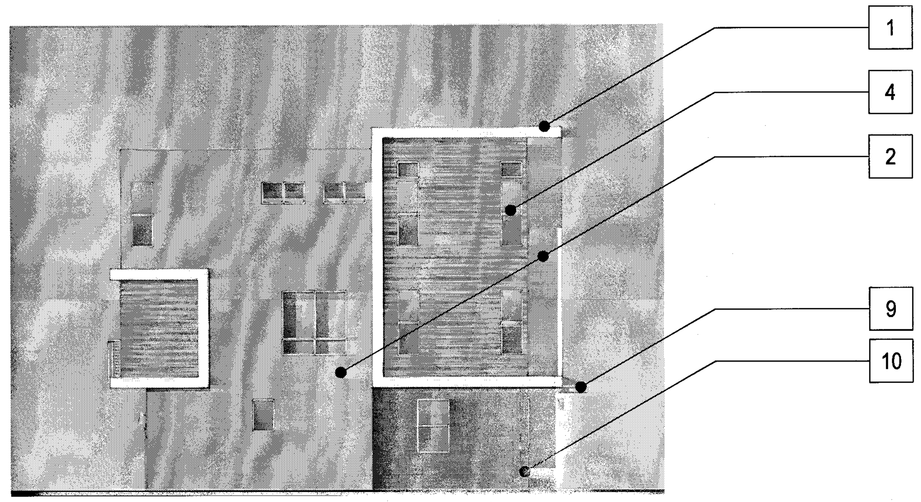

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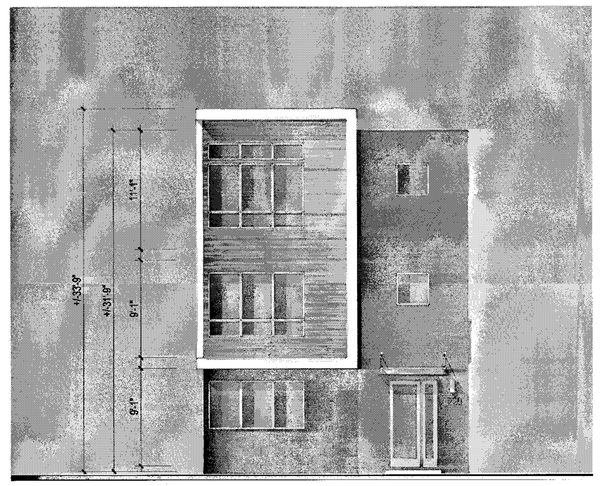

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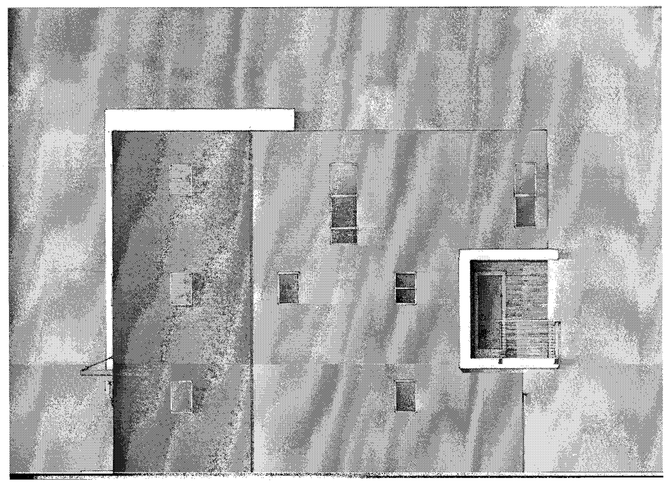

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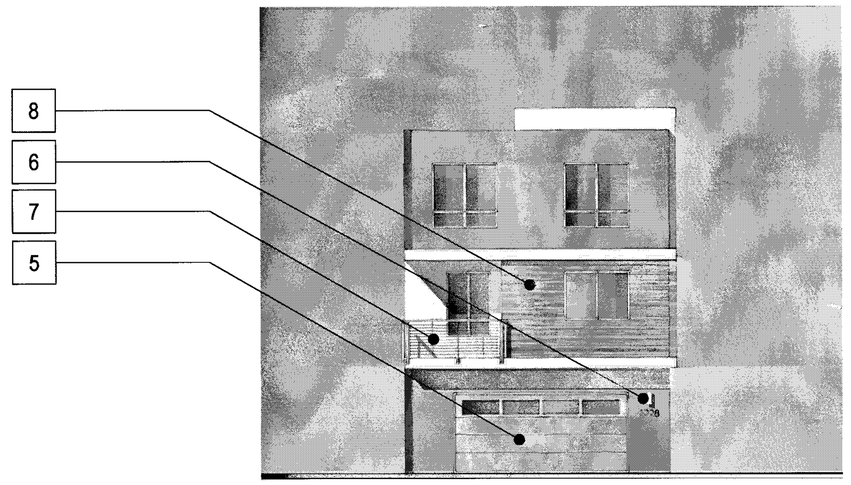

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1

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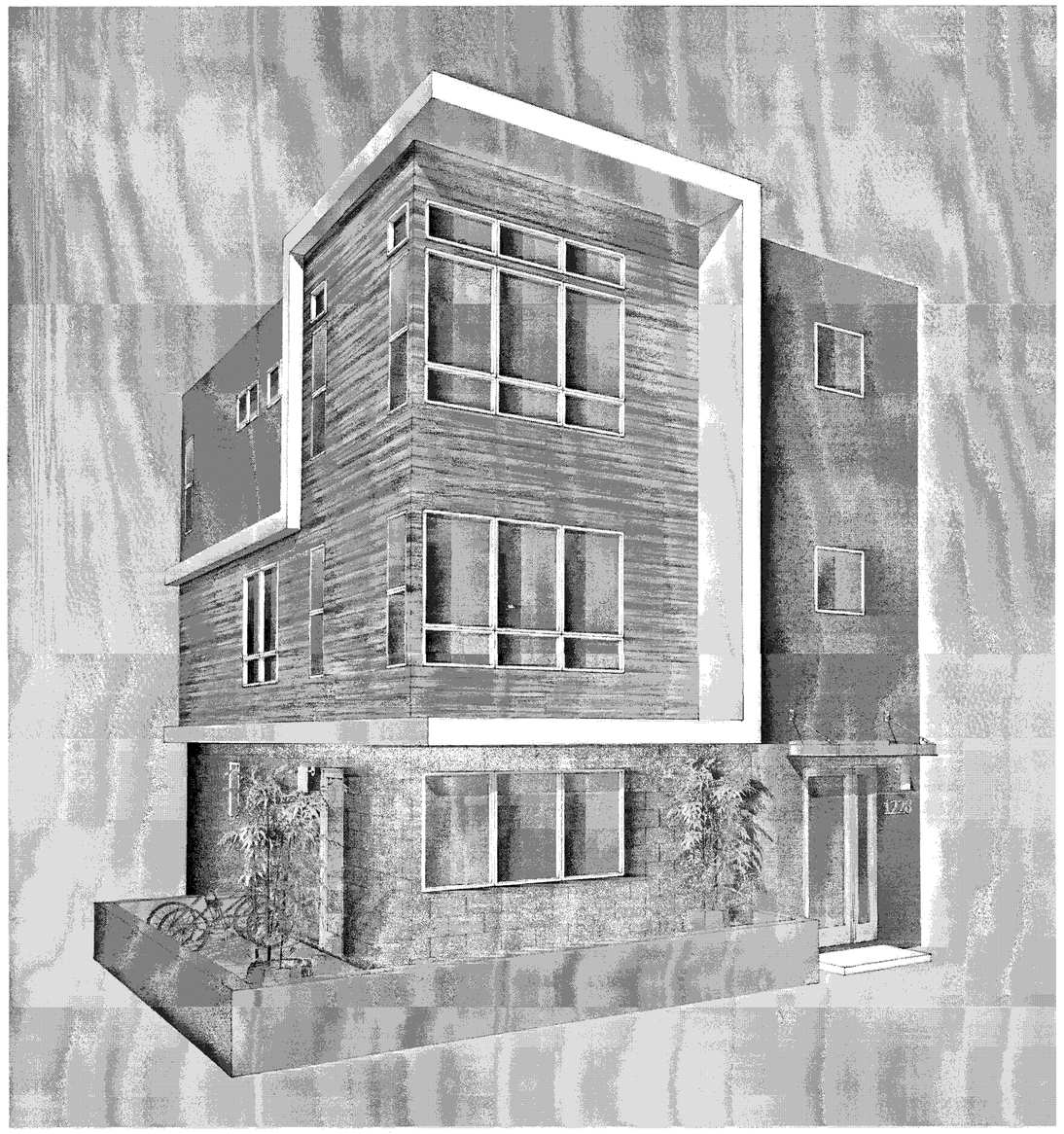
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
A	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE NAME:	8-8 PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-8



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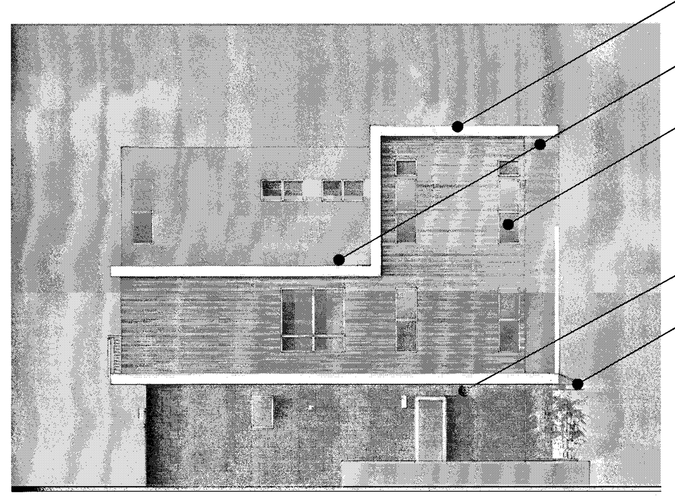

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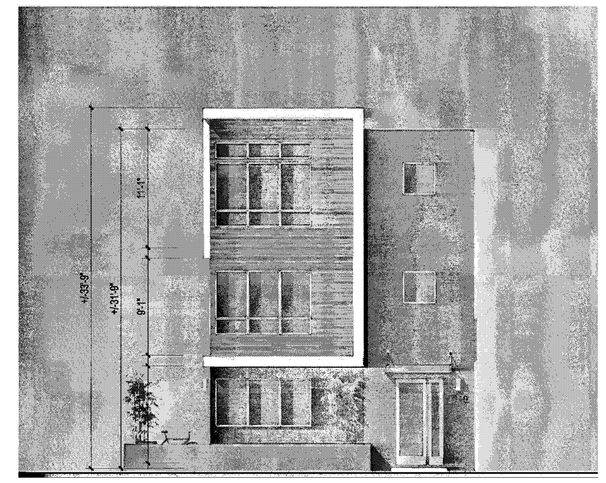

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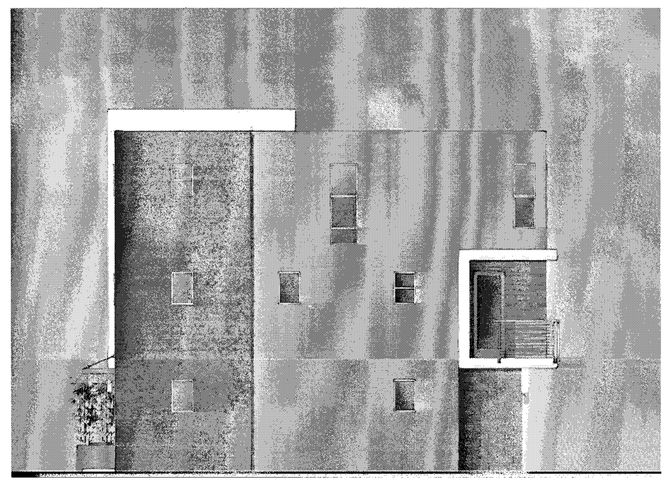

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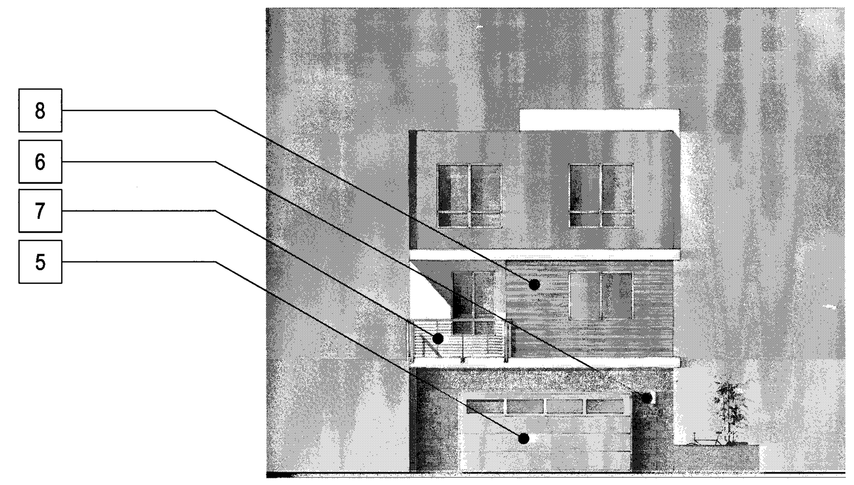

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

PLAN 2 CONTEMPORARY A - GL - COLOR OPTION I - ALT

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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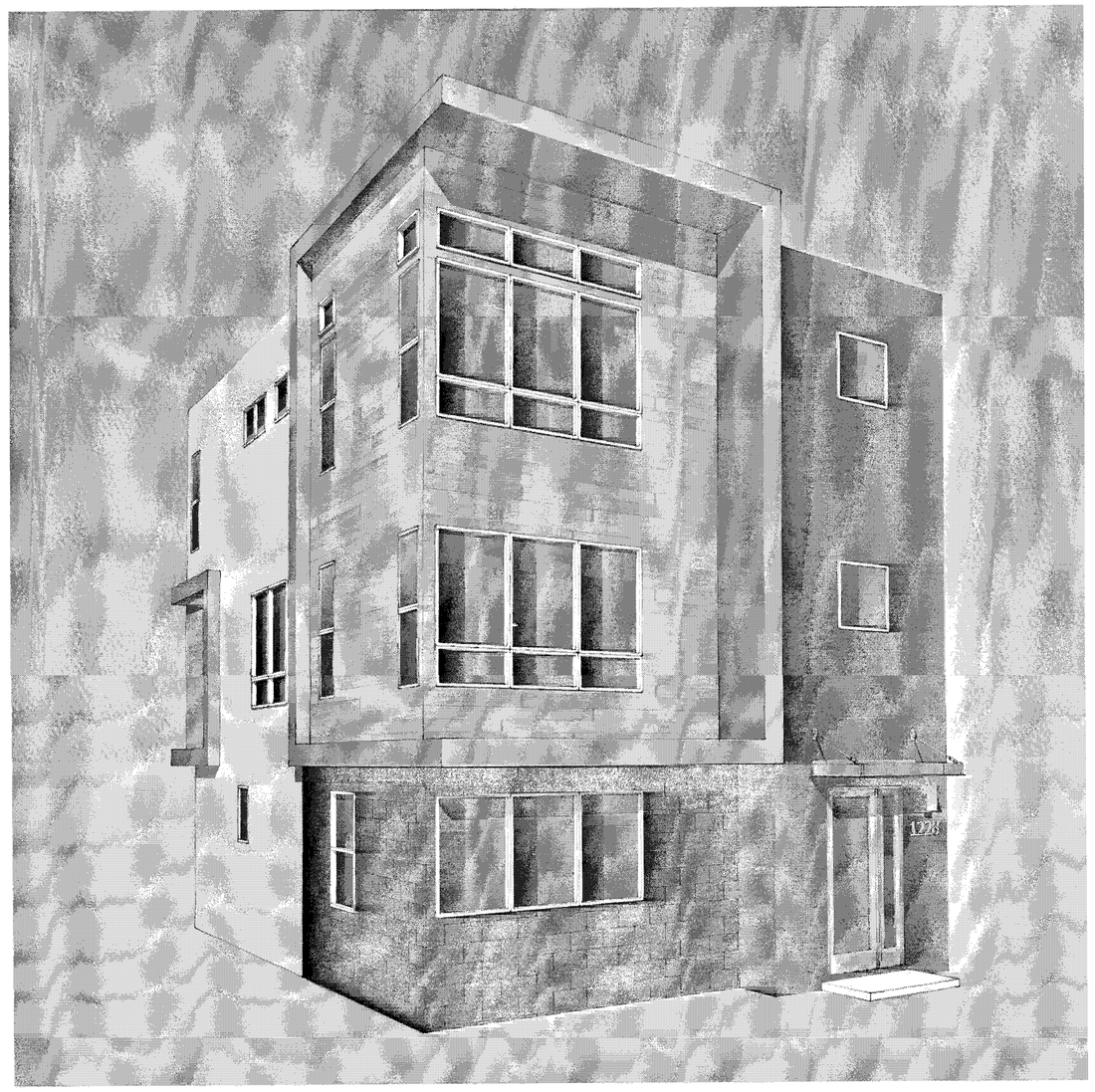
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1 - ALT.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 8.0.1



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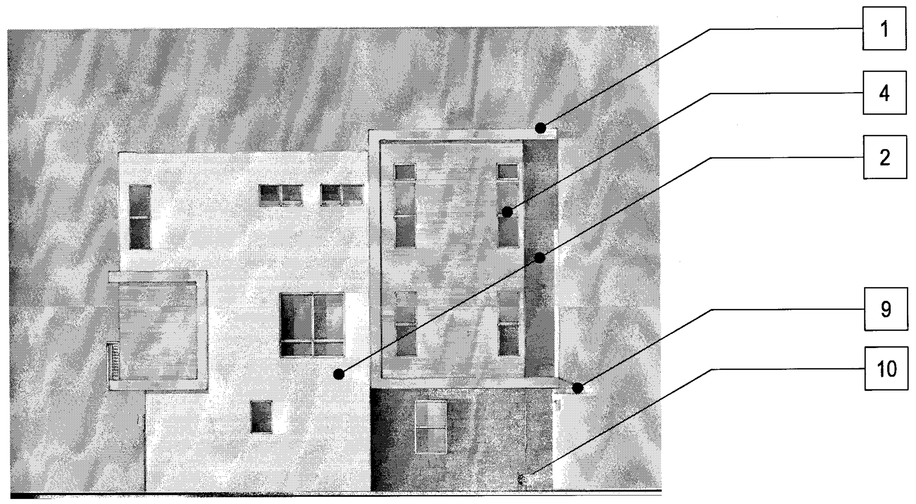

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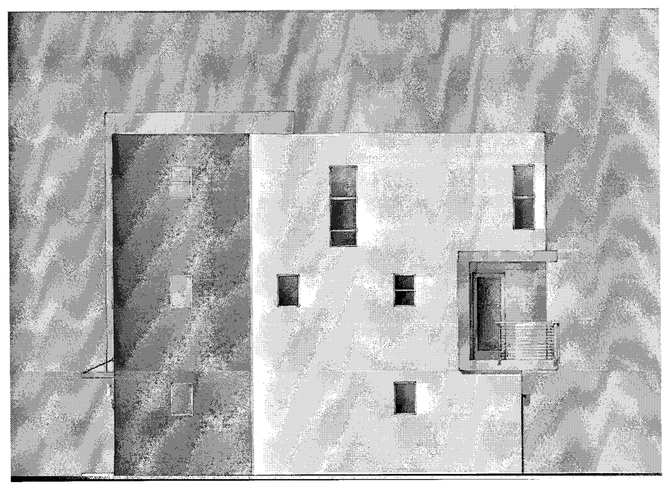

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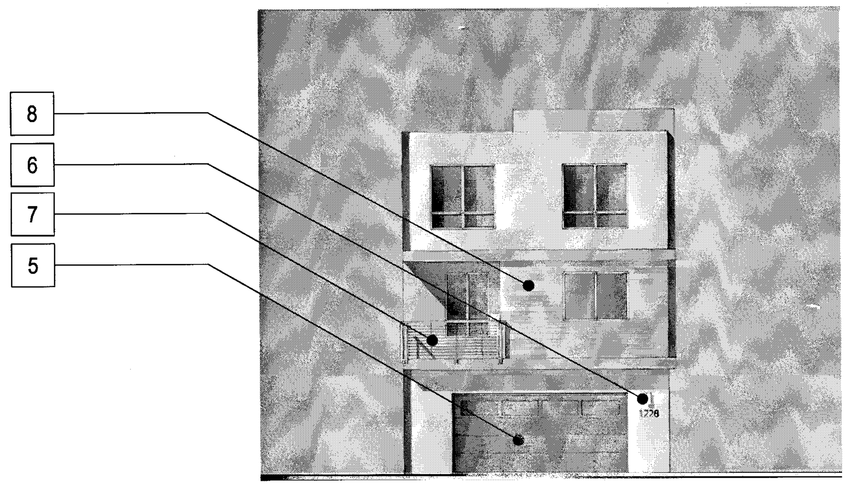

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 2

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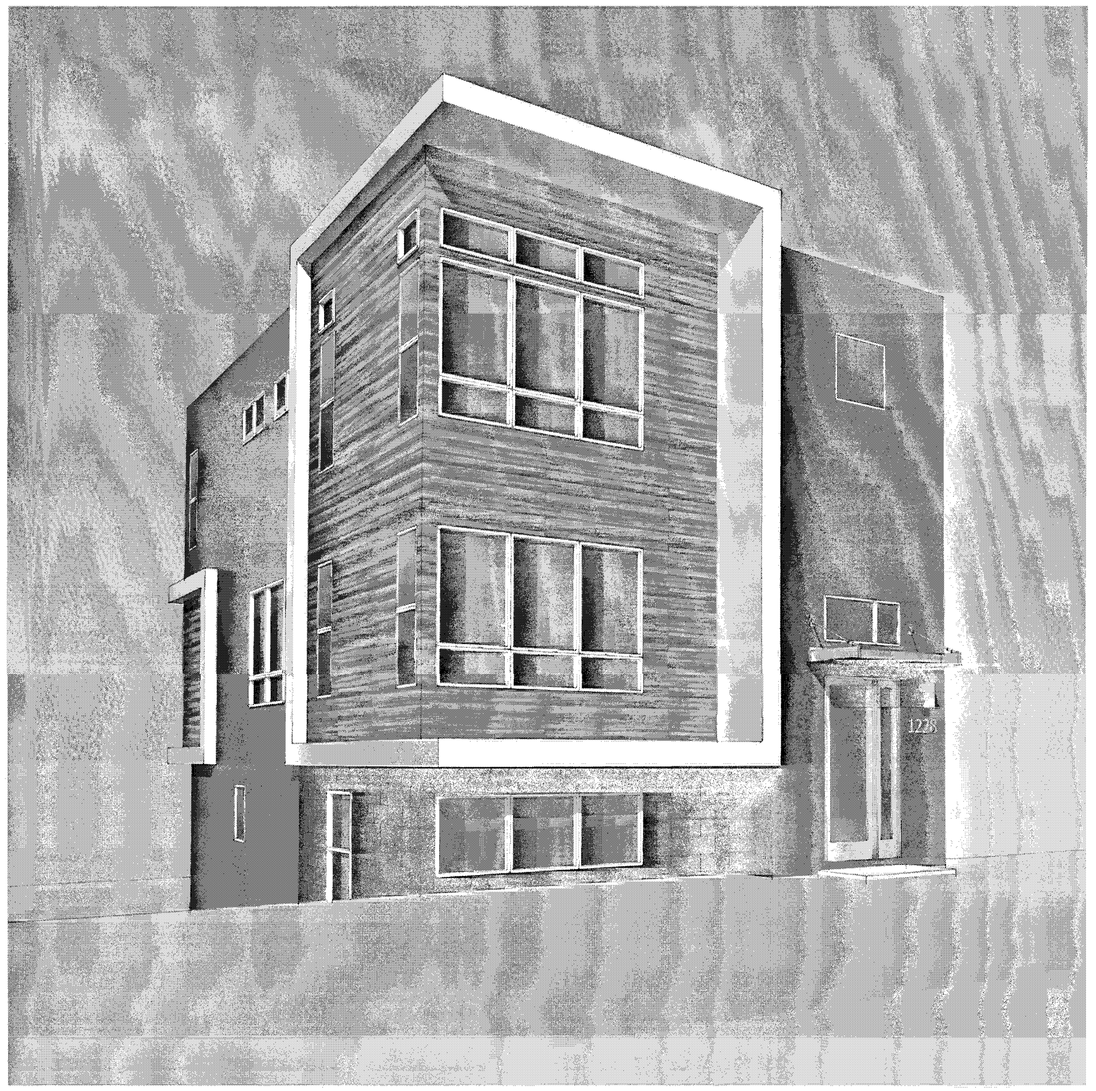
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE:	8-8.1 PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-8.1



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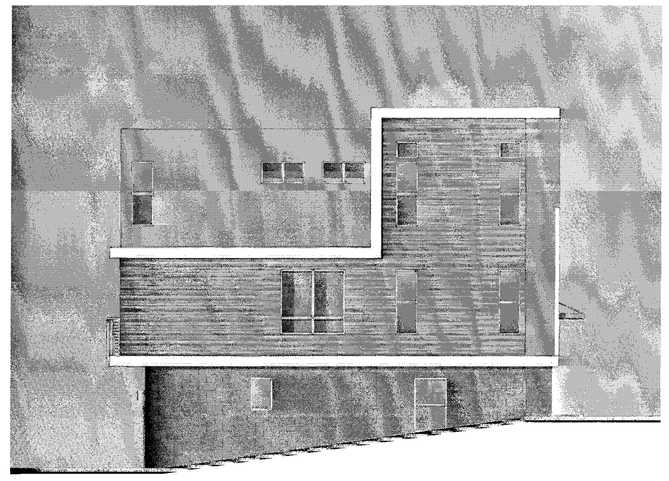

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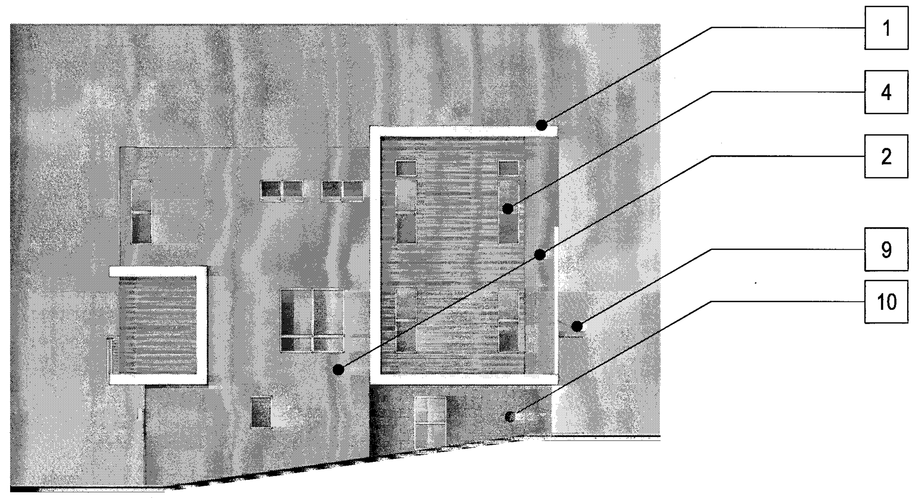

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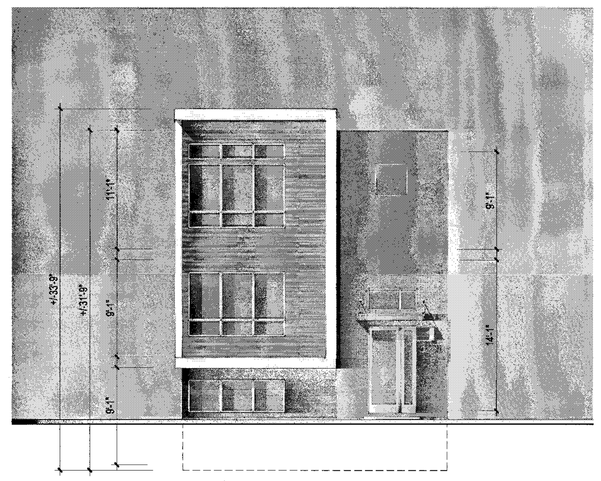

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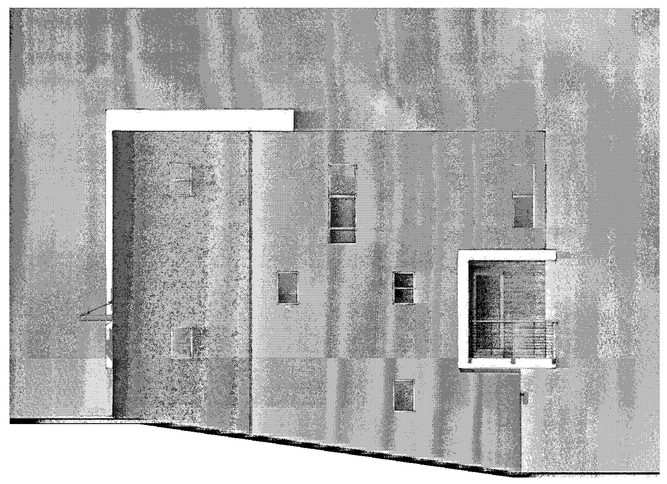

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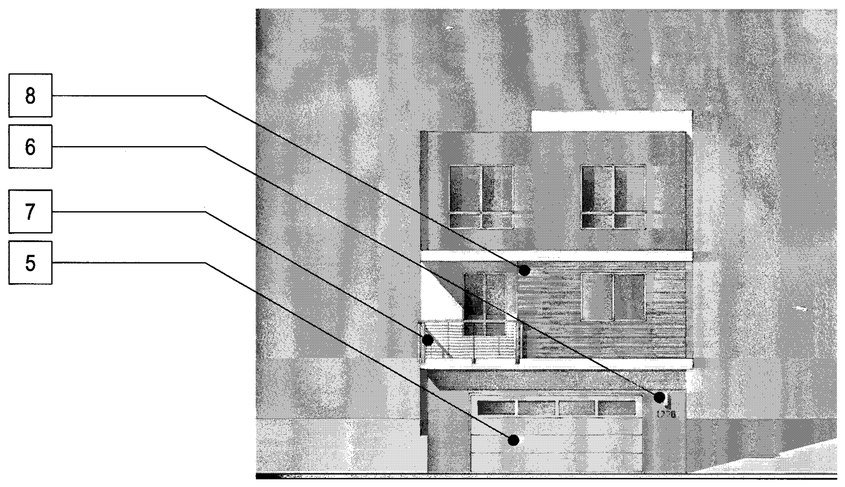

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1

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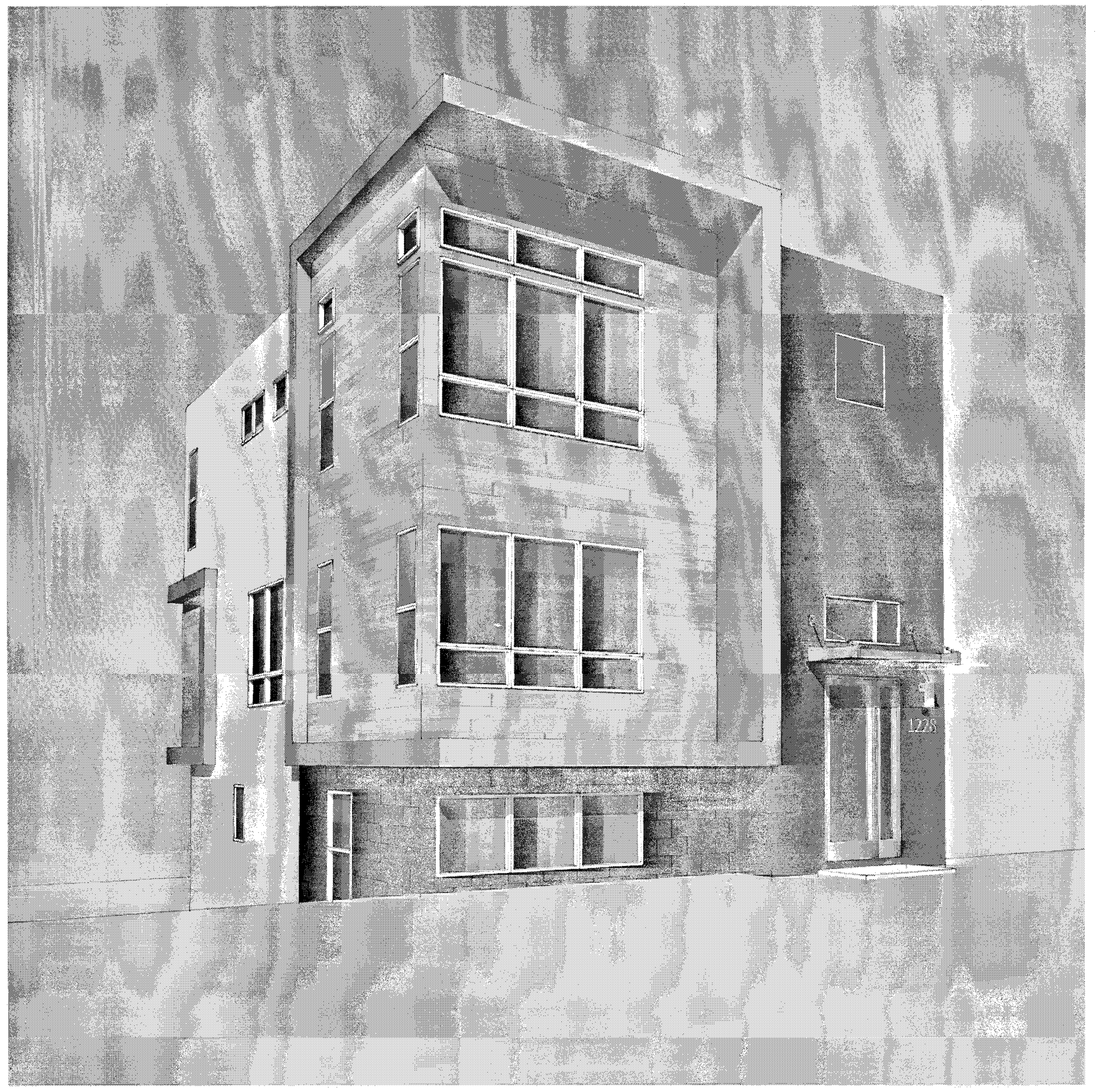
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8- 8.2 PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 8.2



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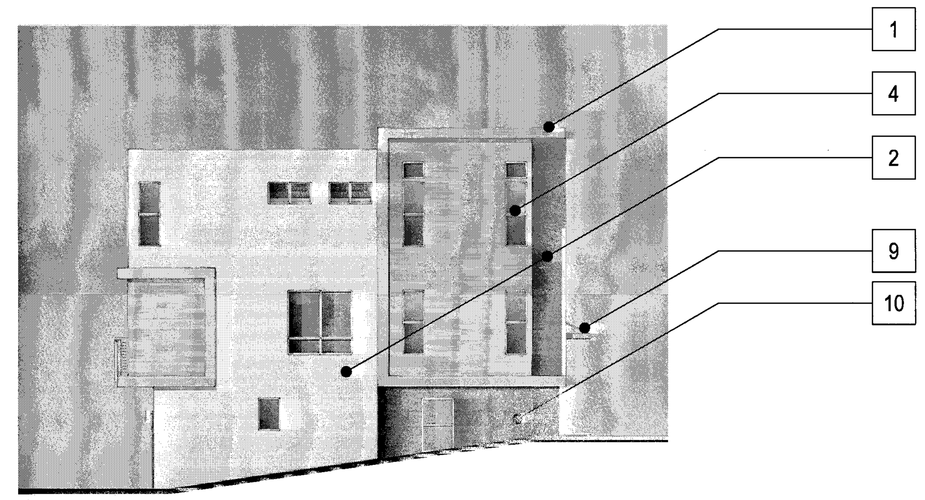

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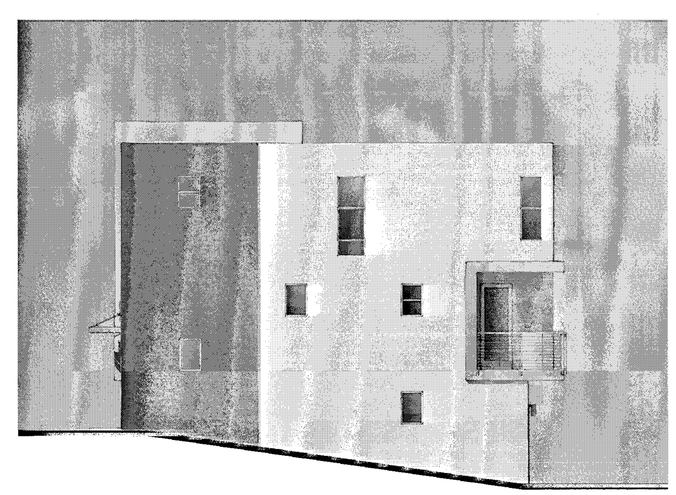

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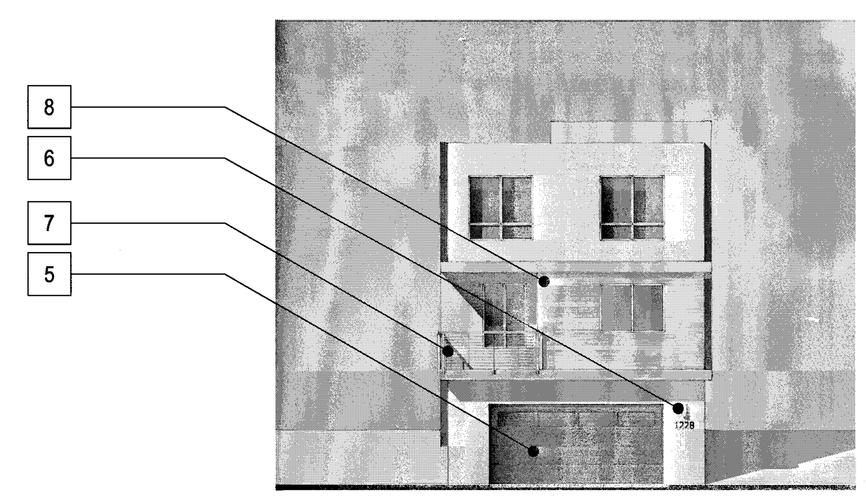

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 2

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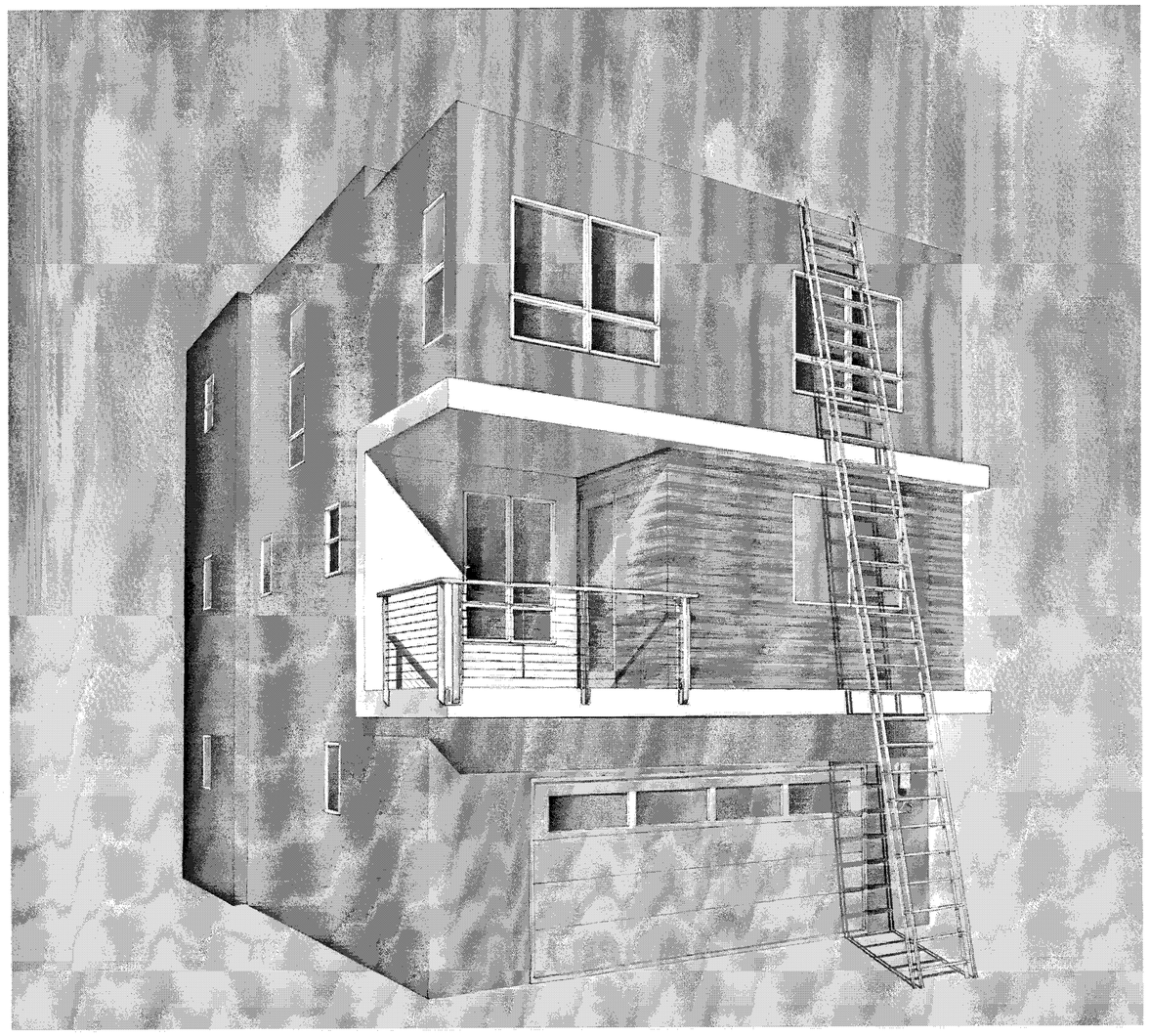
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

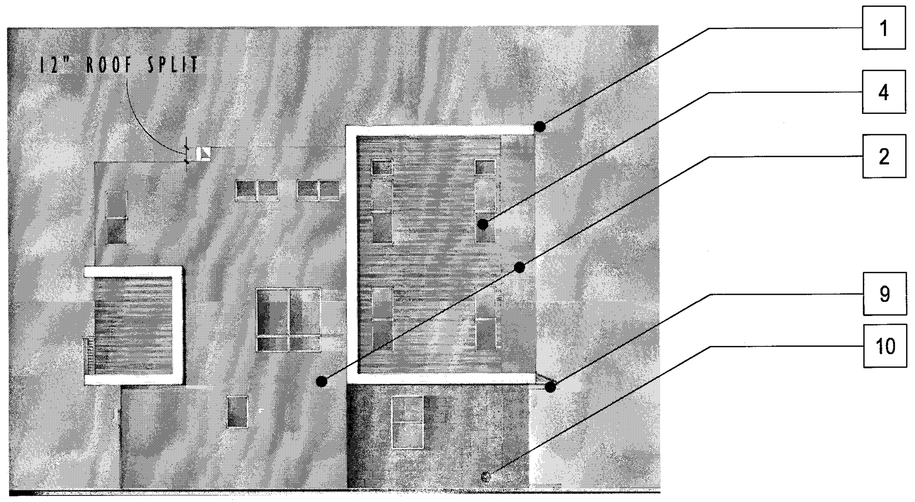
NO	DATE	DESCRIPTION
4		
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8- 8.3 PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 2.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 8.3



BACK PERSPECTIVE



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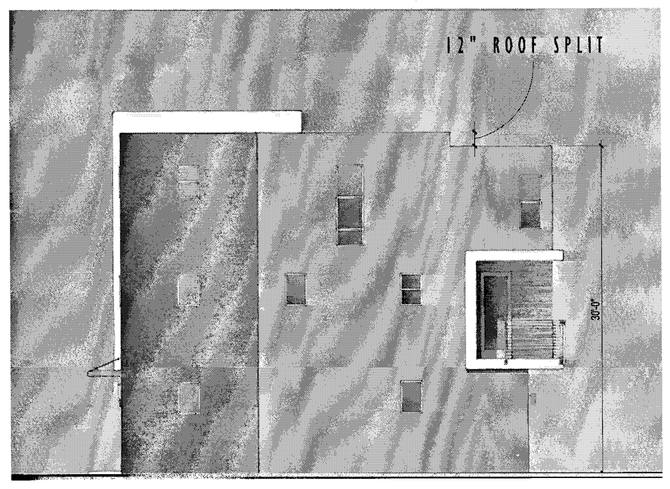

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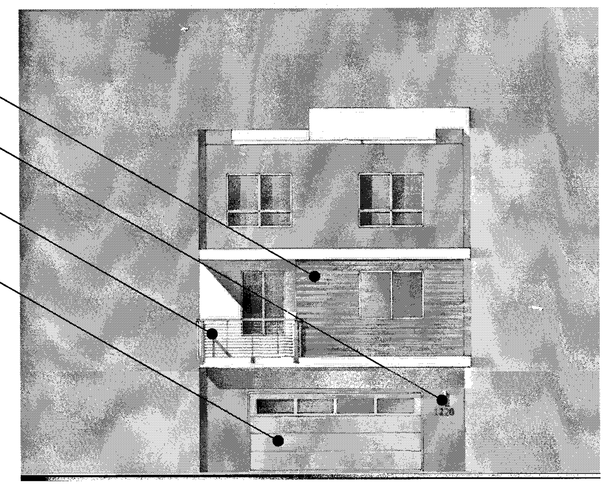

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

PLAN 2 CONTEMPORARY A - GL FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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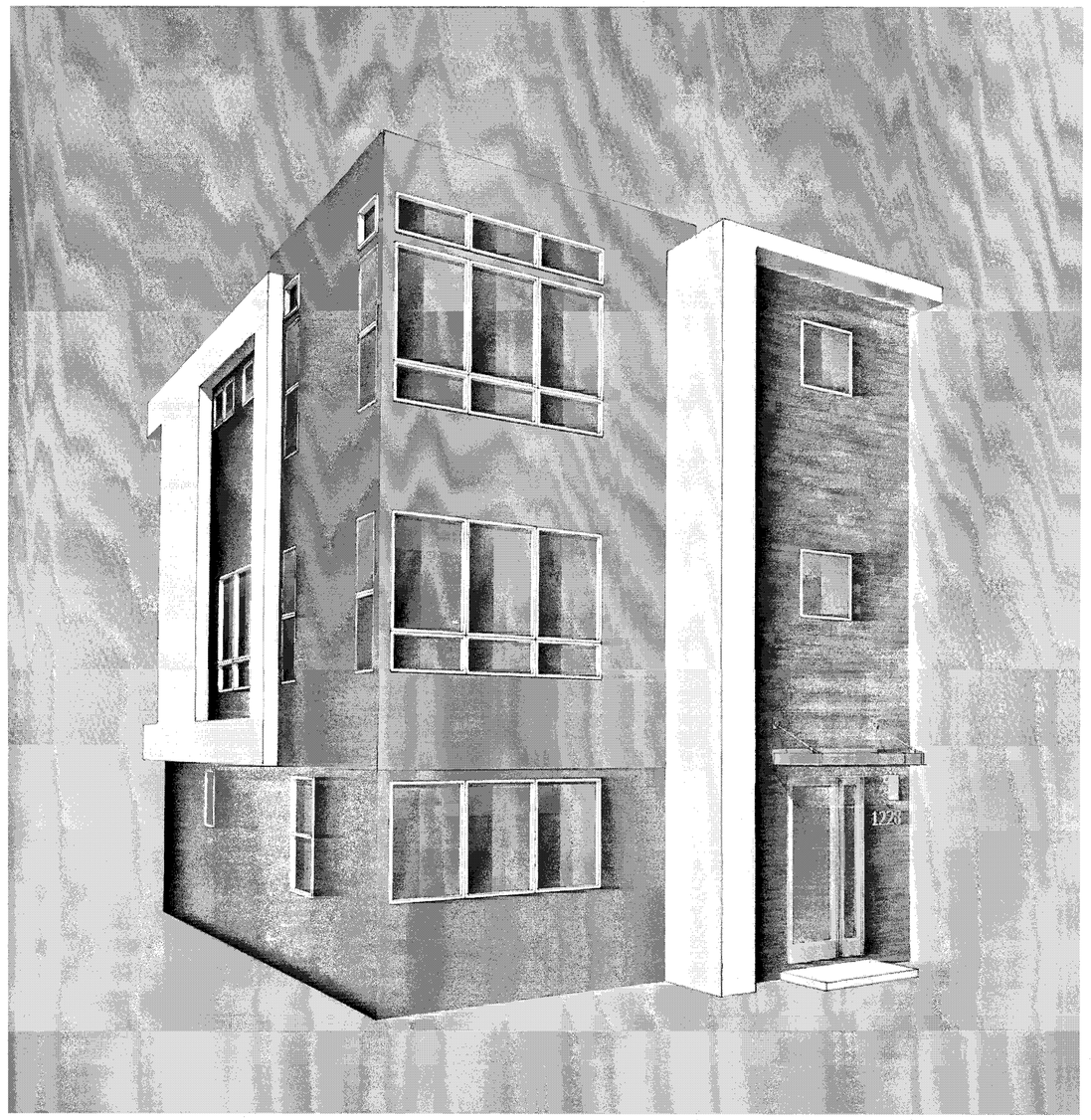
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 2 CONTEMPORARY A - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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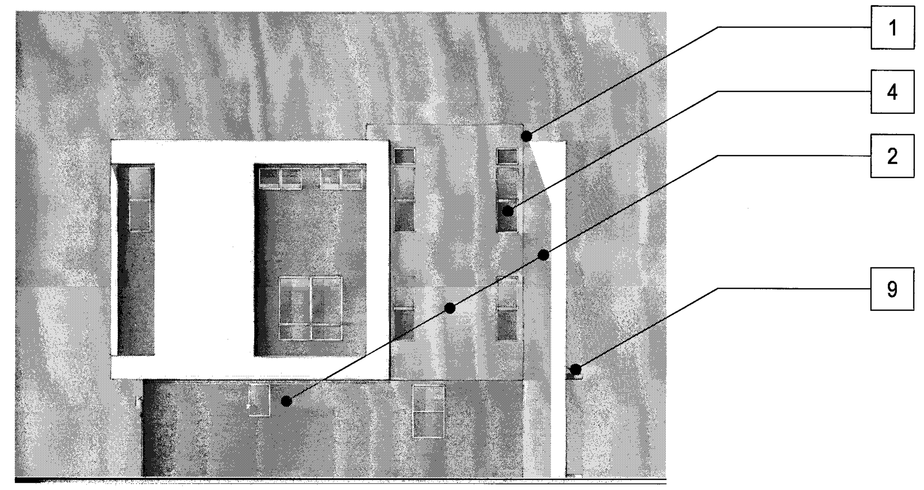

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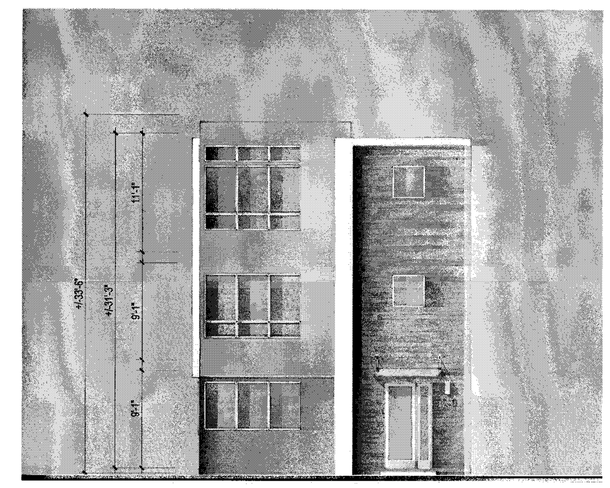

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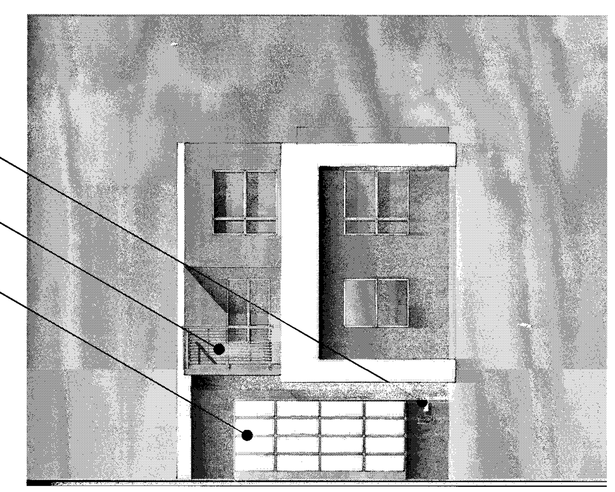

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 1

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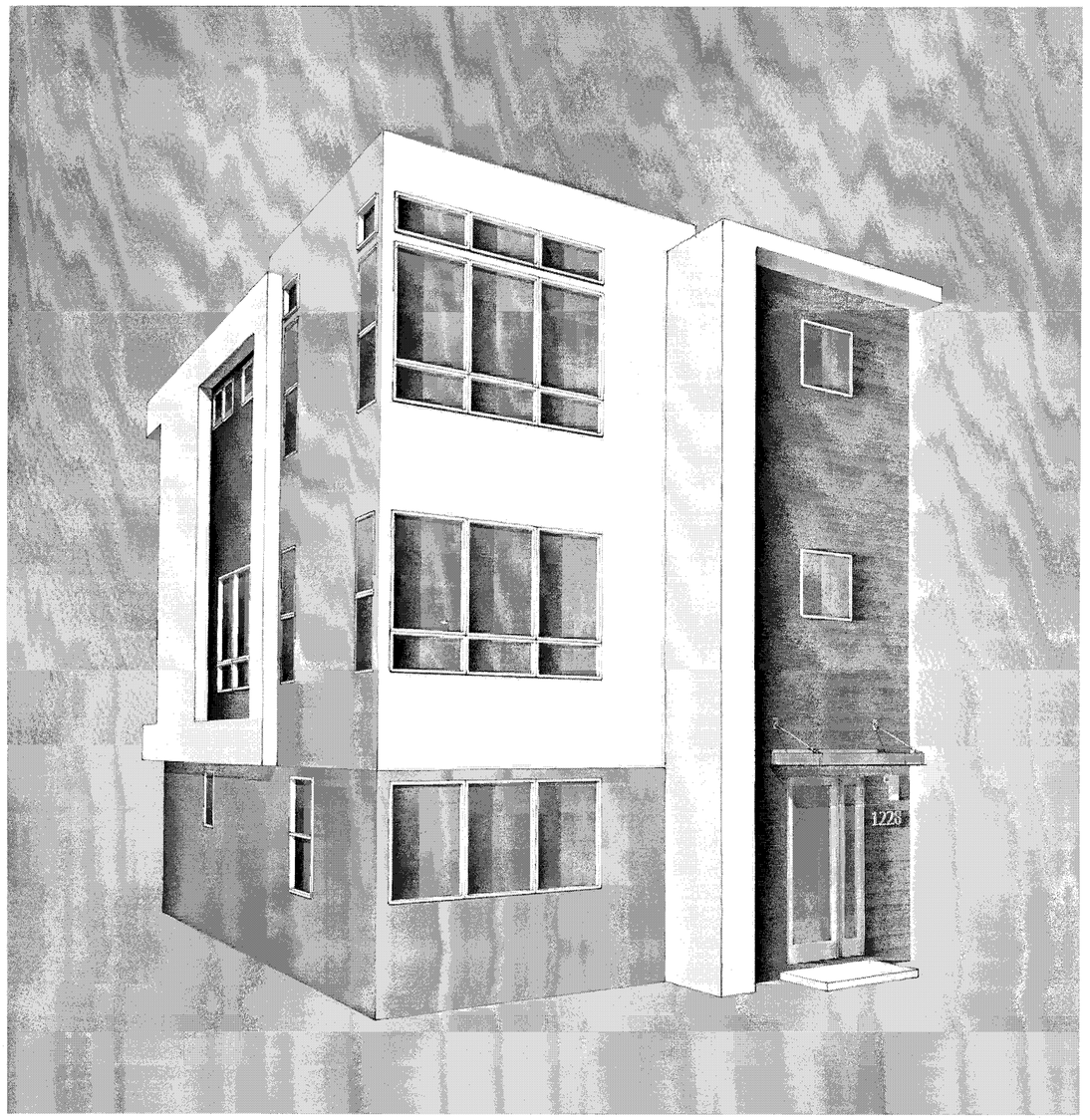
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

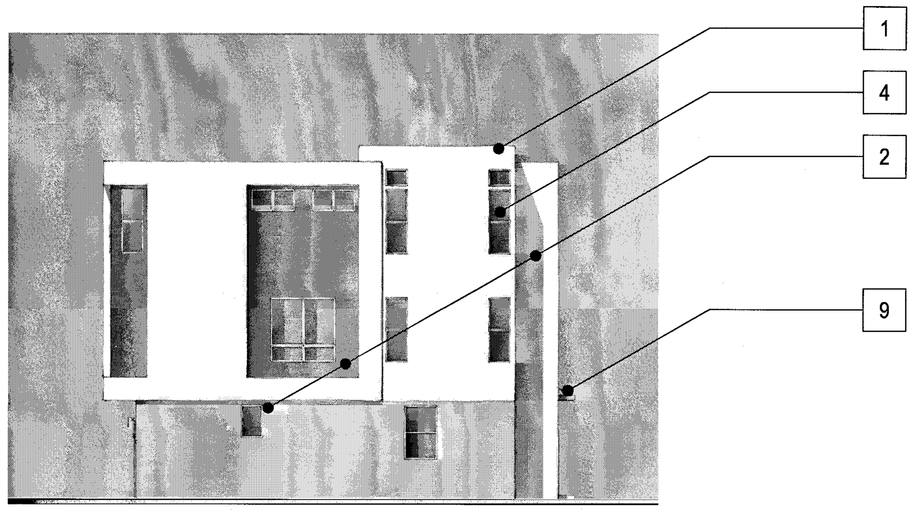
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-9 PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



PERSPECTIVE



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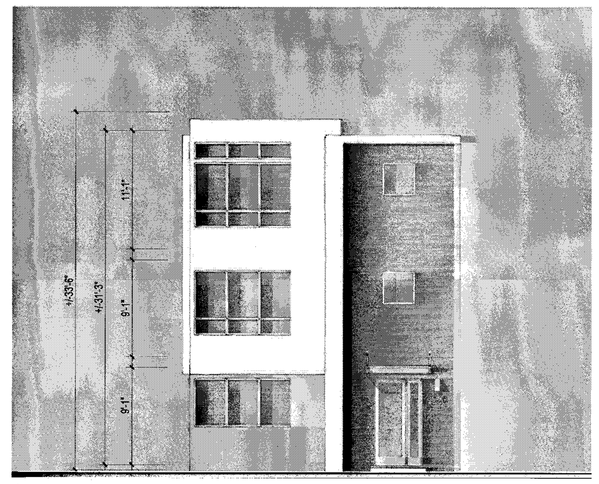

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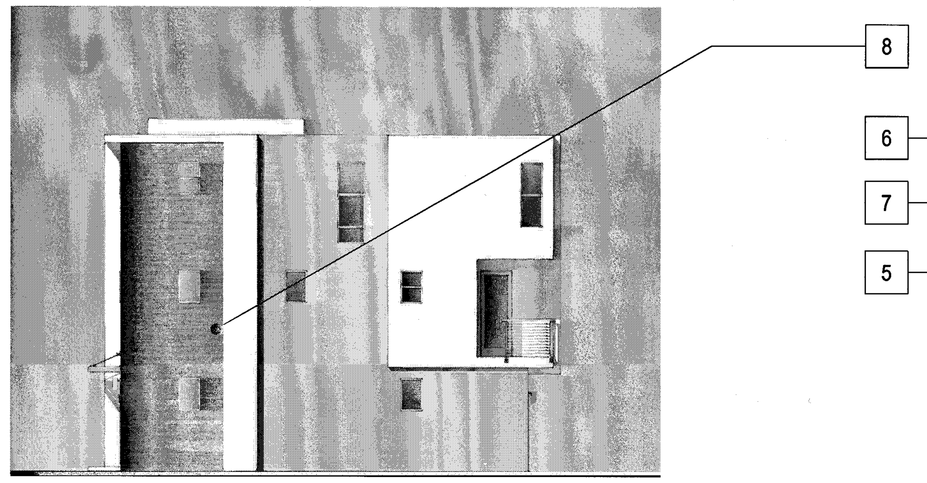

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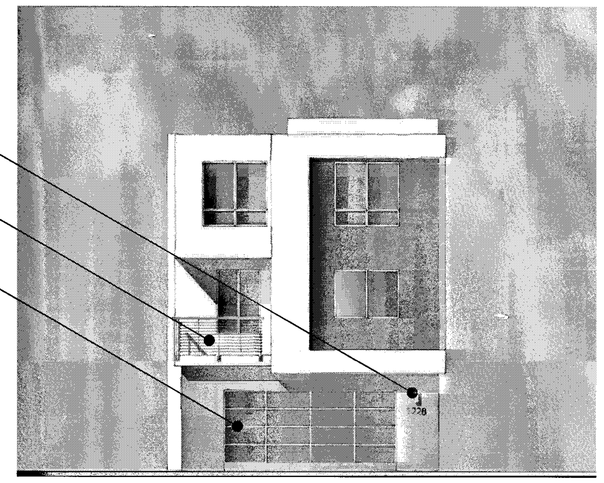

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 2

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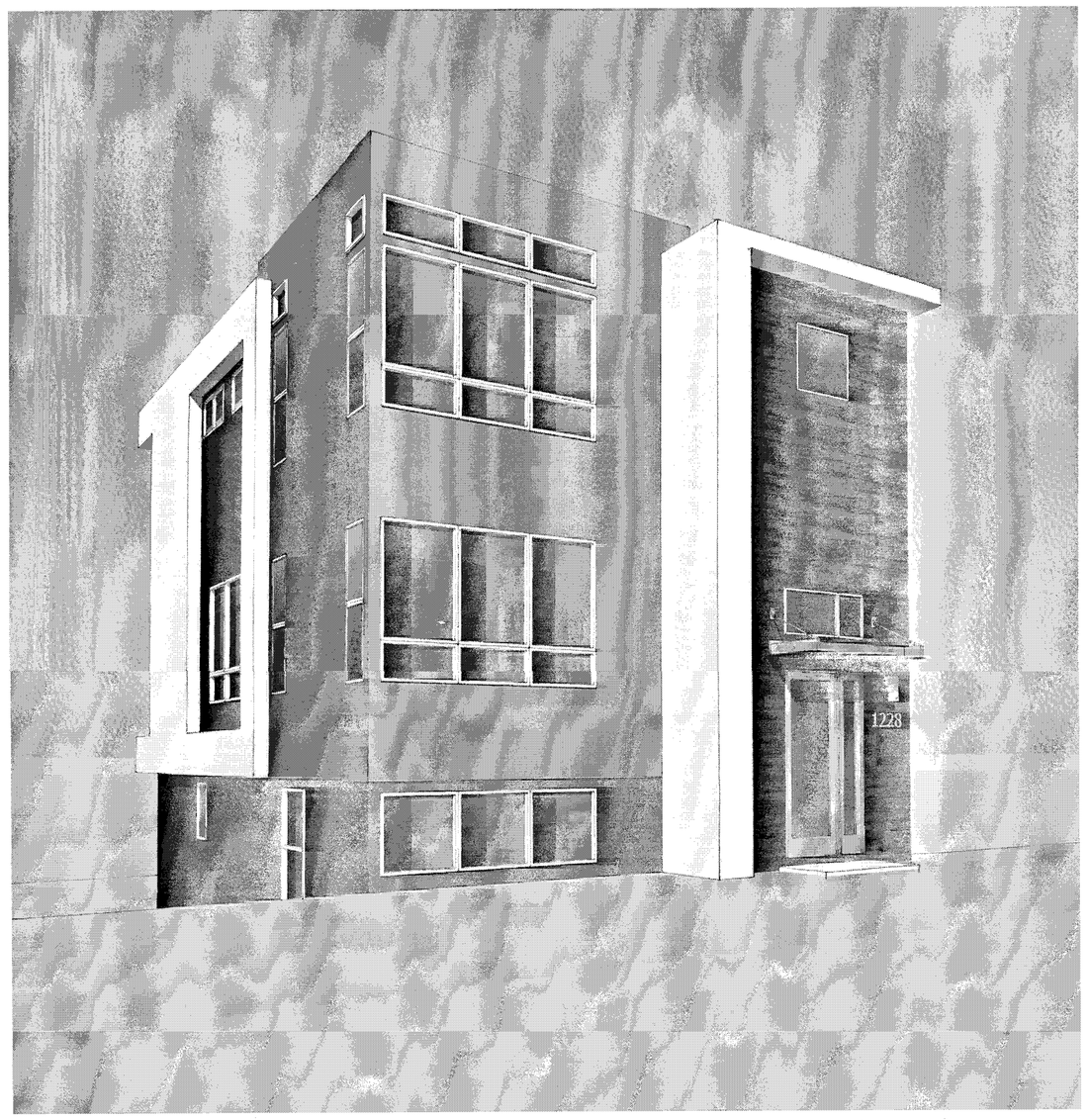
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-9.1 PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-9.1



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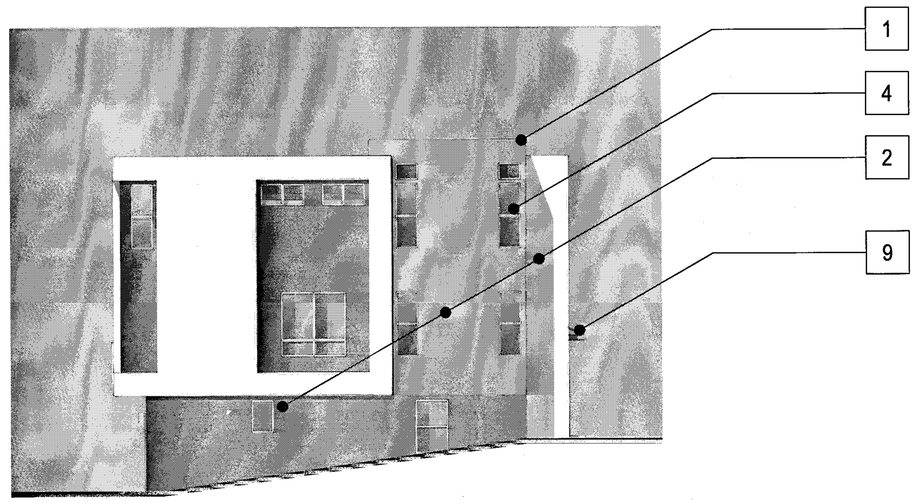

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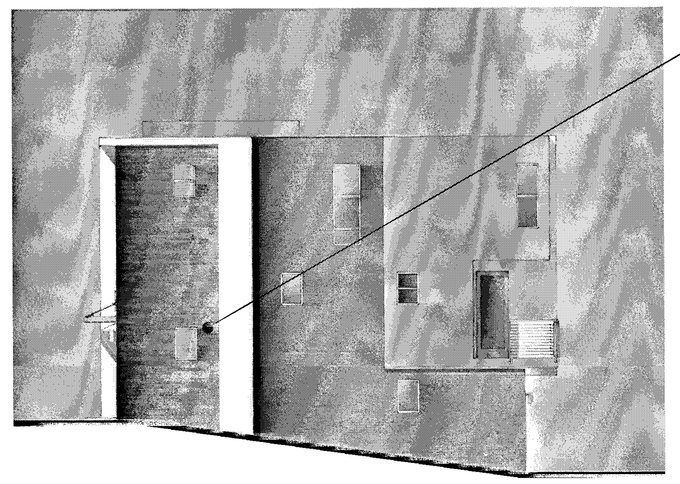

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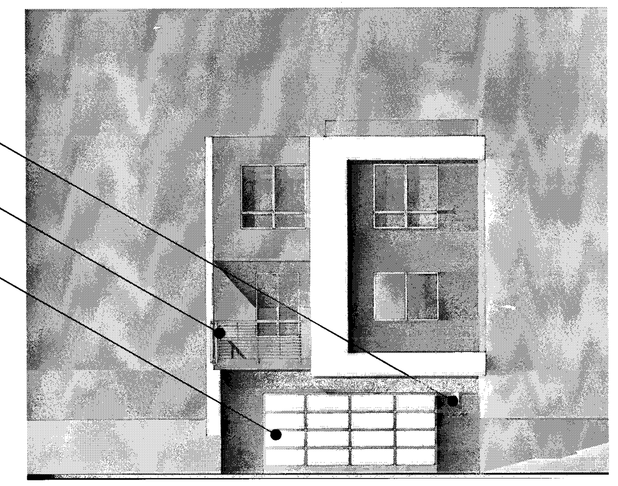

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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By:
Date:

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PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1

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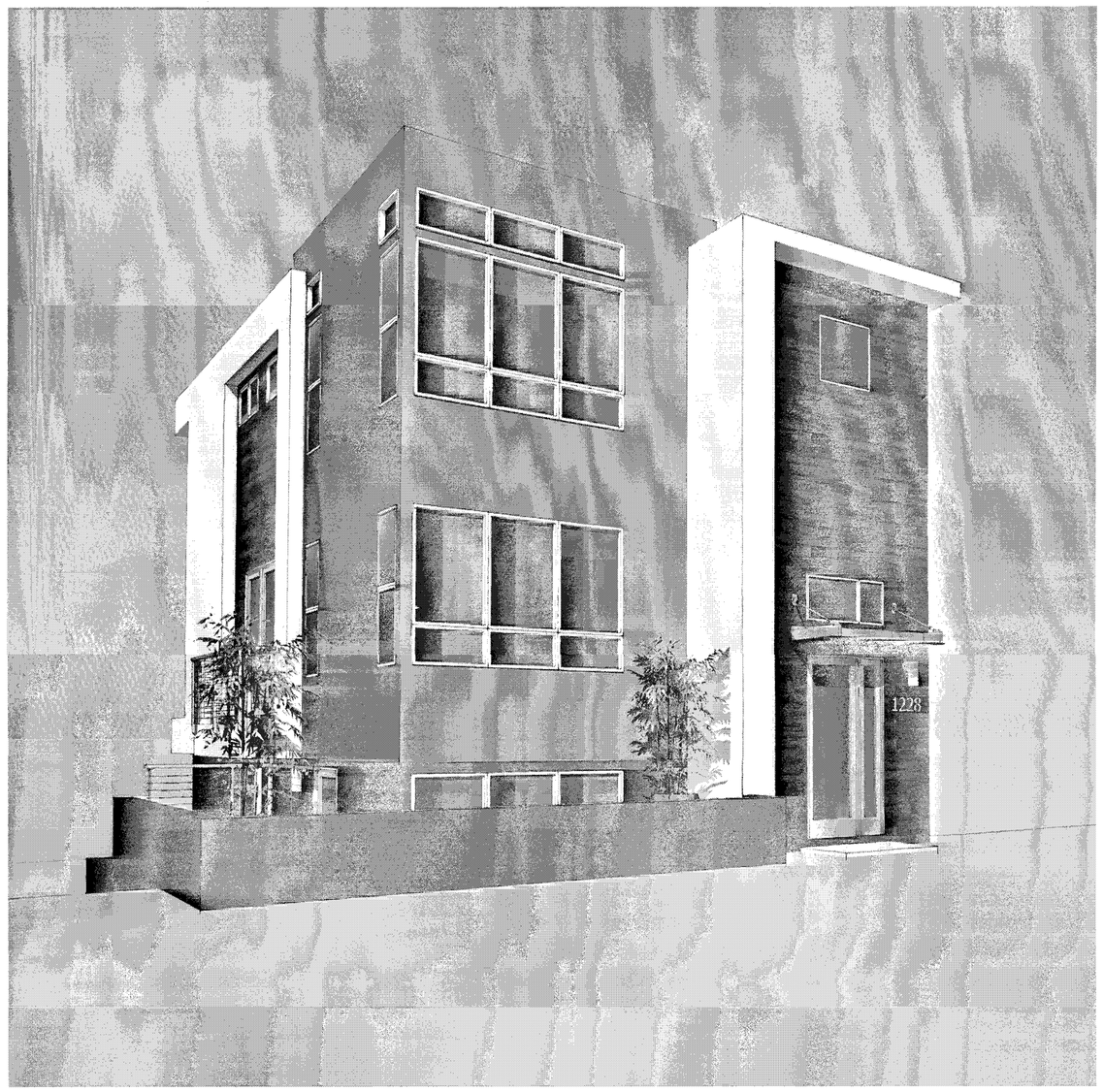
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FORDESIGN FILE:	8-9.2 PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-9.2



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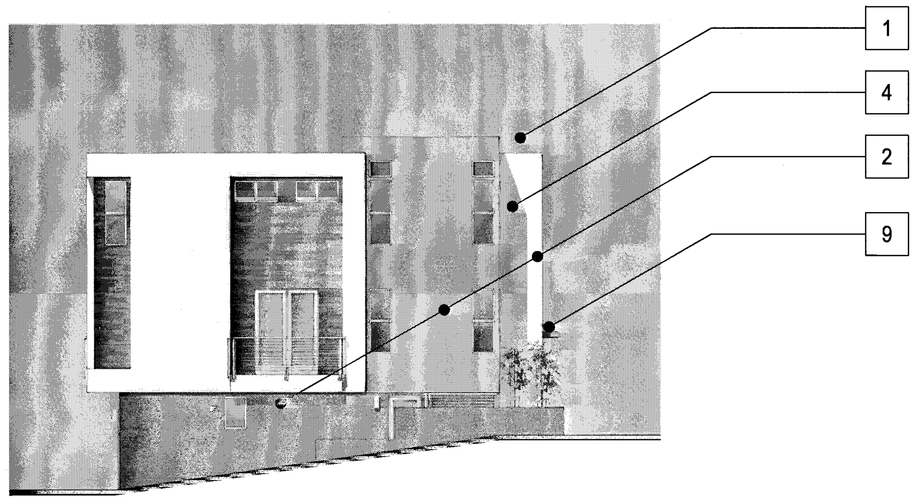

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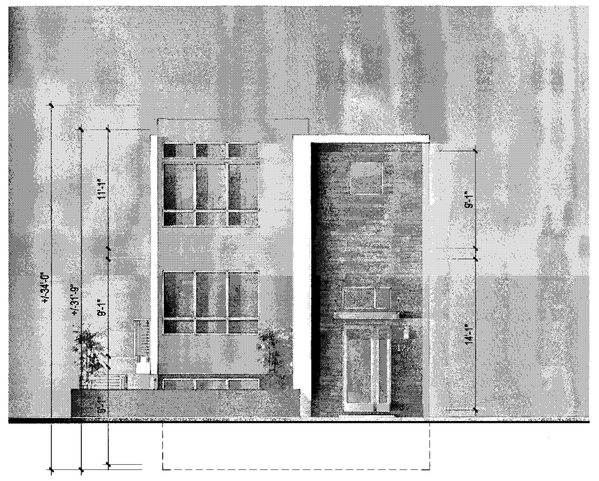

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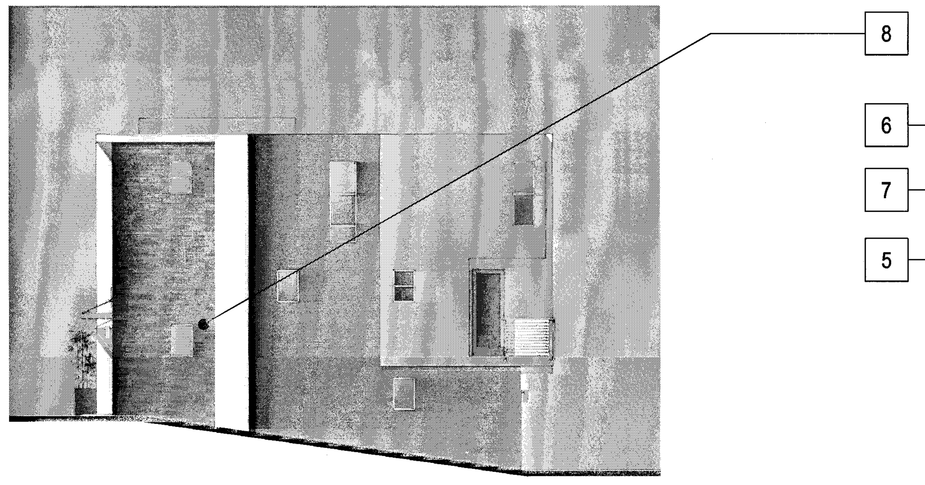

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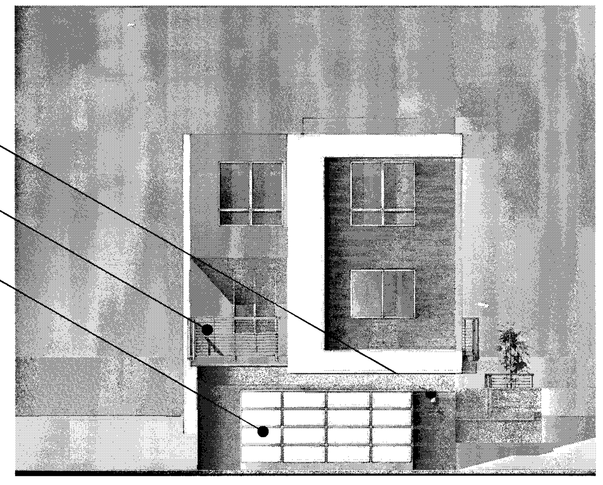

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1 - ALT

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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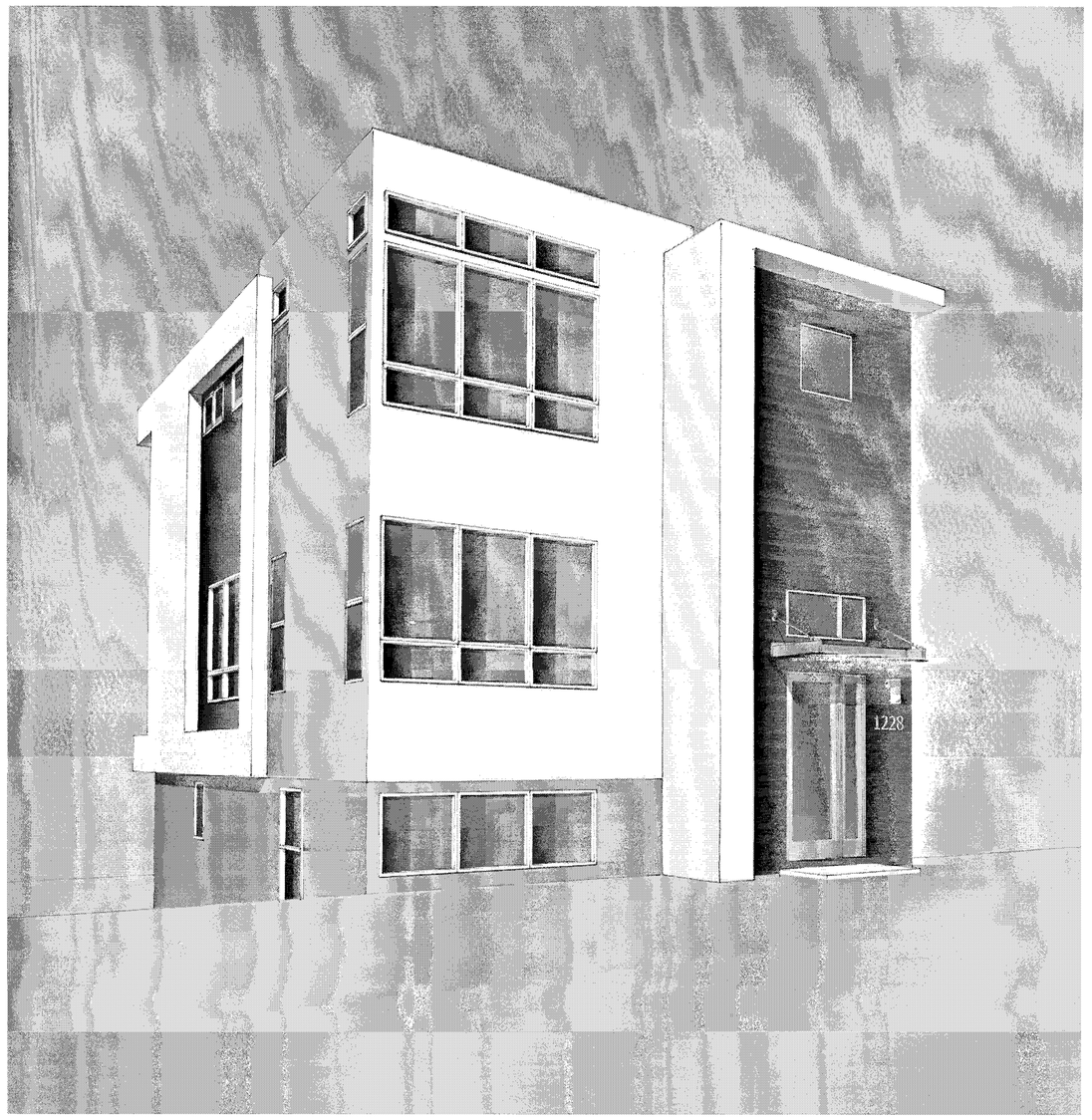
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 9.2.1



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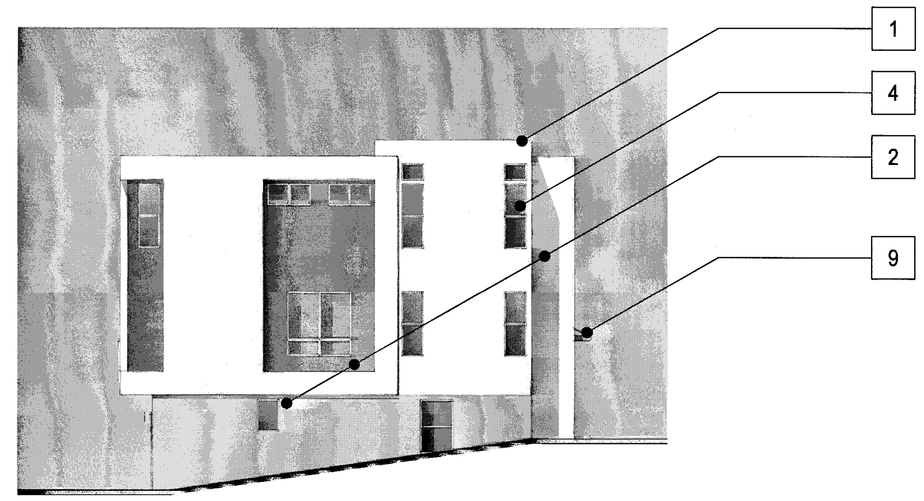

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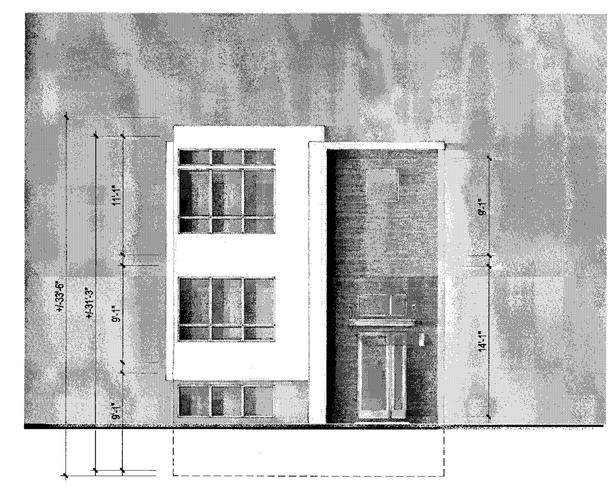

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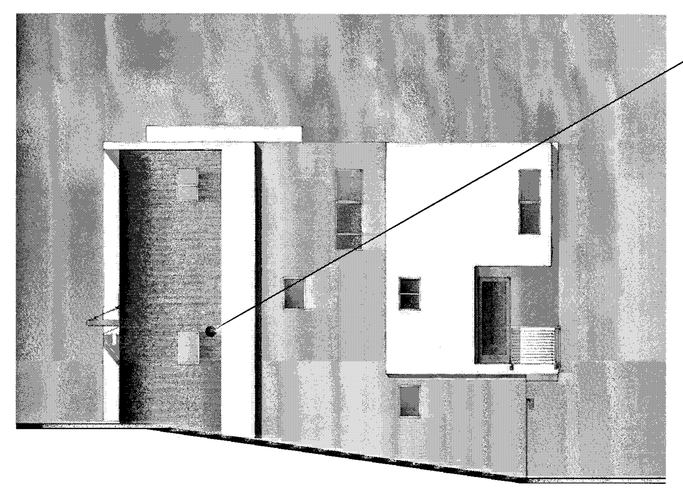

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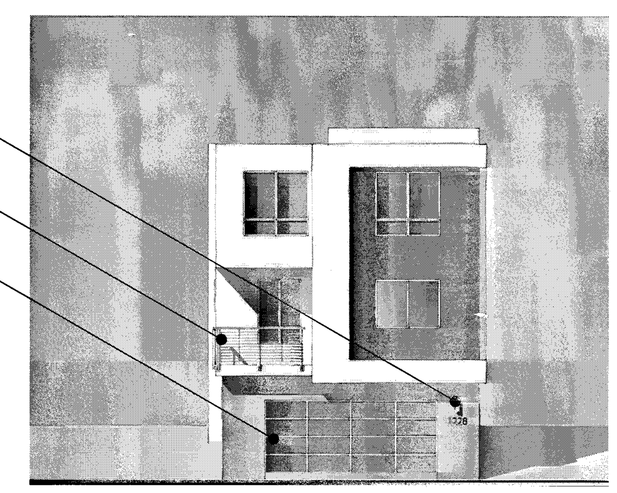

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 2

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DRAWING NAME:	8- 9.3 PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 2.DWG
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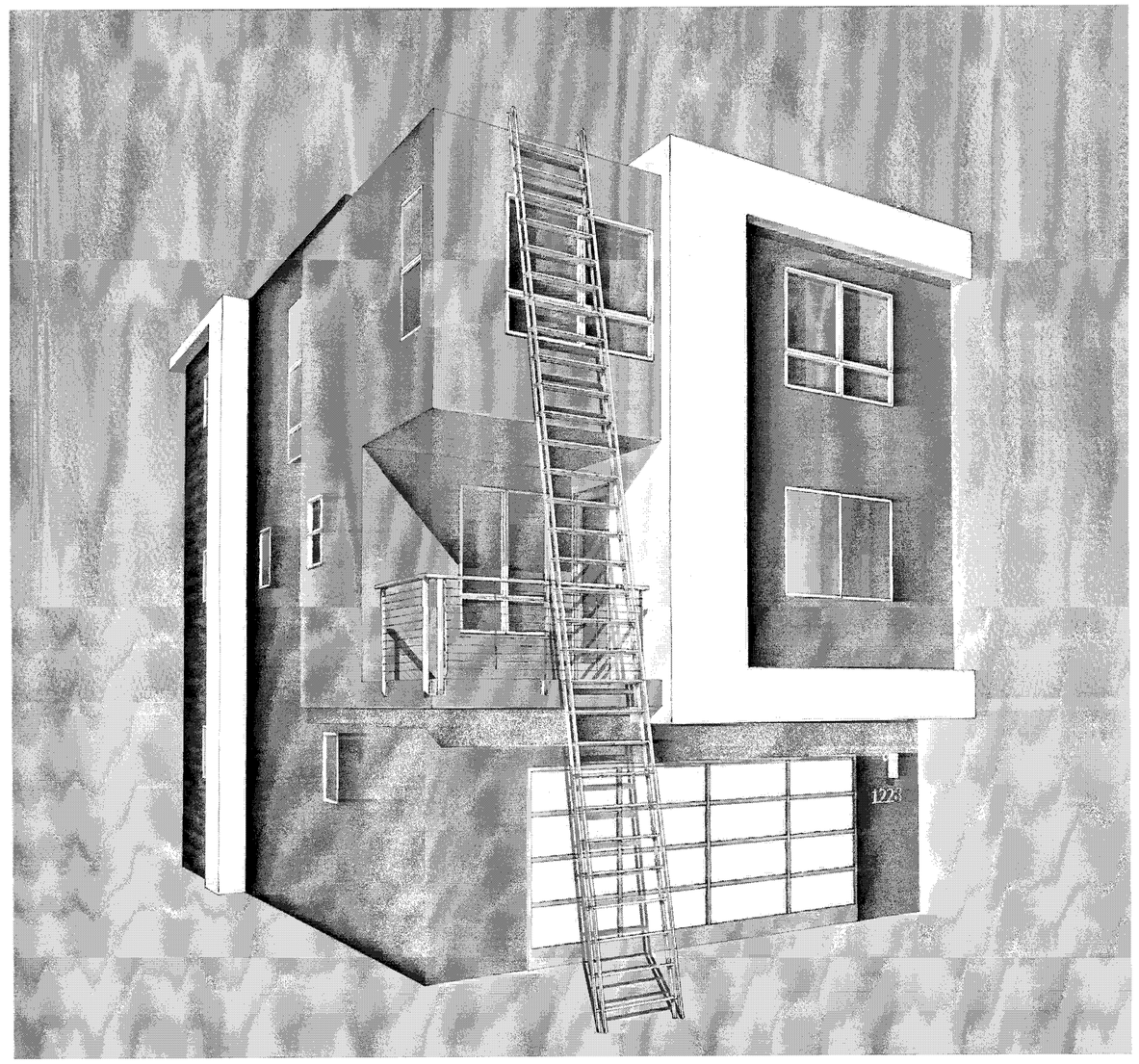
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 9.3



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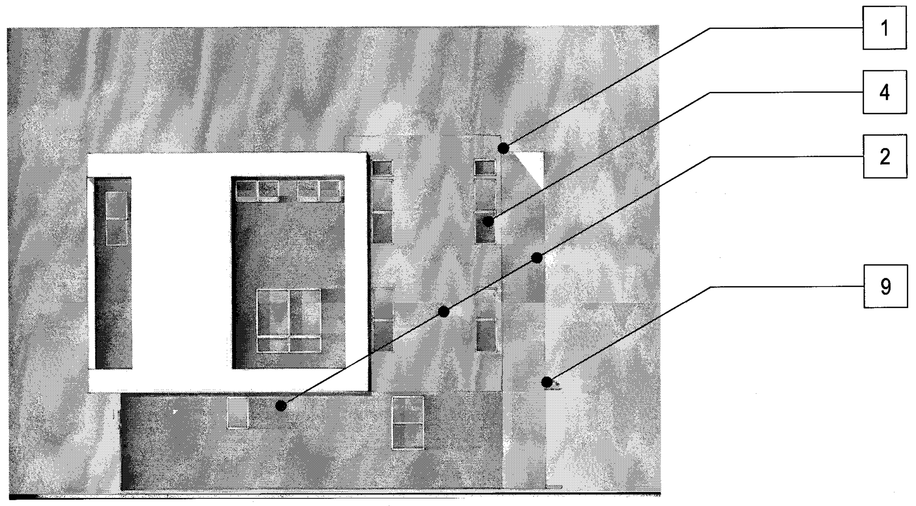
LEFT - ENHANCED



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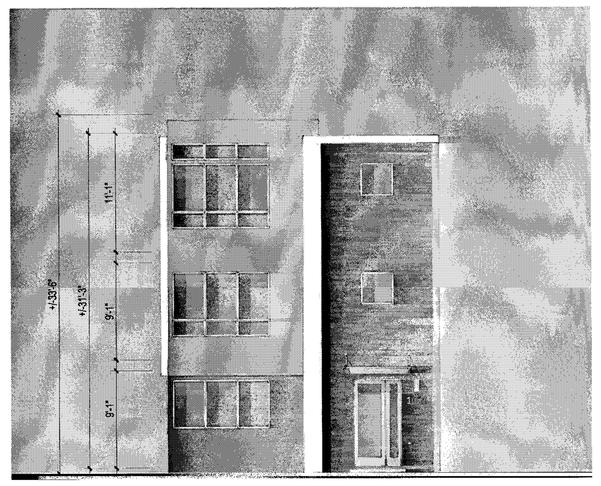

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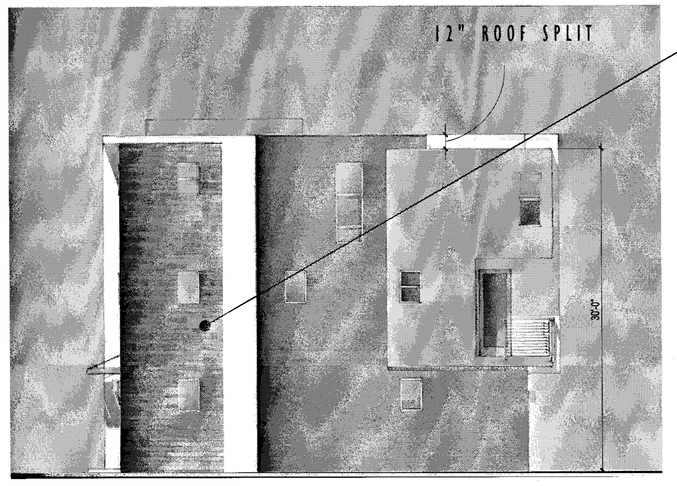

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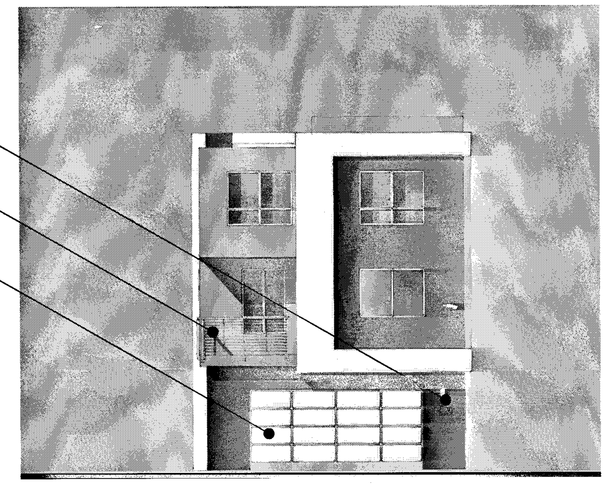

BACK

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Date:

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MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

PLAN 2 CONTEMPORARY B - GL FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 2 CONTEMPORARY B - GL FIRE ACCESS.DWG
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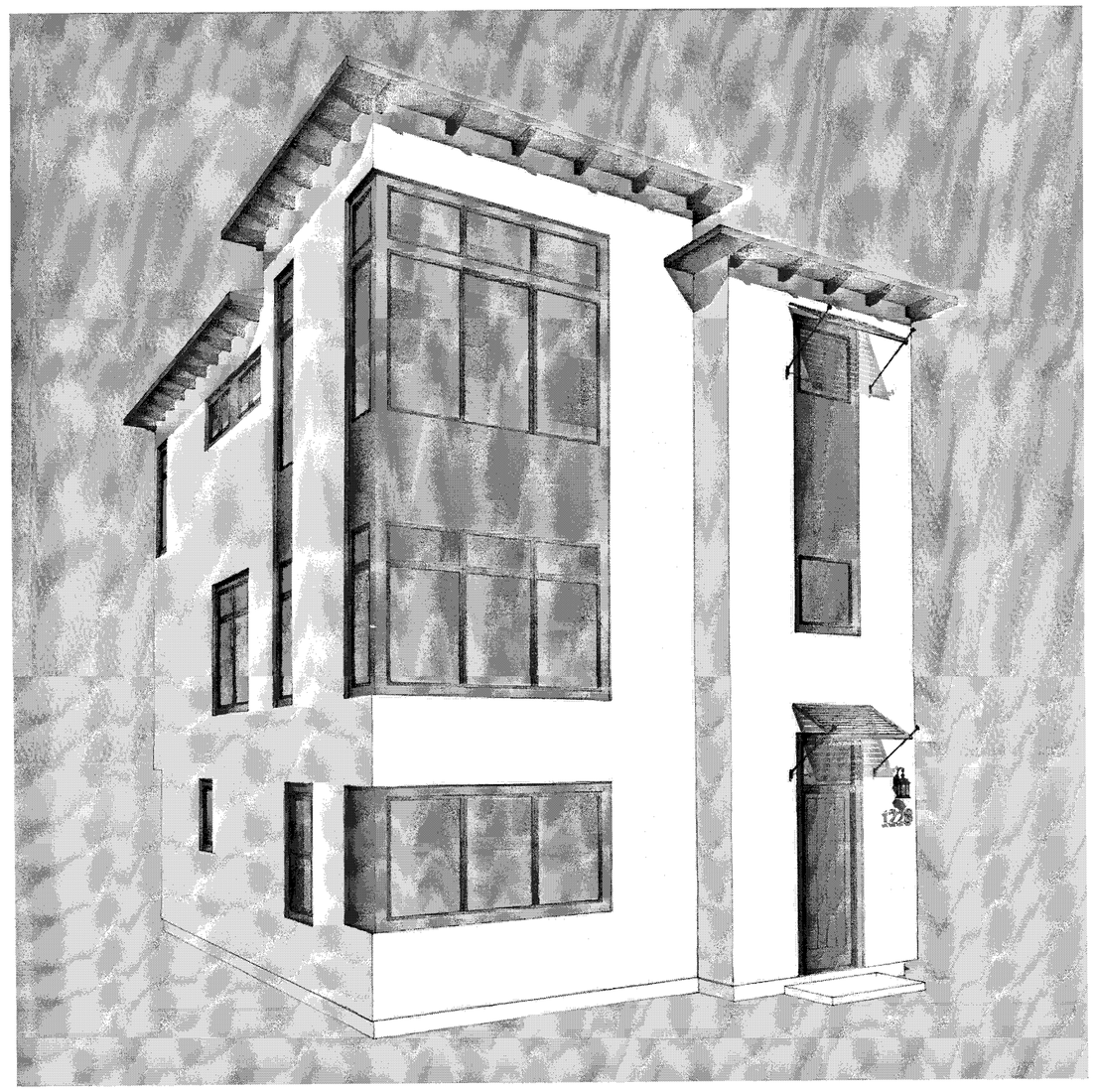
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-9.4



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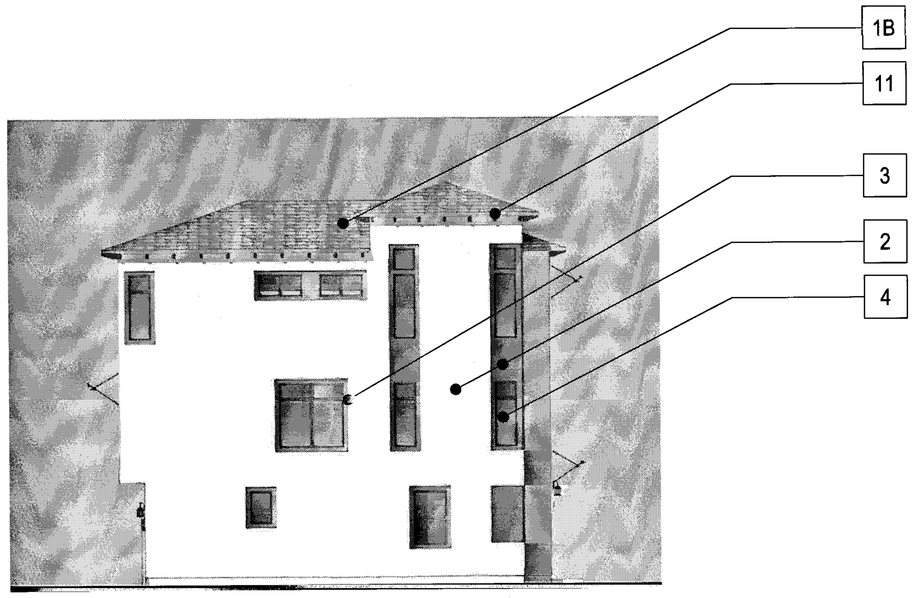

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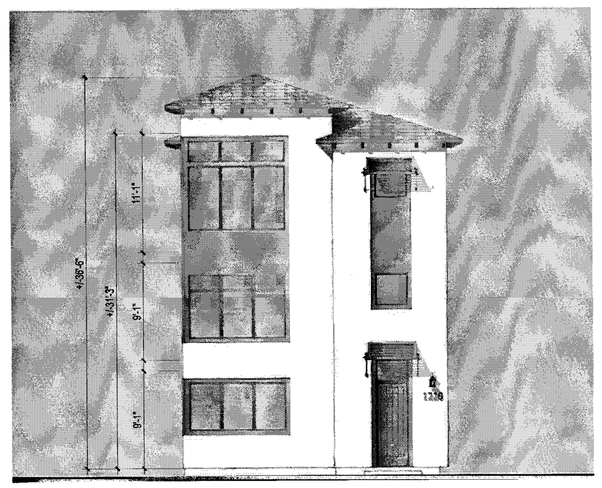

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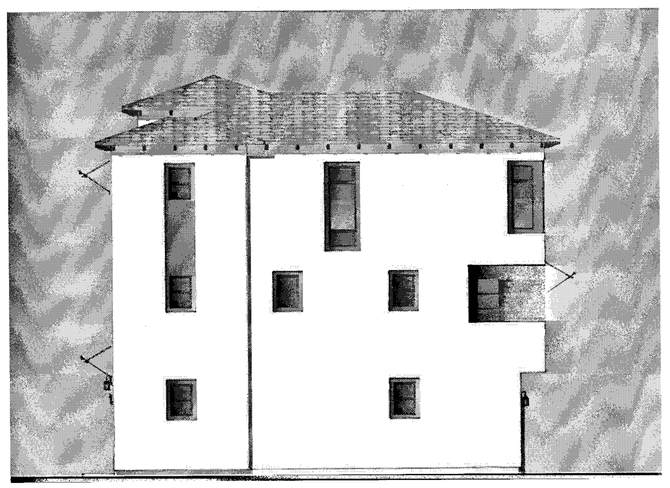

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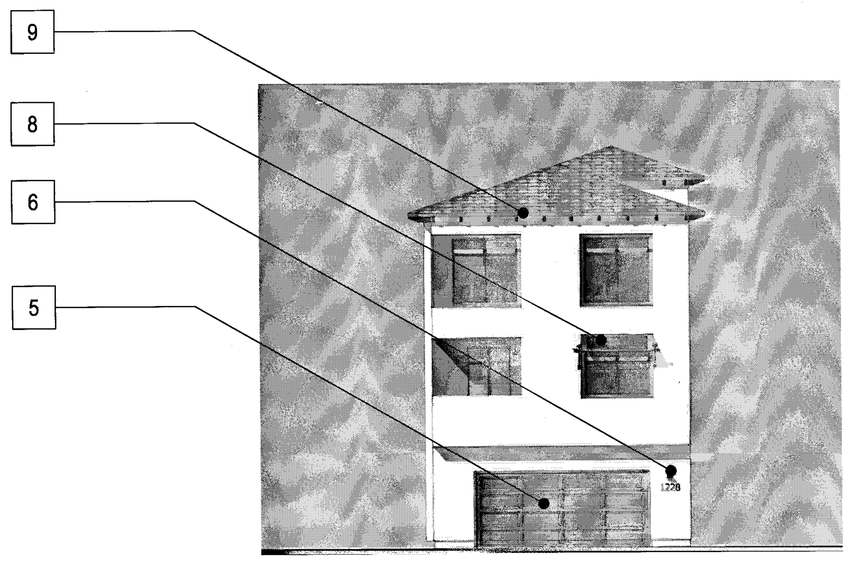

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

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By:
Date:

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PLAN 2 TRANSITIONAL - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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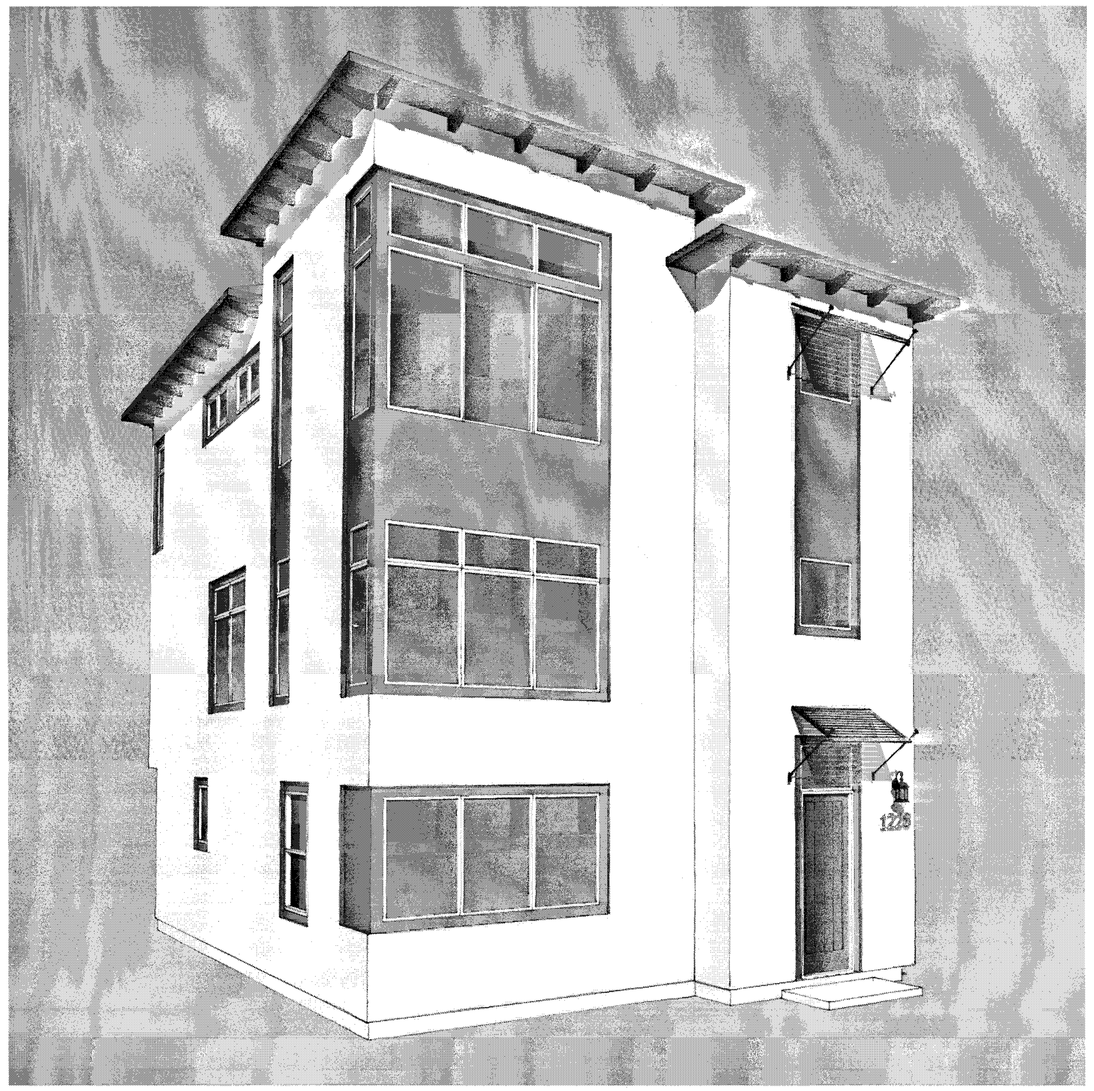
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD FILE:	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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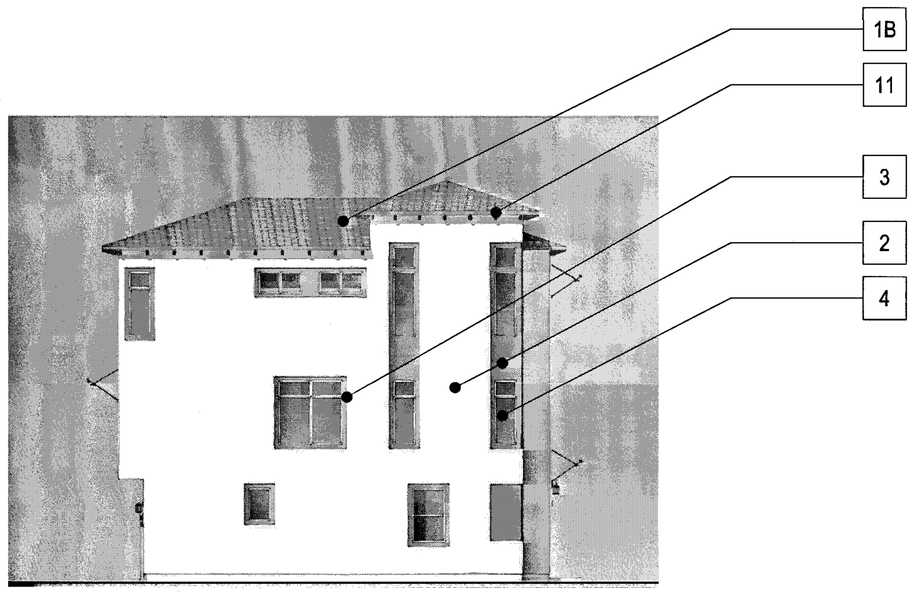

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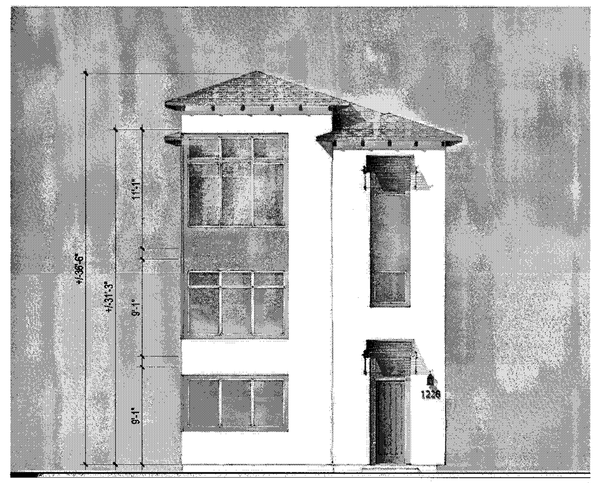

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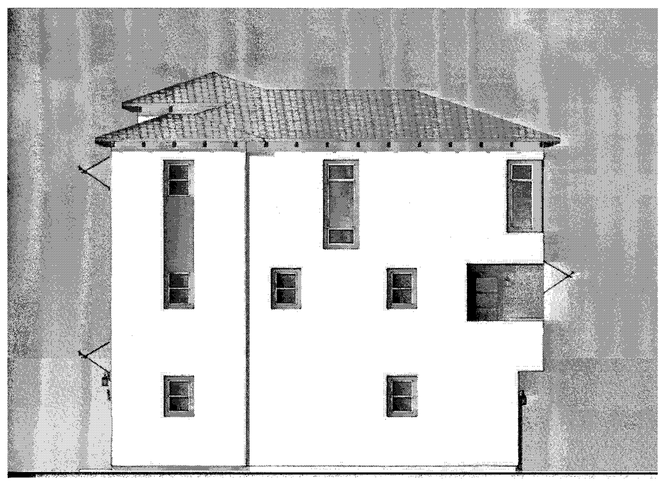

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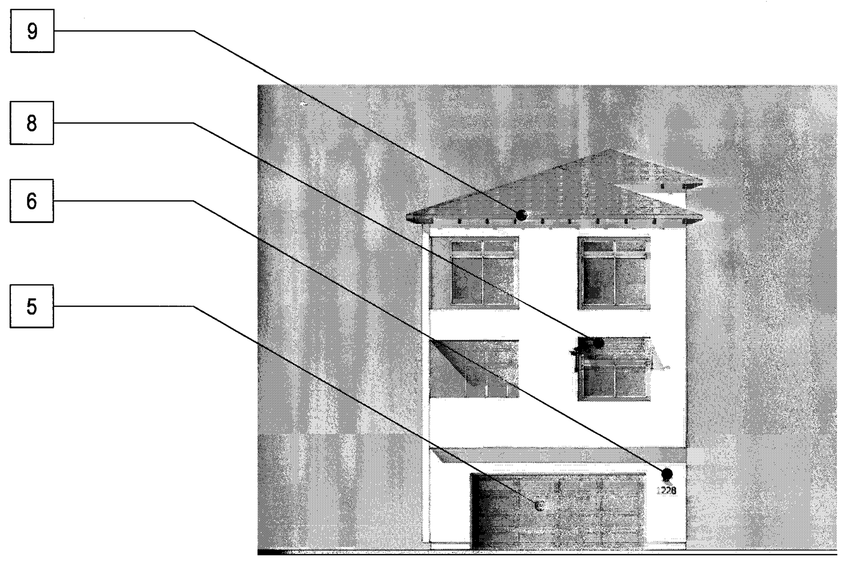

BACK

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City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-10.1 PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2.DWG
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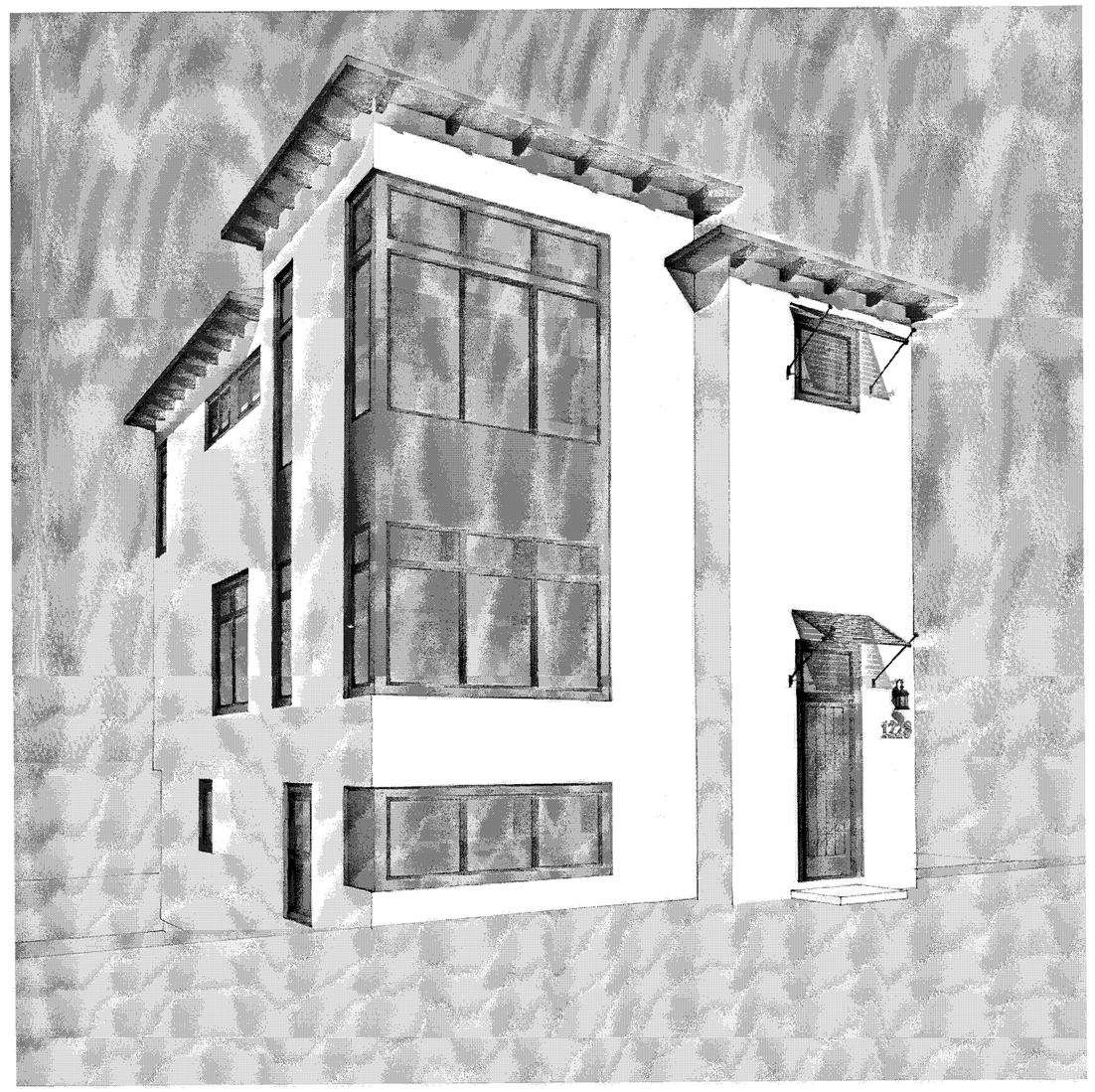
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-10.1



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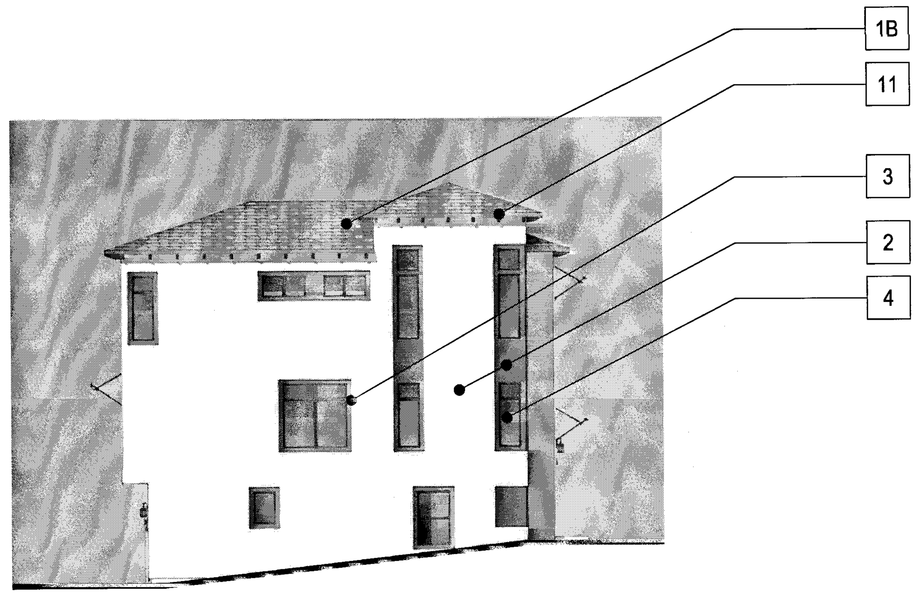

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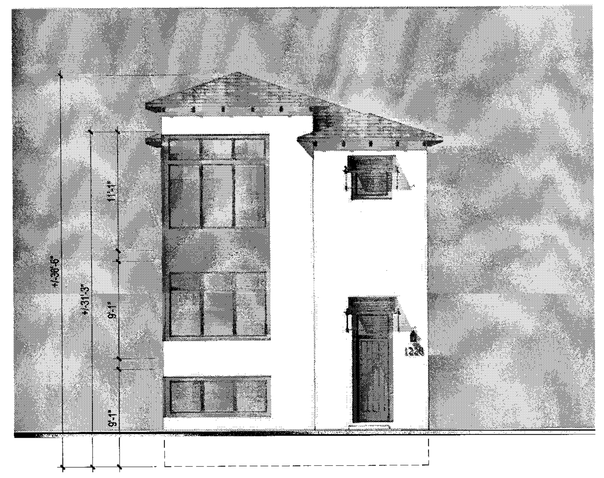

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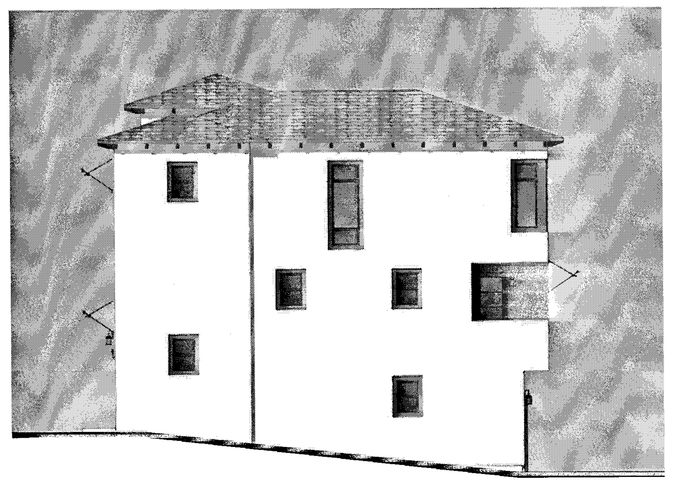

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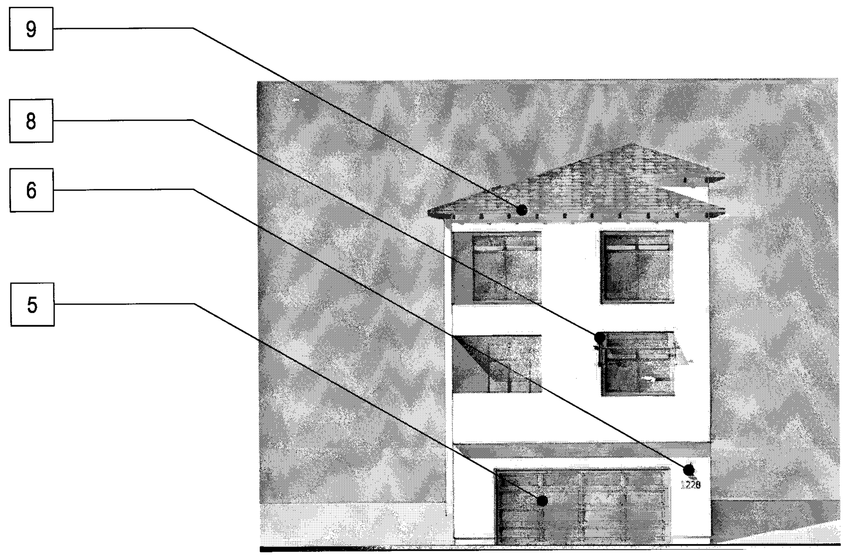

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

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City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 2 TRANSITIONAL - ML - COLOR OPTION 1

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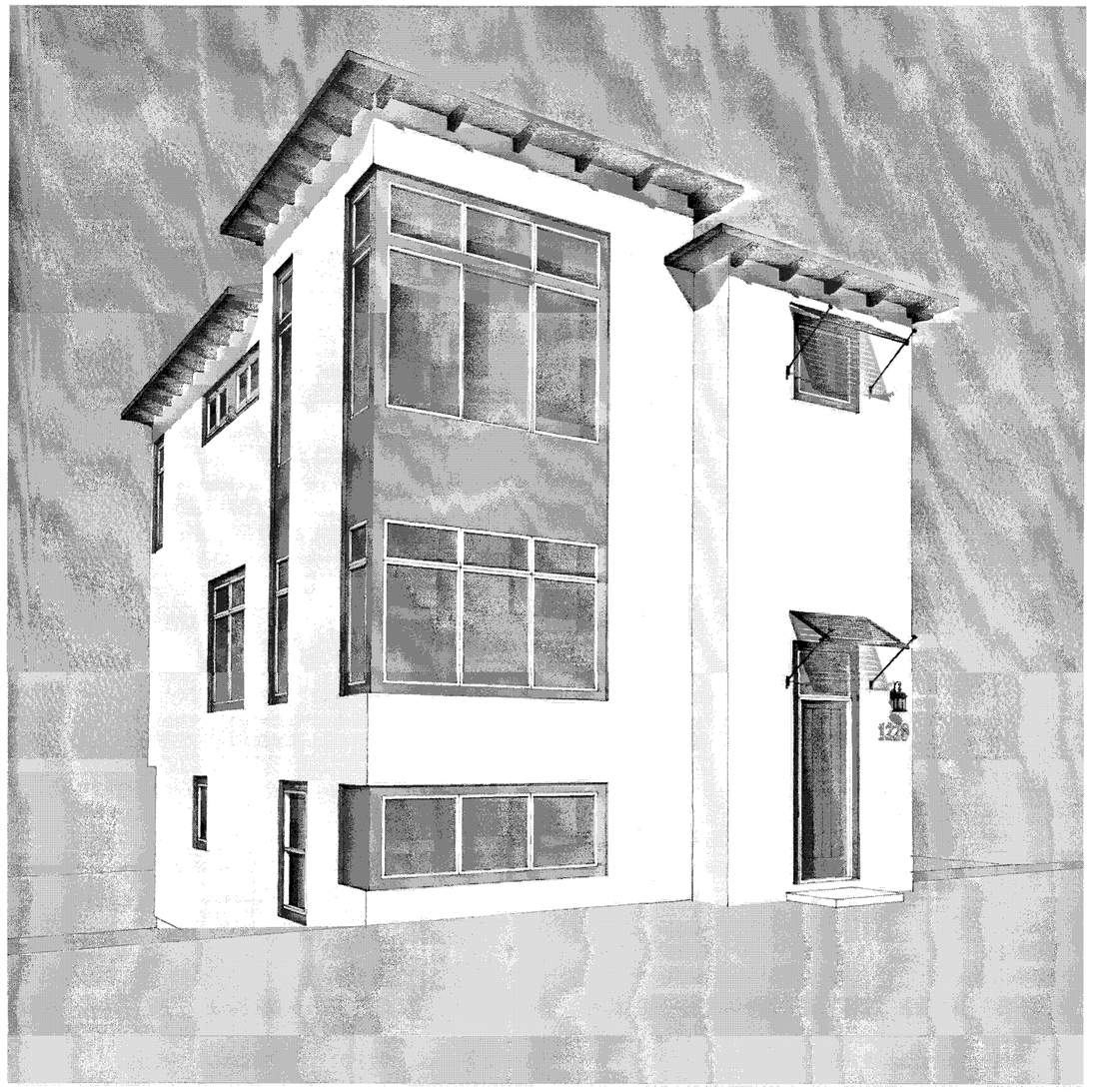
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD: DWG/PLAN	8-PLAN 2 TRANSITIONAL - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 10.2



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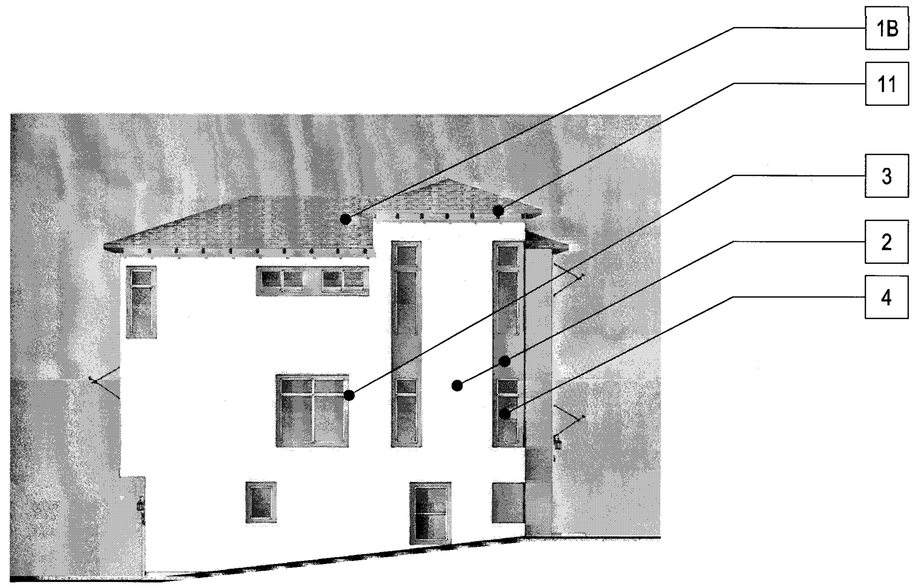

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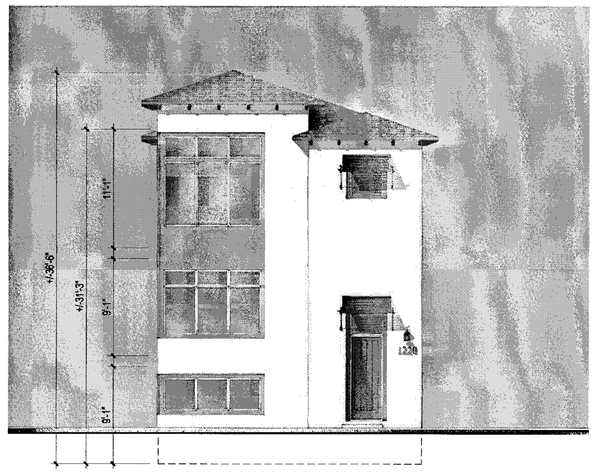

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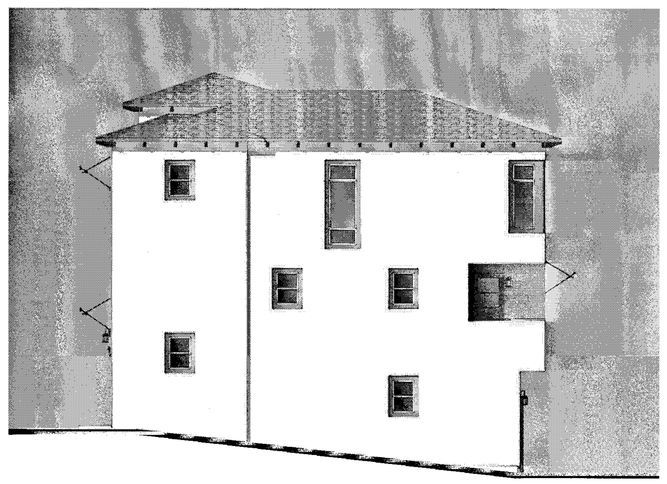

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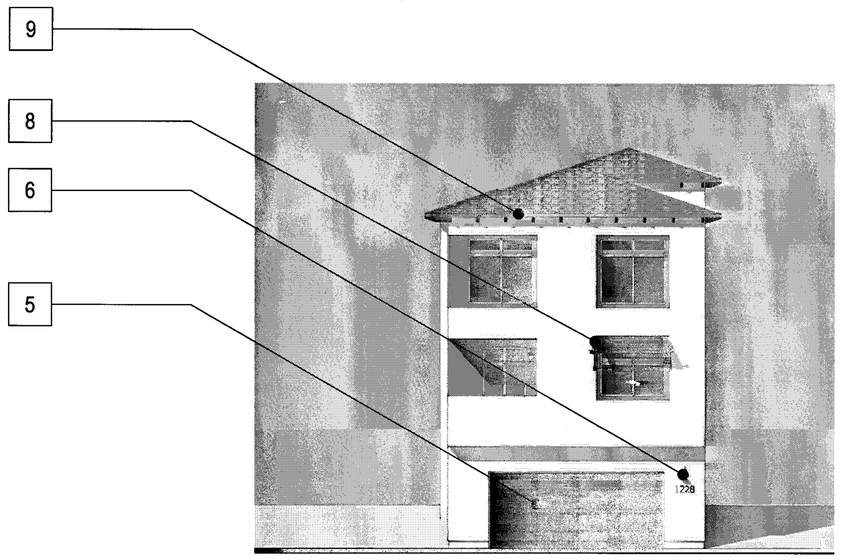

BACK

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City of San Jose
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By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

PLAN 2 TRANSITIONAL - ML - COLOR OPTION 2

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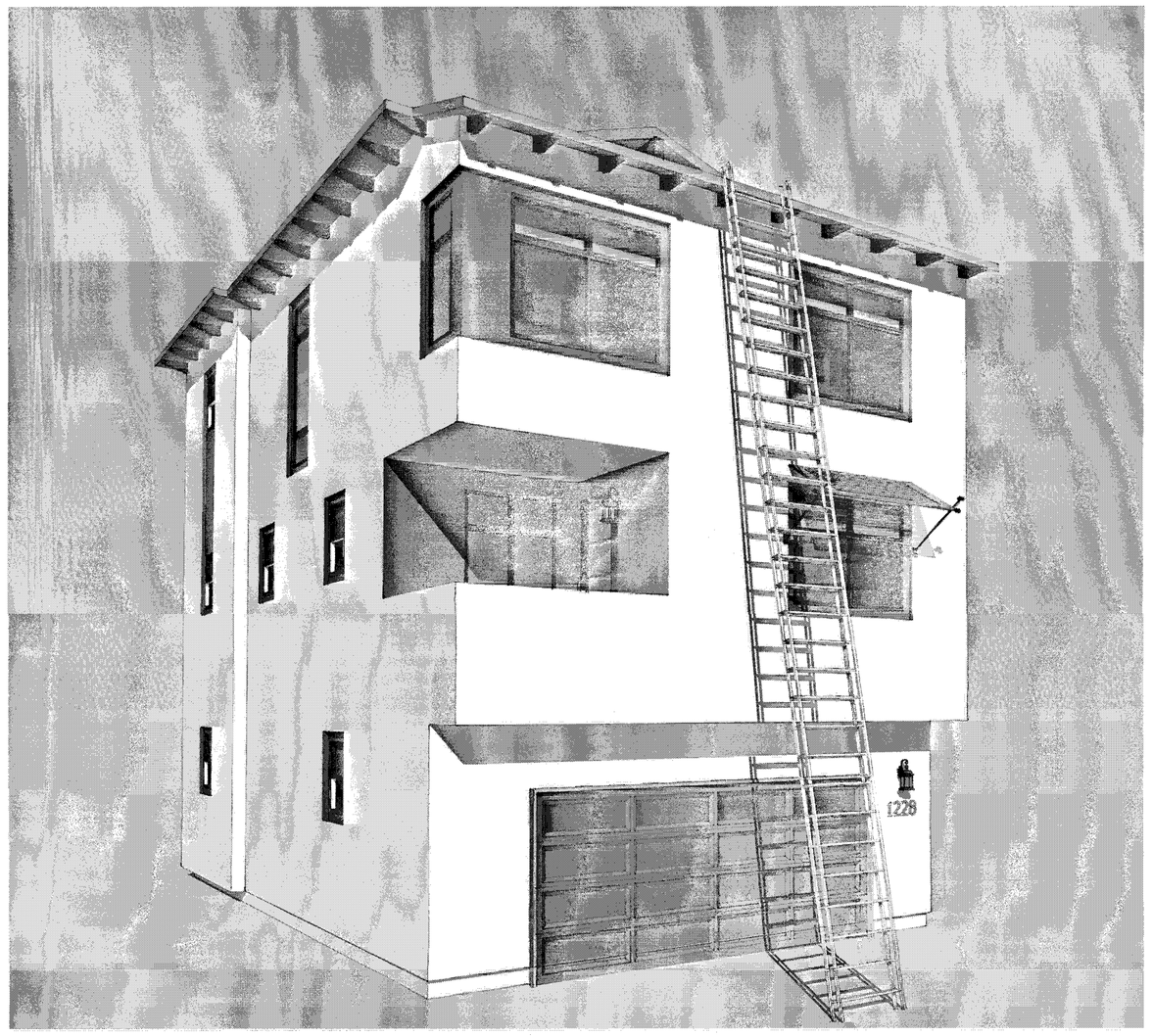
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

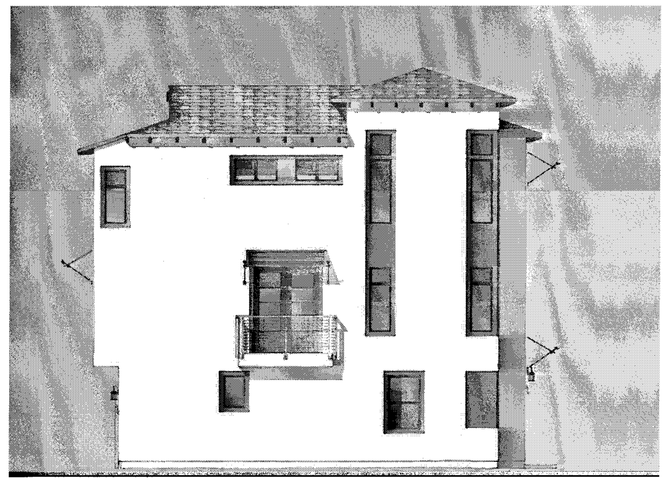
NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
A	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE: PLAN 2 TRANSITIONAL - ML - COLOR OPTION 2.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 10.3



BACK PERSPECTIVE



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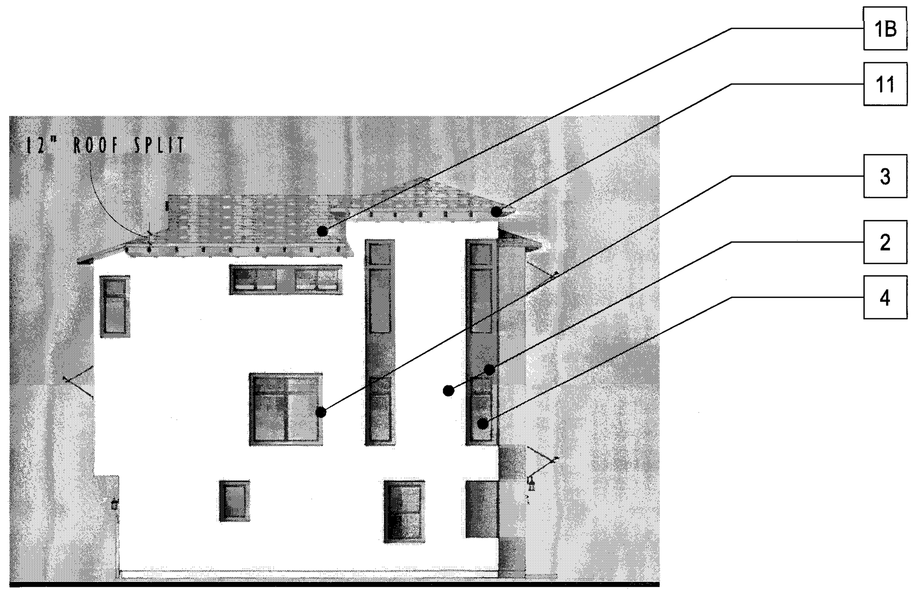

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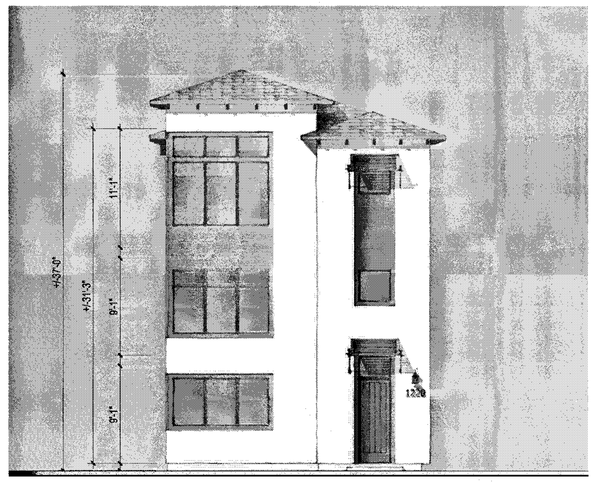

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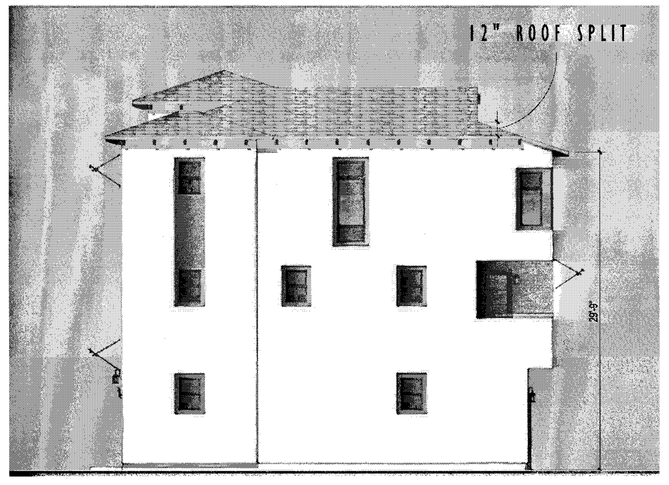

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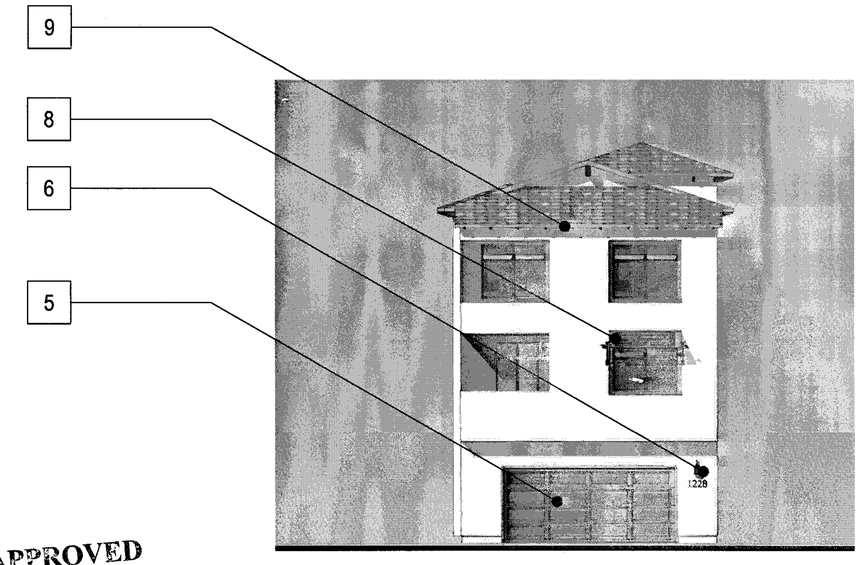

BACK

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City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

PLAN 2 TRANSITIONAL - GL FIRE ACCESS

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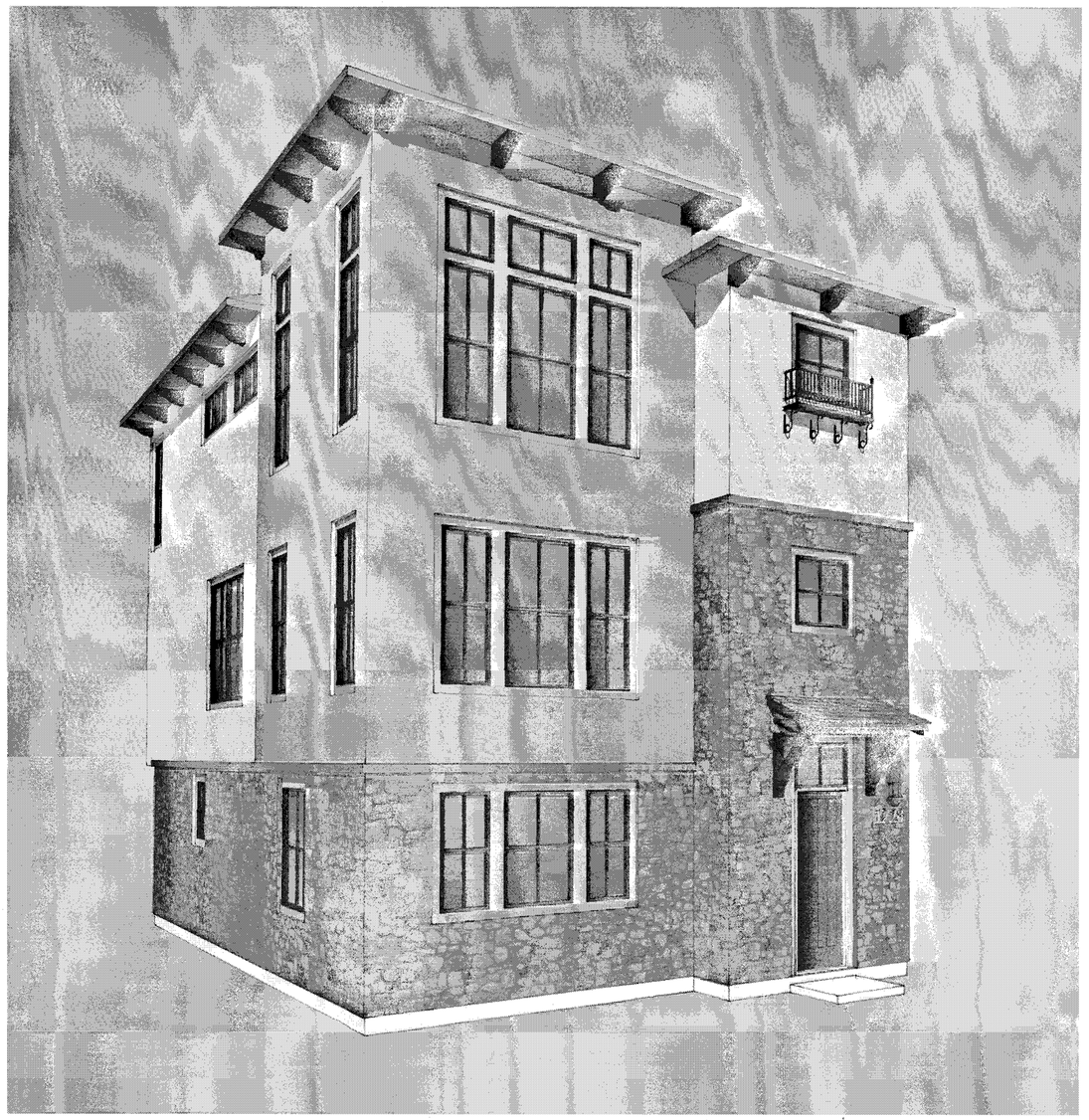
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD FILE/PLOT:	PLAN 2 TRANSITIONAL - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 10.4



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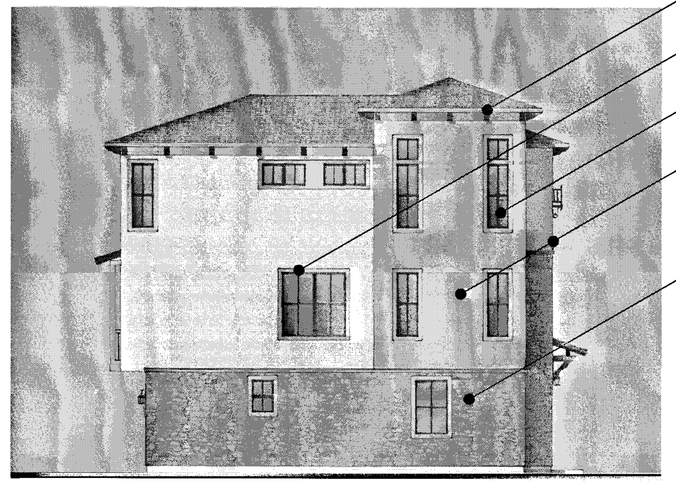
LEFT - ENHANCED



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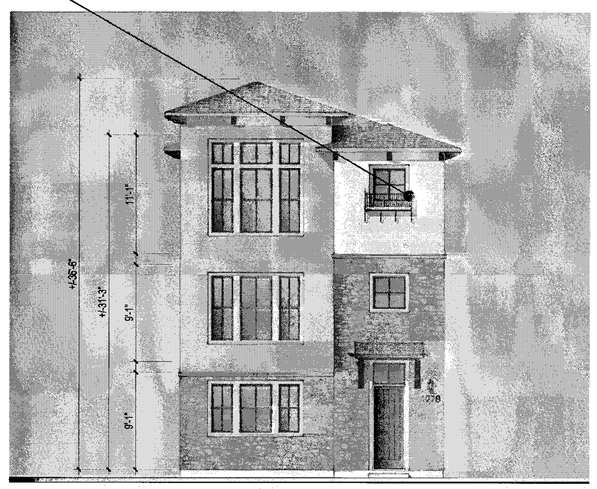

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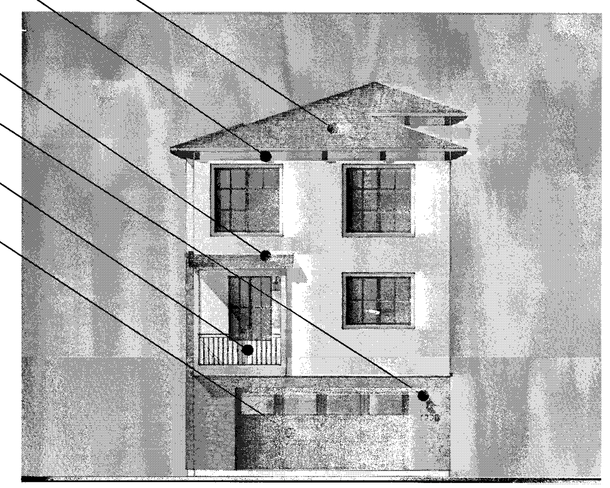

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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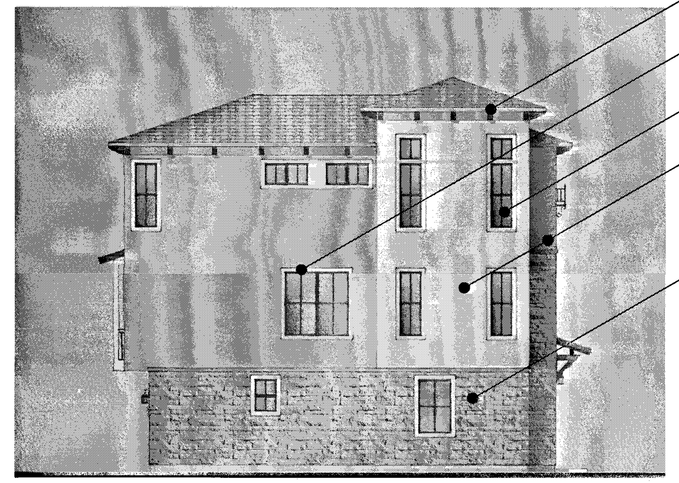
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES

PERSPECTIVE



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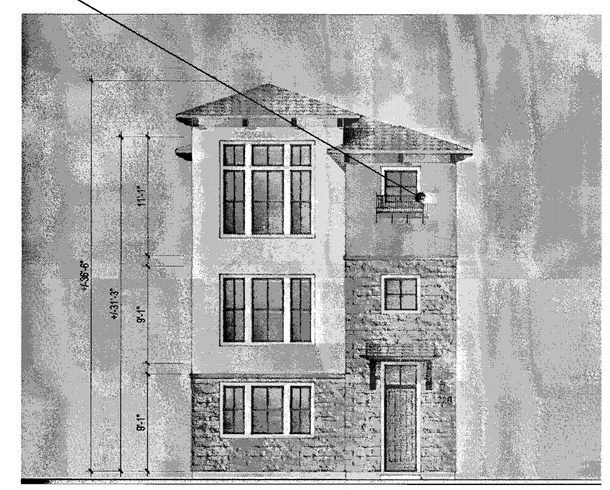

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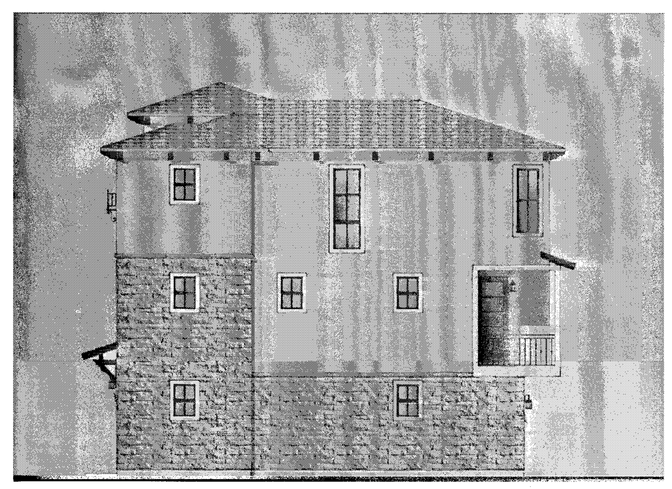

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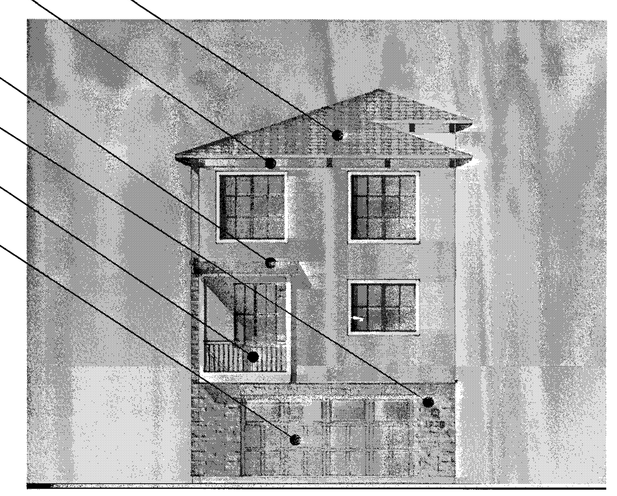

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 2

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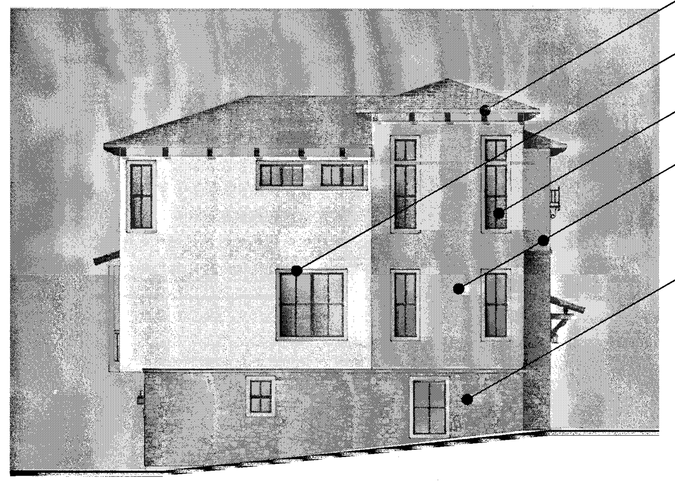
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-TH-MEDITERRANEAN - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 11.1

PERSPECTIVE



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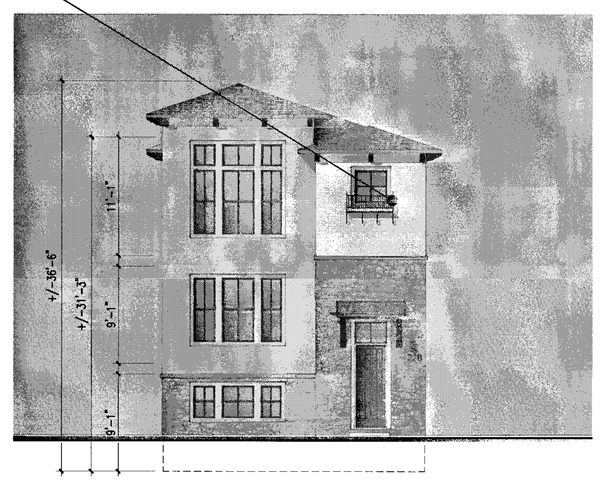

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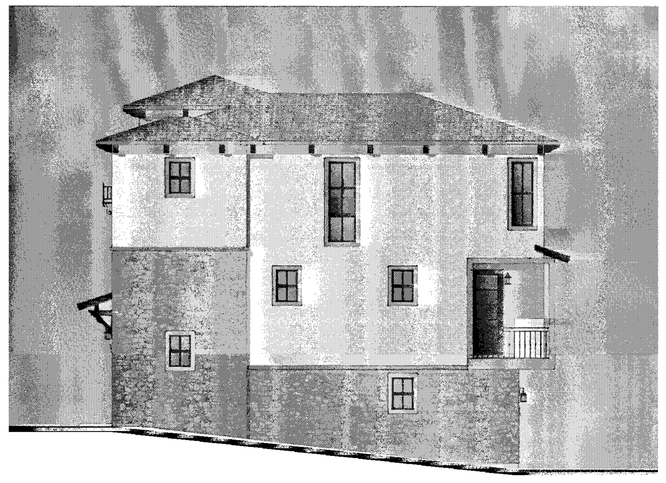

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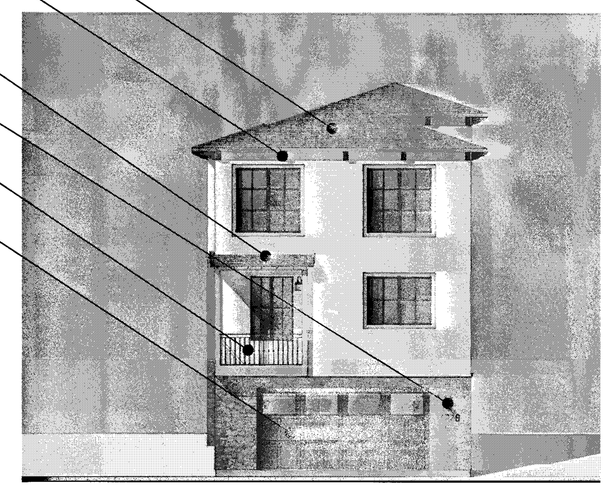

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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City of San Jose
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By:
Date:

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 1

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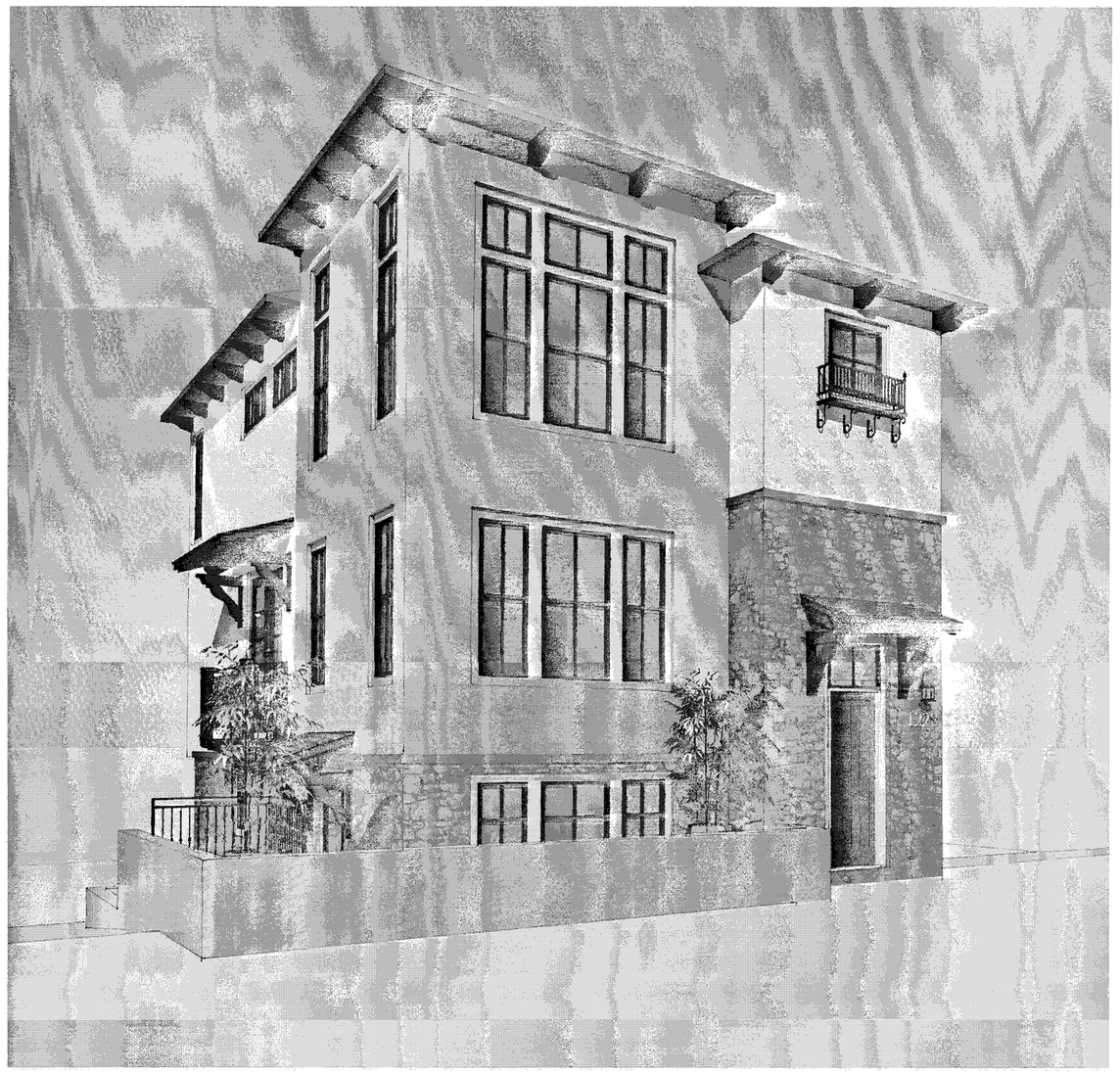
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8-11.2 PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 1.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 11.2



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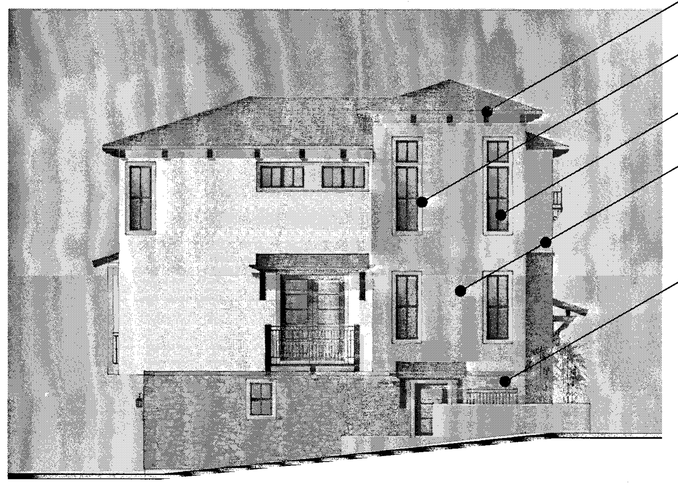

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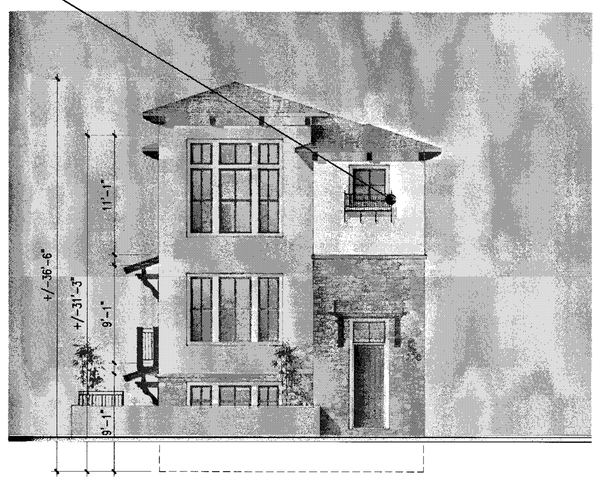

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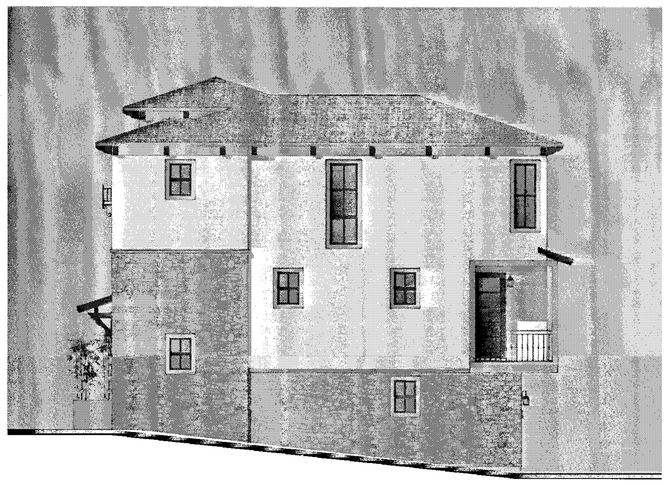

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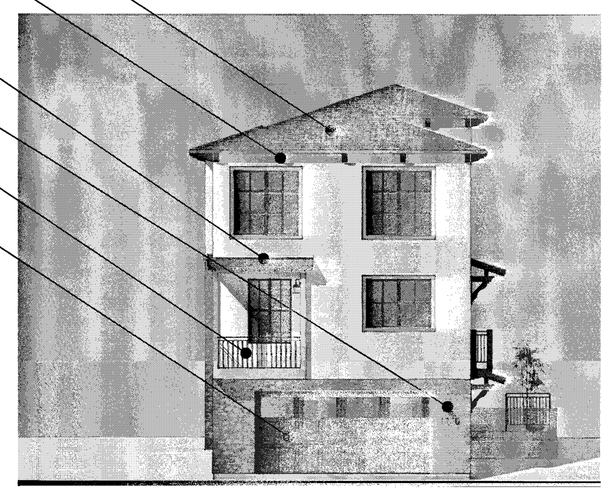

BACK

14
13
3
4
2
10
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11
9
6
7
5

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PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 1 - ALT

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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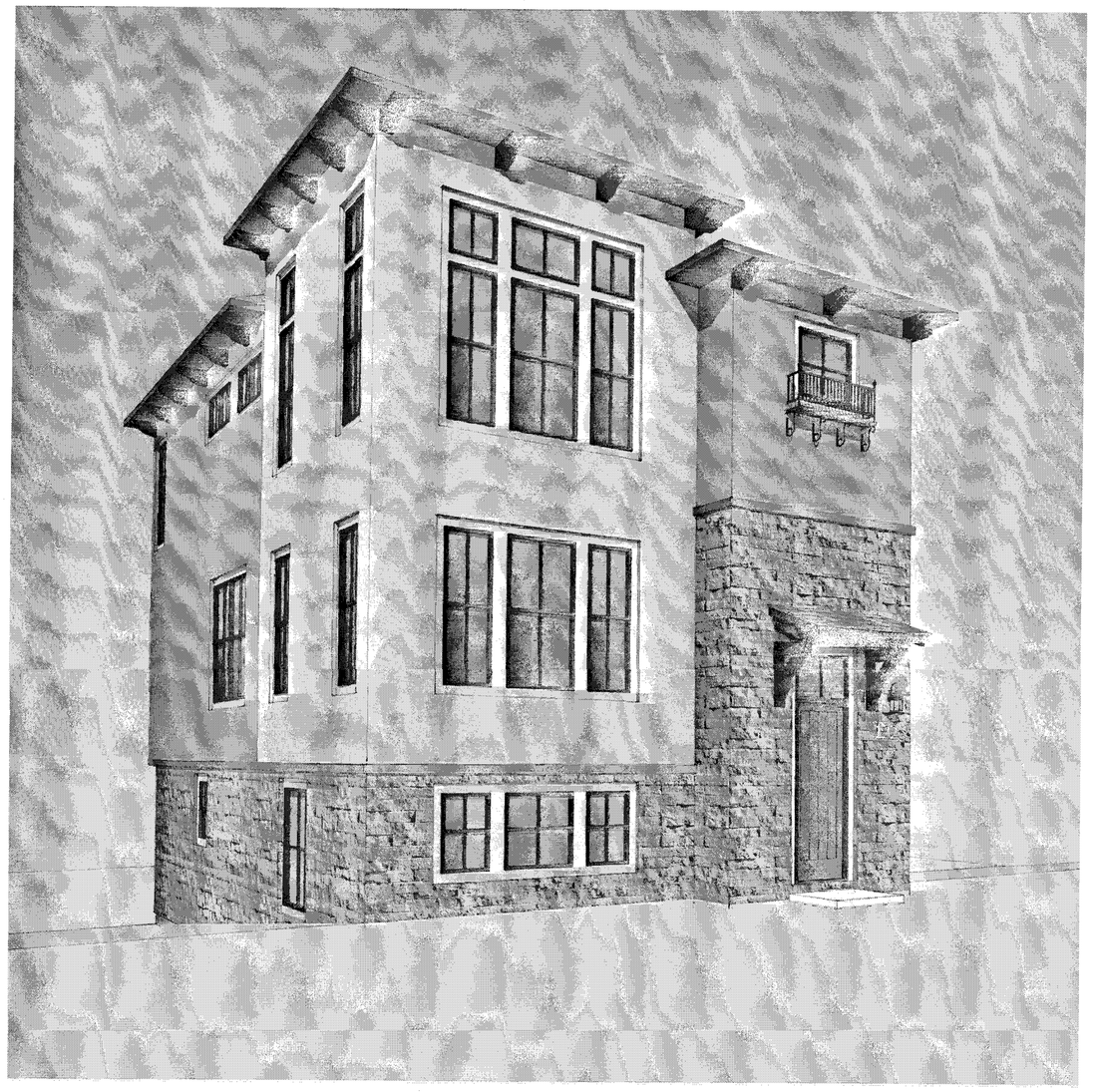
2		8- 11.2.1 PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 1 - ALT.DWG
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 11.2.1



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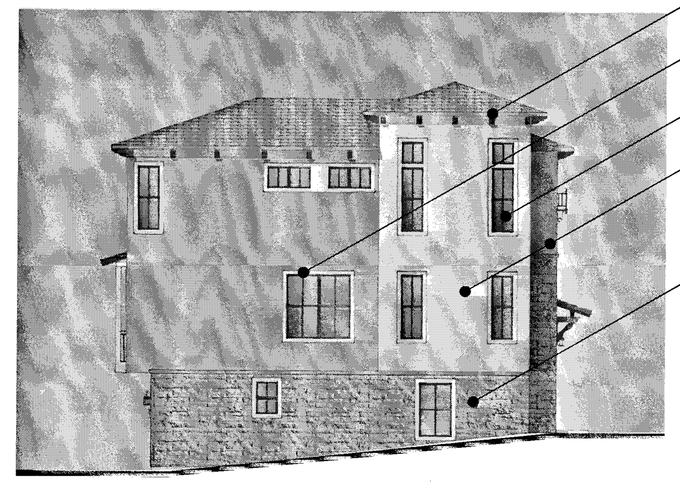

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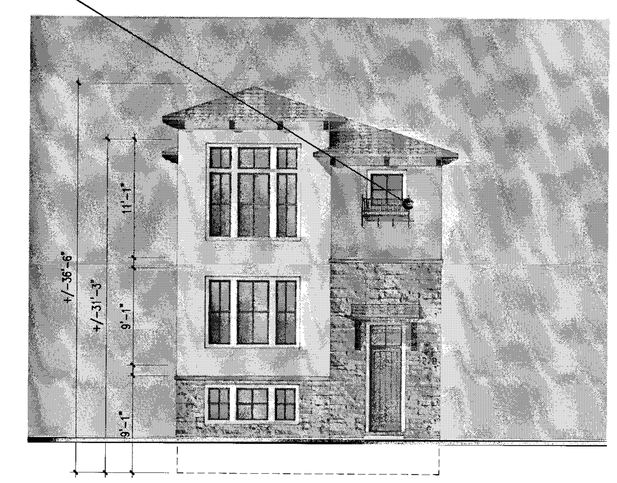

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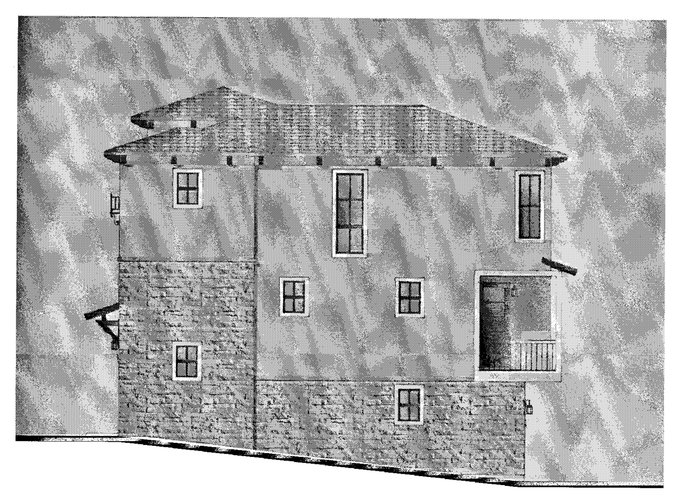

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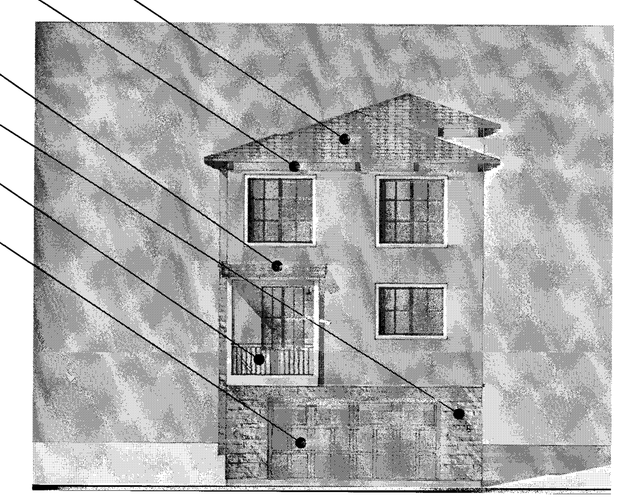

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 2

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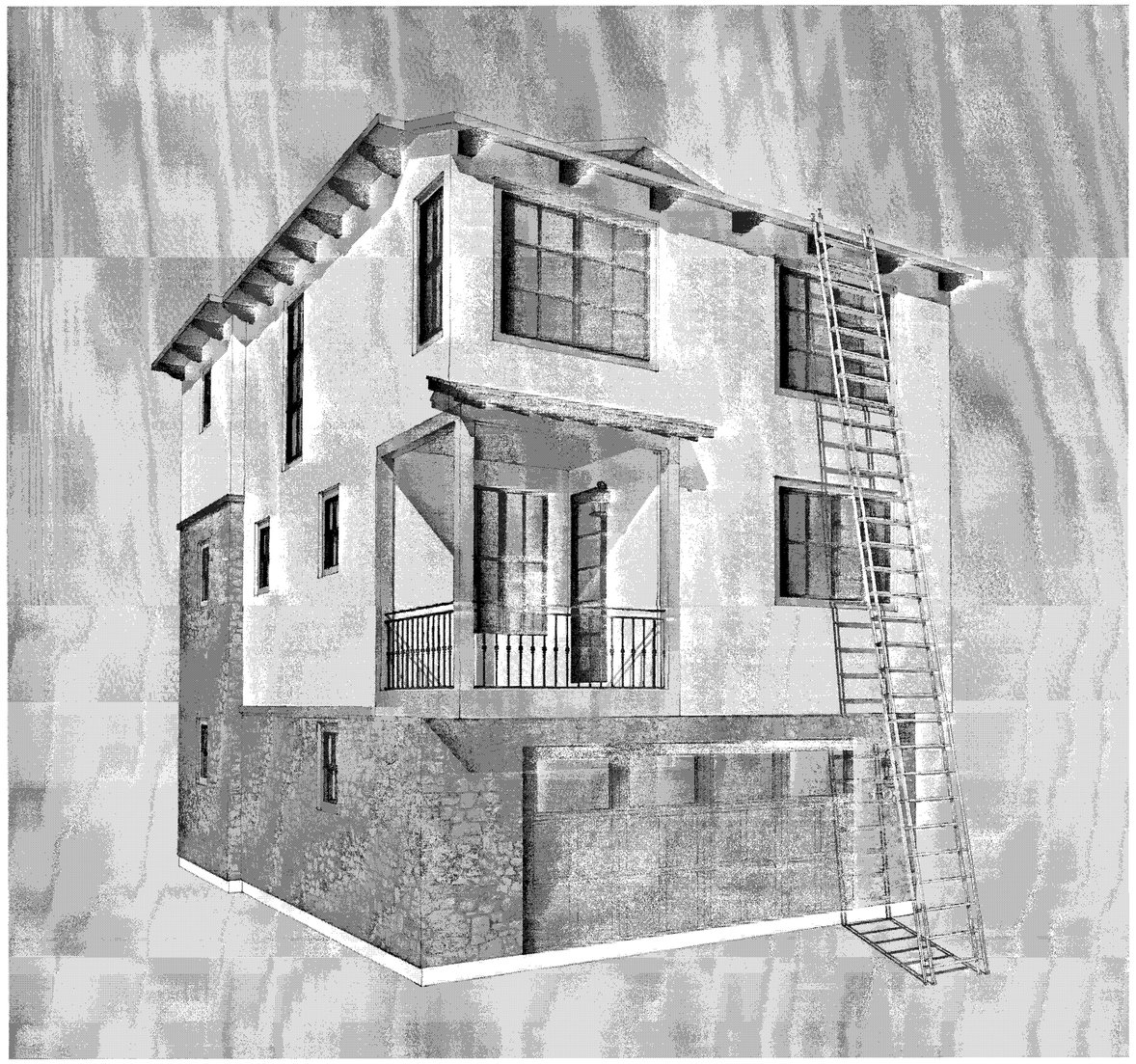
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

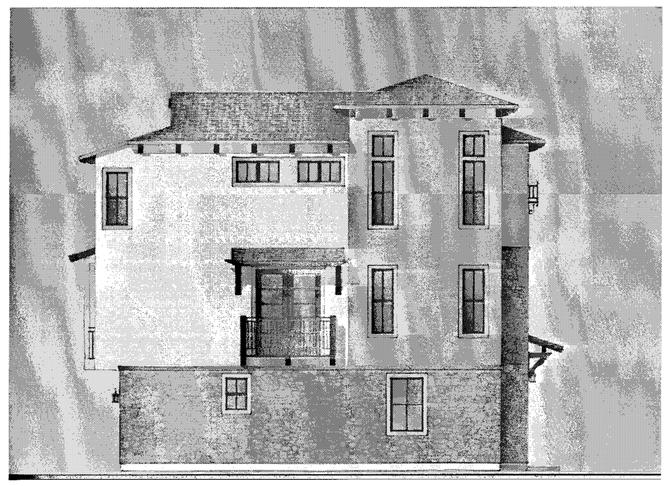
NO	DATE	DESCRIPTION
3		
2		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
DRAWING FILE:	E-11 PLAN 2 MEDITERRANEAN - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 11.3



BACK PERSPECTIVE



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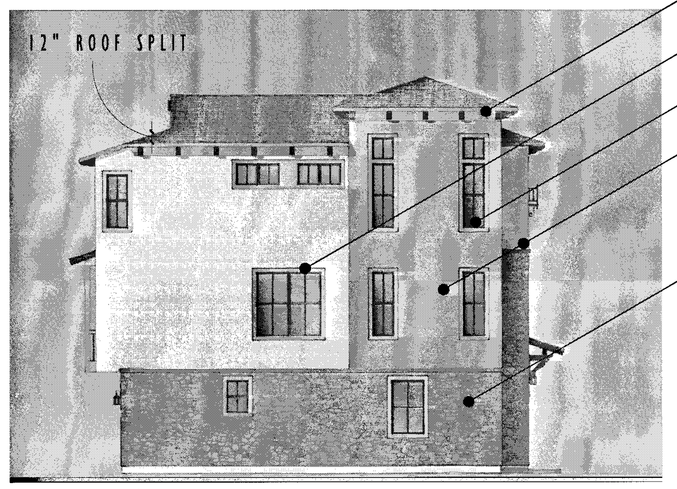

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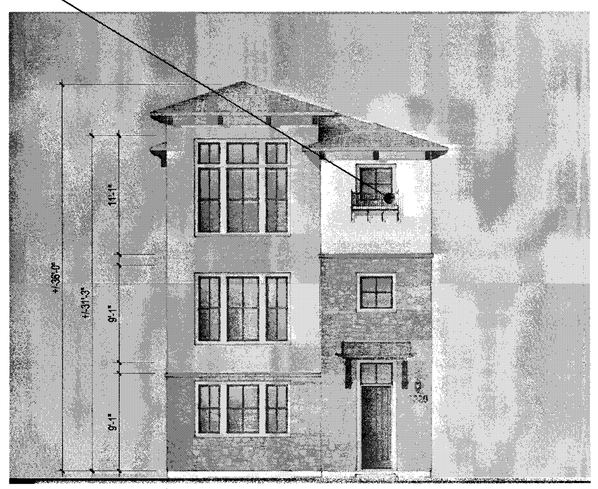

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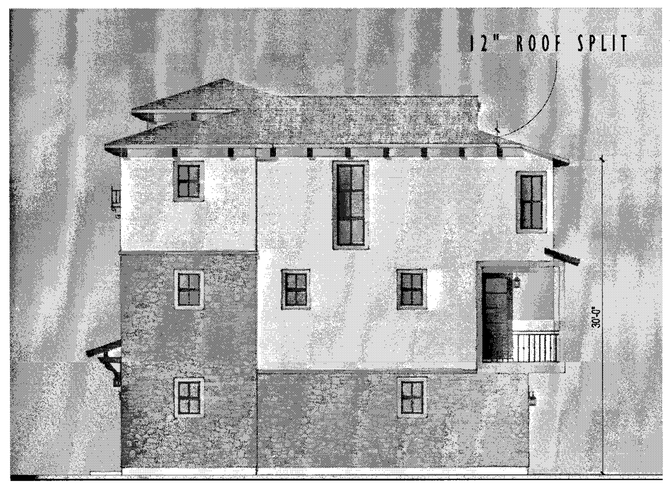

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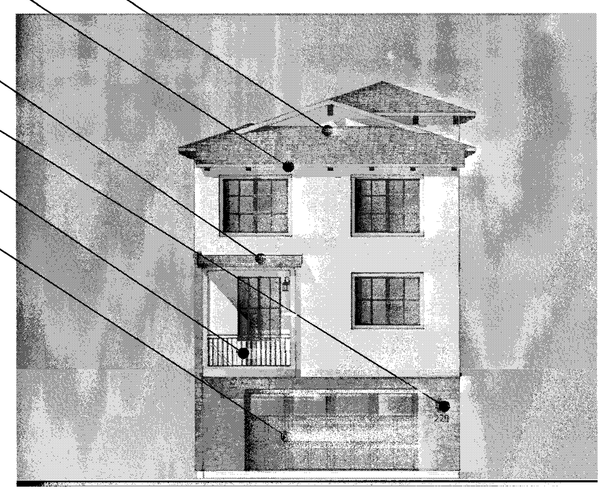

BACK

14
13
3
4
2
10
1
11
9
6
7
5

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City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

PLAN 2 MEDITERRANEAN - GL FIRE ACCESS

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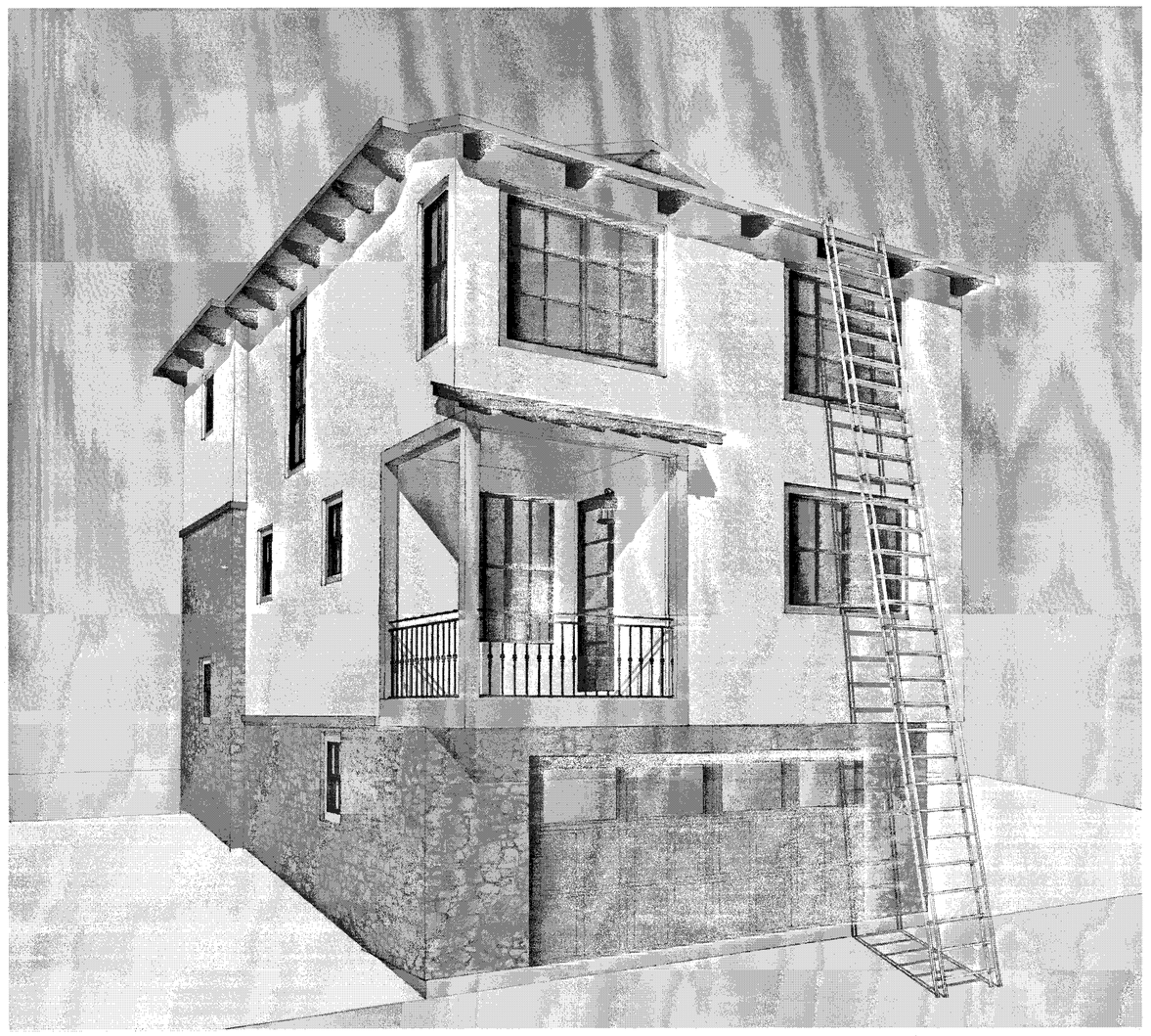
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

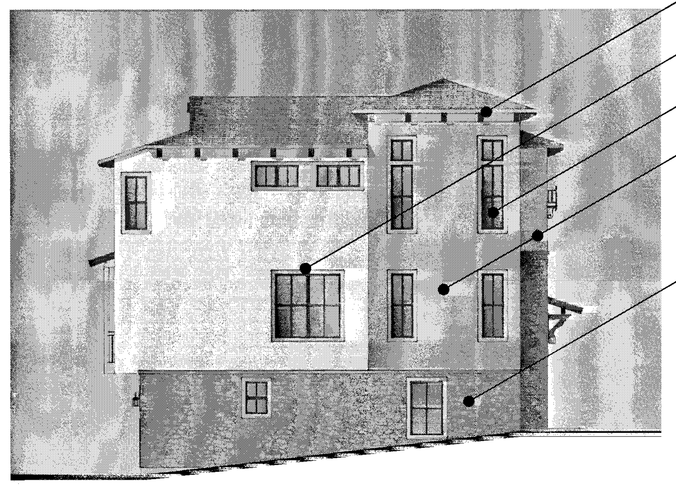
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
SCALE DWG FILE:	MEDITERRANEAN - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 11.4



BACK PERSPECTIVE



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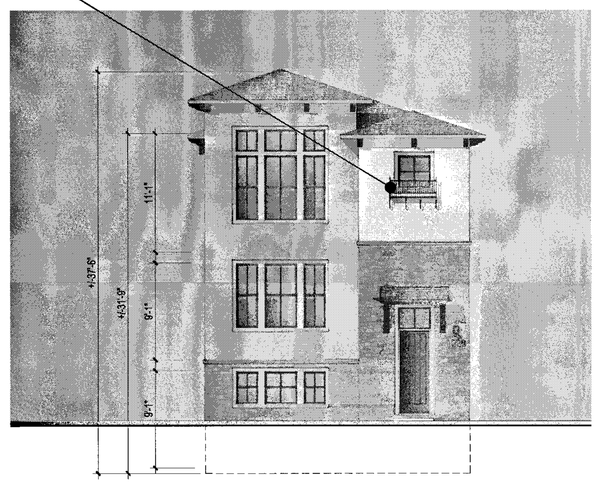

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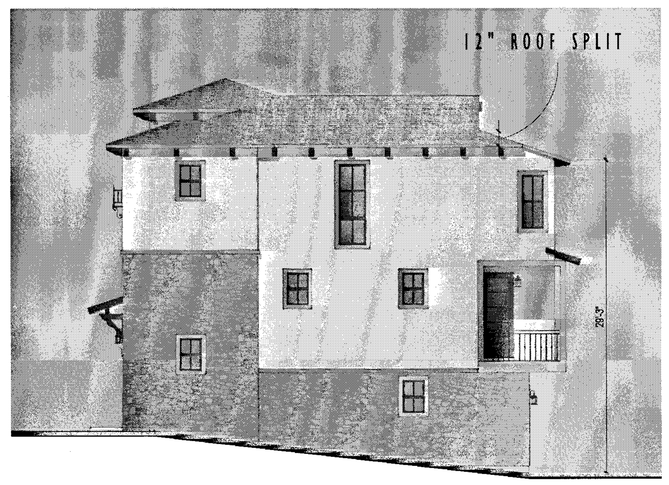

RIGHT

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
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12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - ML FIRE ACCESS

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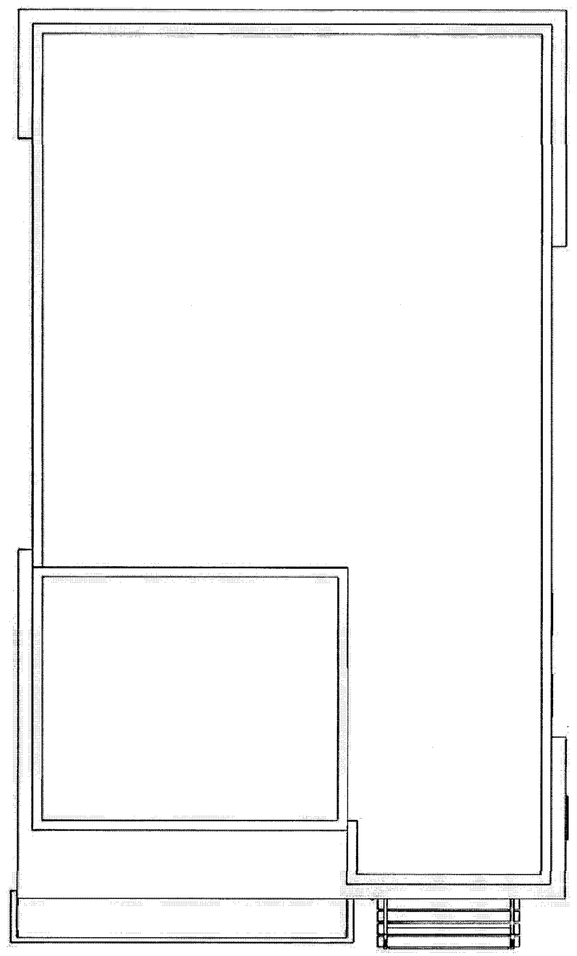
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

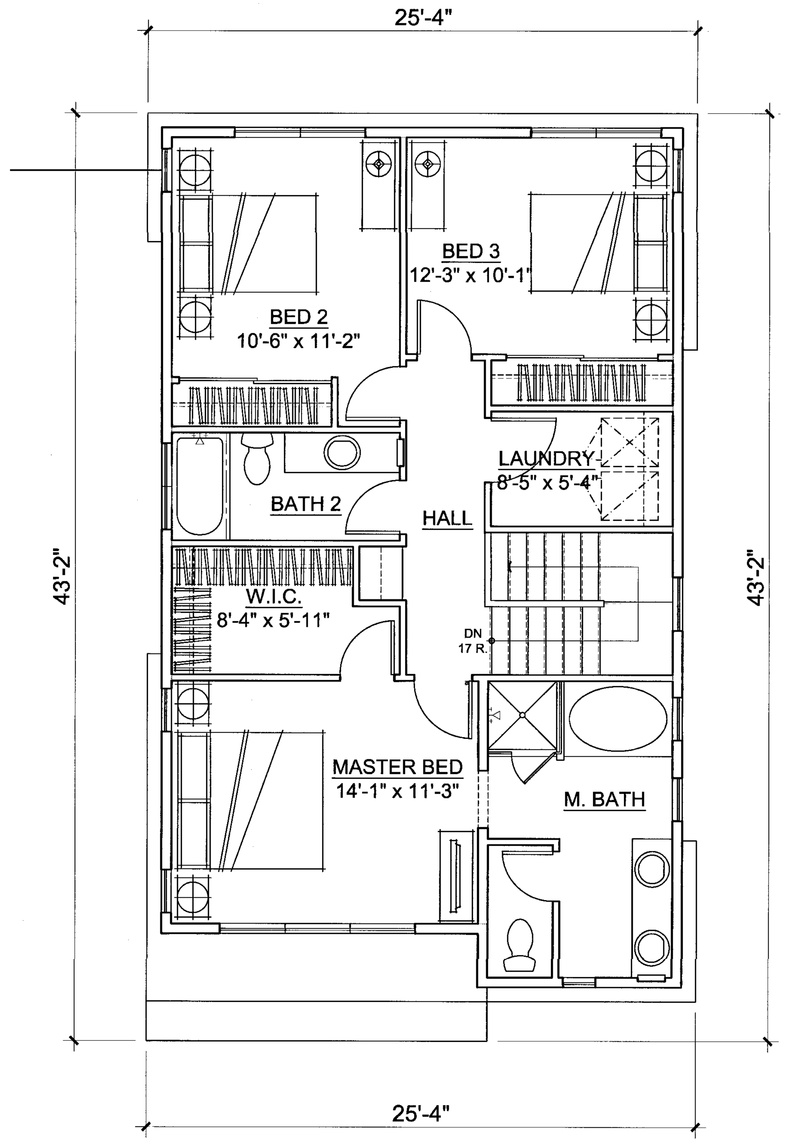
PROJECT NO:	3636.60
CAD DWG FILE:	MEDITERRANEAN - ML FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 11.5

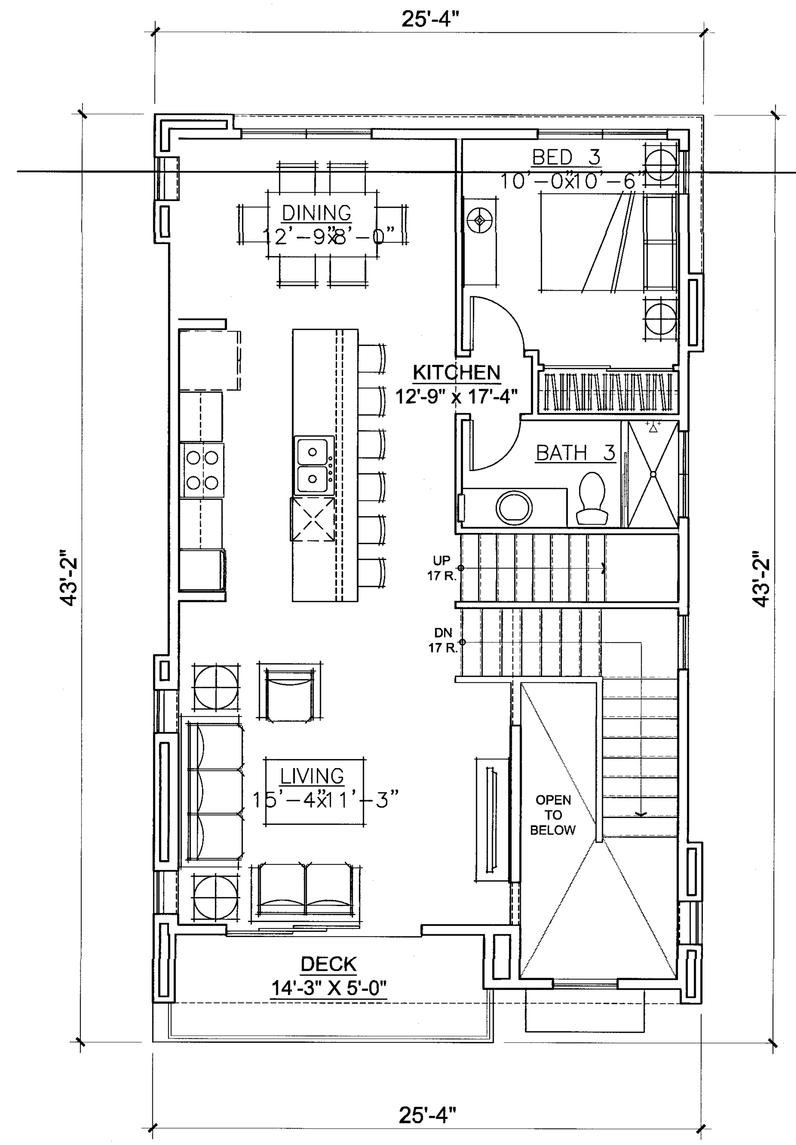


ROOF PLAN

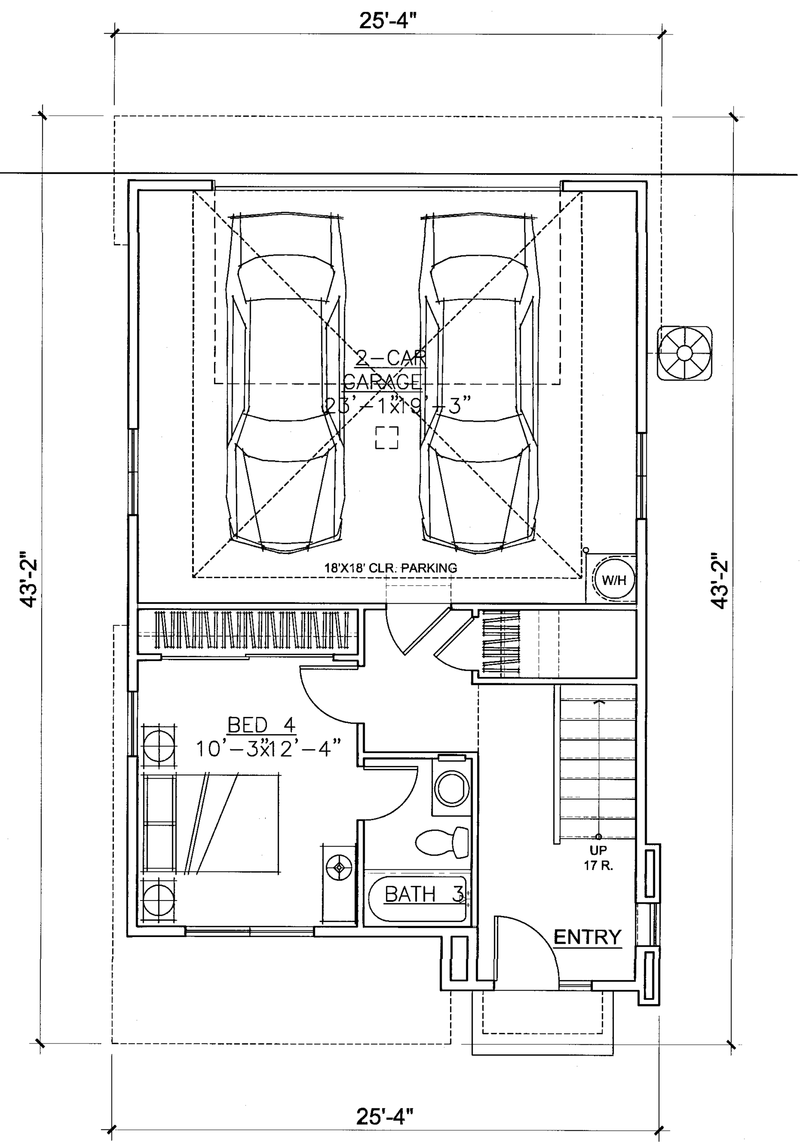
FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



3RD LEVEL



2ND LEVEL



1ST LEVEL

THIRD FLOOR	924 SQ. FT.
SECOND FLOOR	781 SQ. FT.
DECK	74 SQ. FT.
FIRST FLOOR	393 SQ. FT.
GARAGE	472 SQ. FT.

TOTAL 2,098 SQ. FT.

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Date:

Scale 0 2 4 8

PLAN 3 - GL

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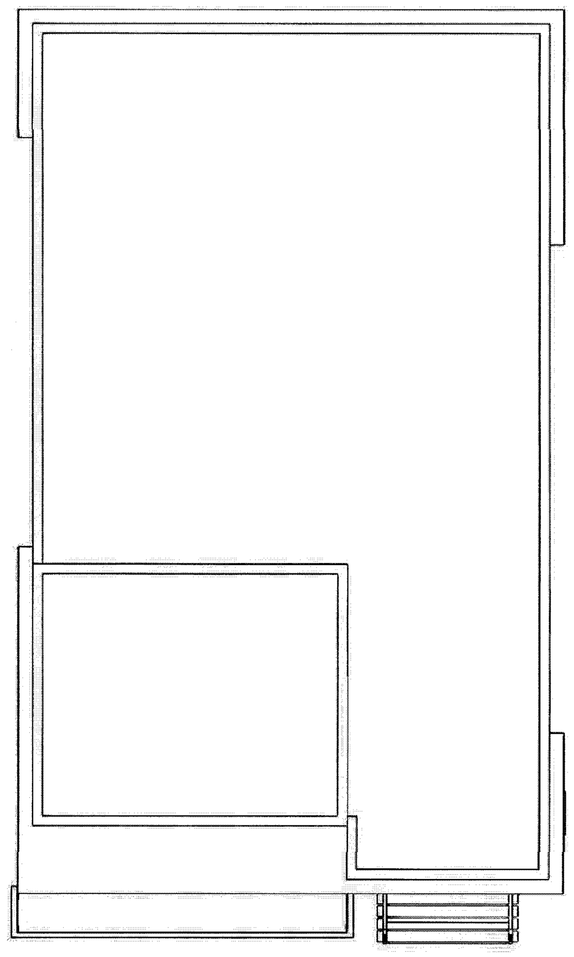
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

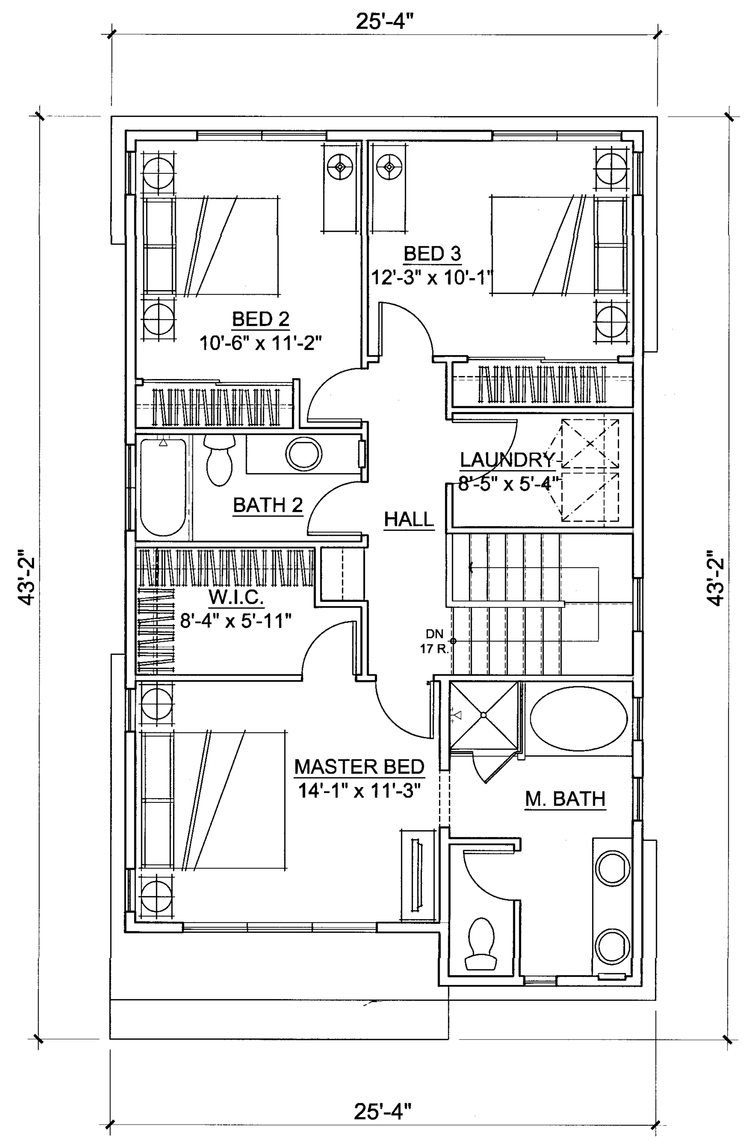
PROJECT NO:	3636.60
CAD DWG FILE:	8- 12 PLAN 3 - GL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 12

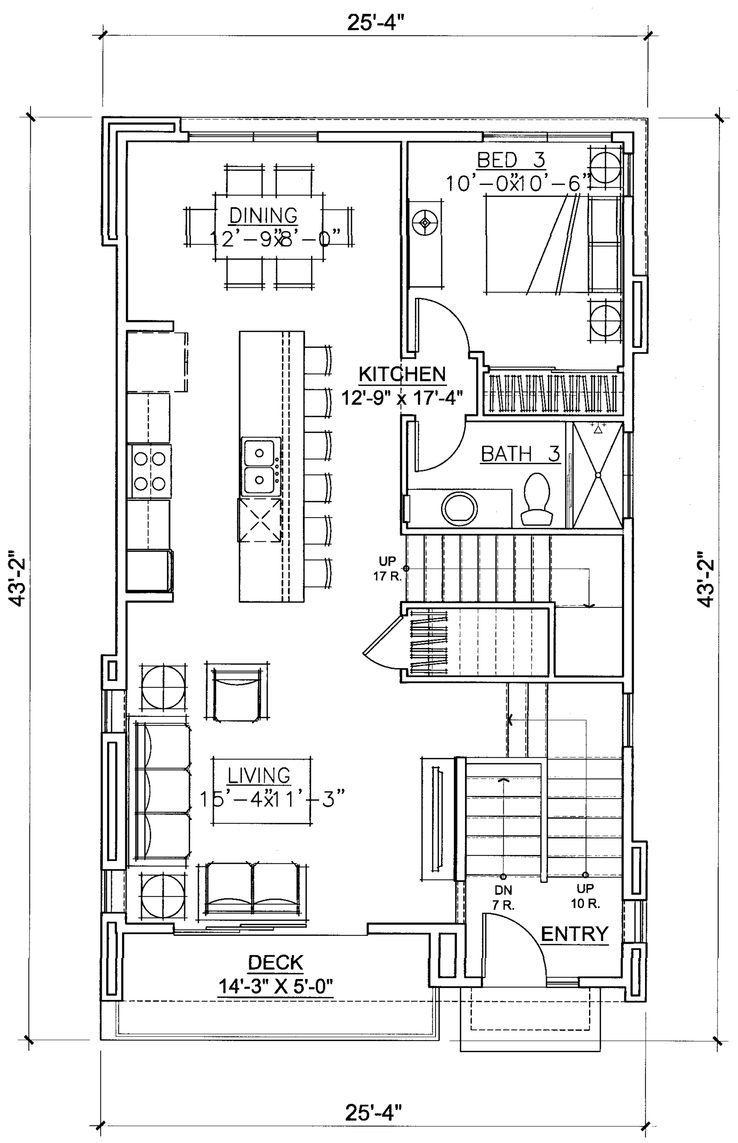


ROOF PLAN

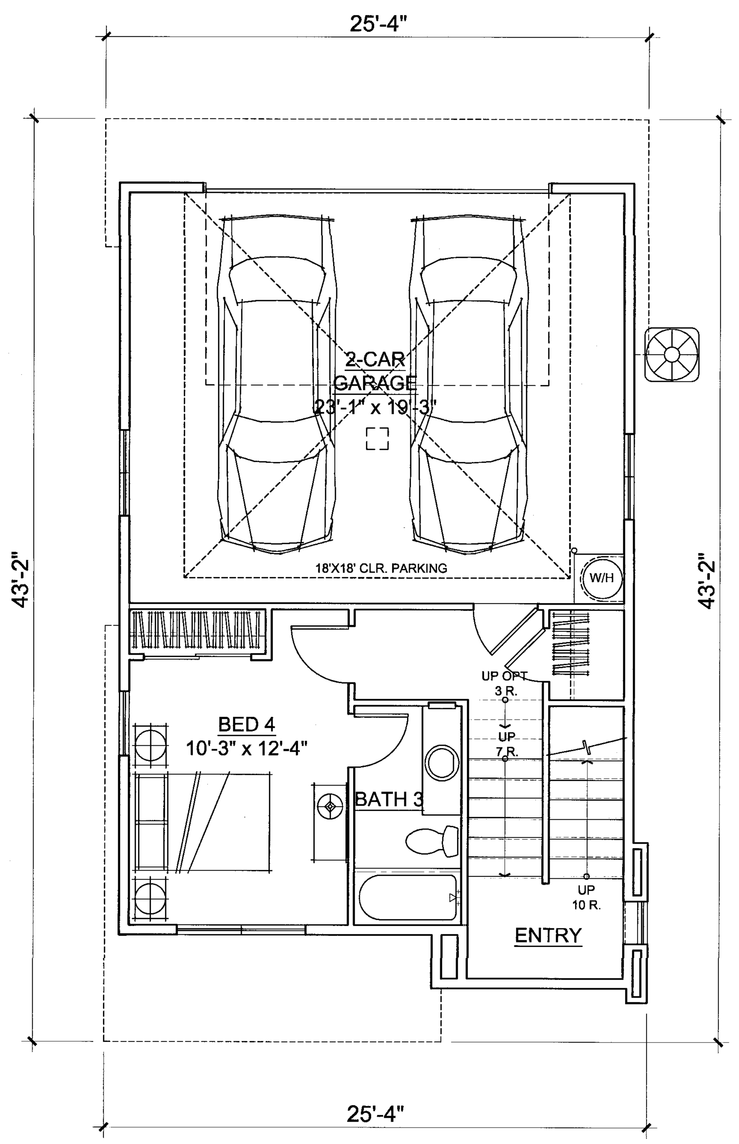
FLAT ROOF ¼"/1' MIN SLOPE TO DRAIN TO SCUPPER/ DOWNSPOUT TYP.



3RD LEVEL



2ND LEVEL



1ST LEVEL

	GROSS SQ. FT. PER UNIT
THIRD FLOOR	924 SQ. FT.

SECOND FLOOR	787 SQ. FT.
DECK	74 SQ. FT.

FIRST FLOOR	393 SQ. FT.
GARAGE	472 SQ. FT.

TOTAL 2,104 SQ. FT.

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 3 - ML

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8- 12.1 PLAN 3 - ML.DWG
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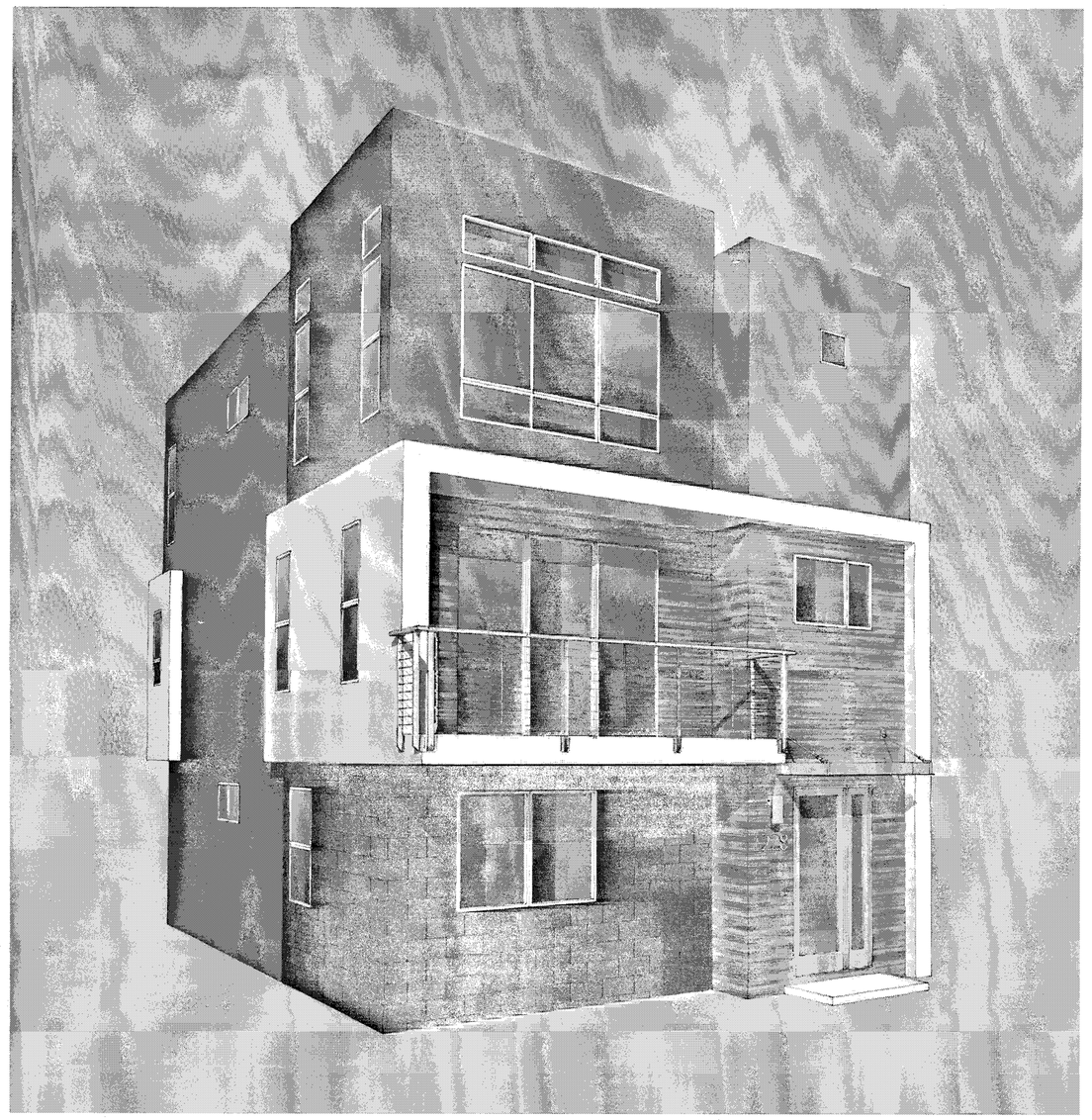
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 12.1



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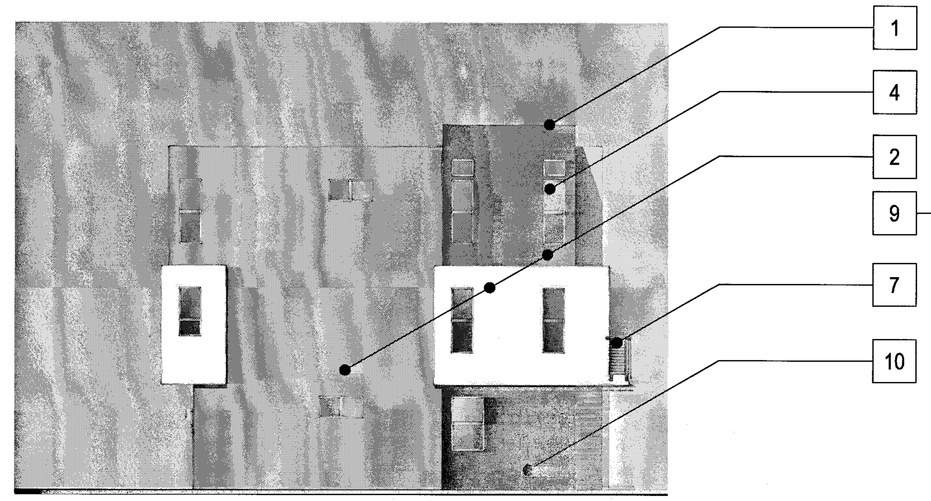

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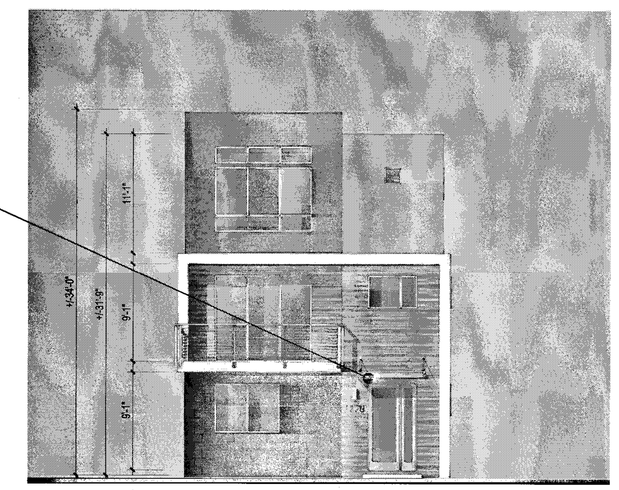

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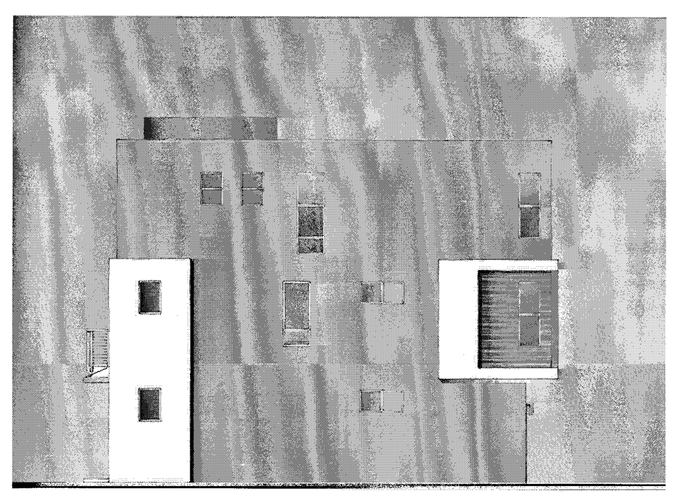

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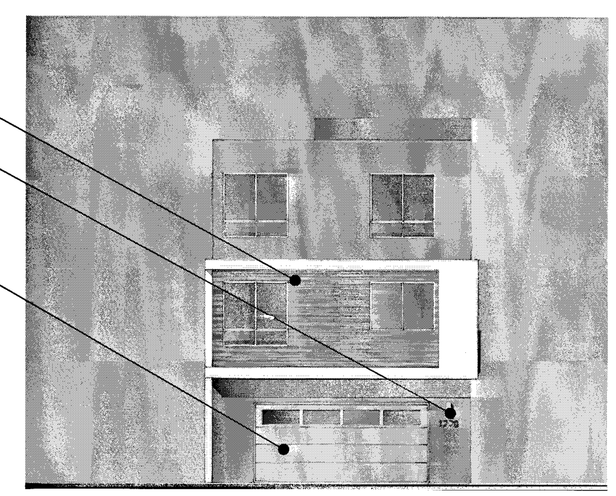

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 1

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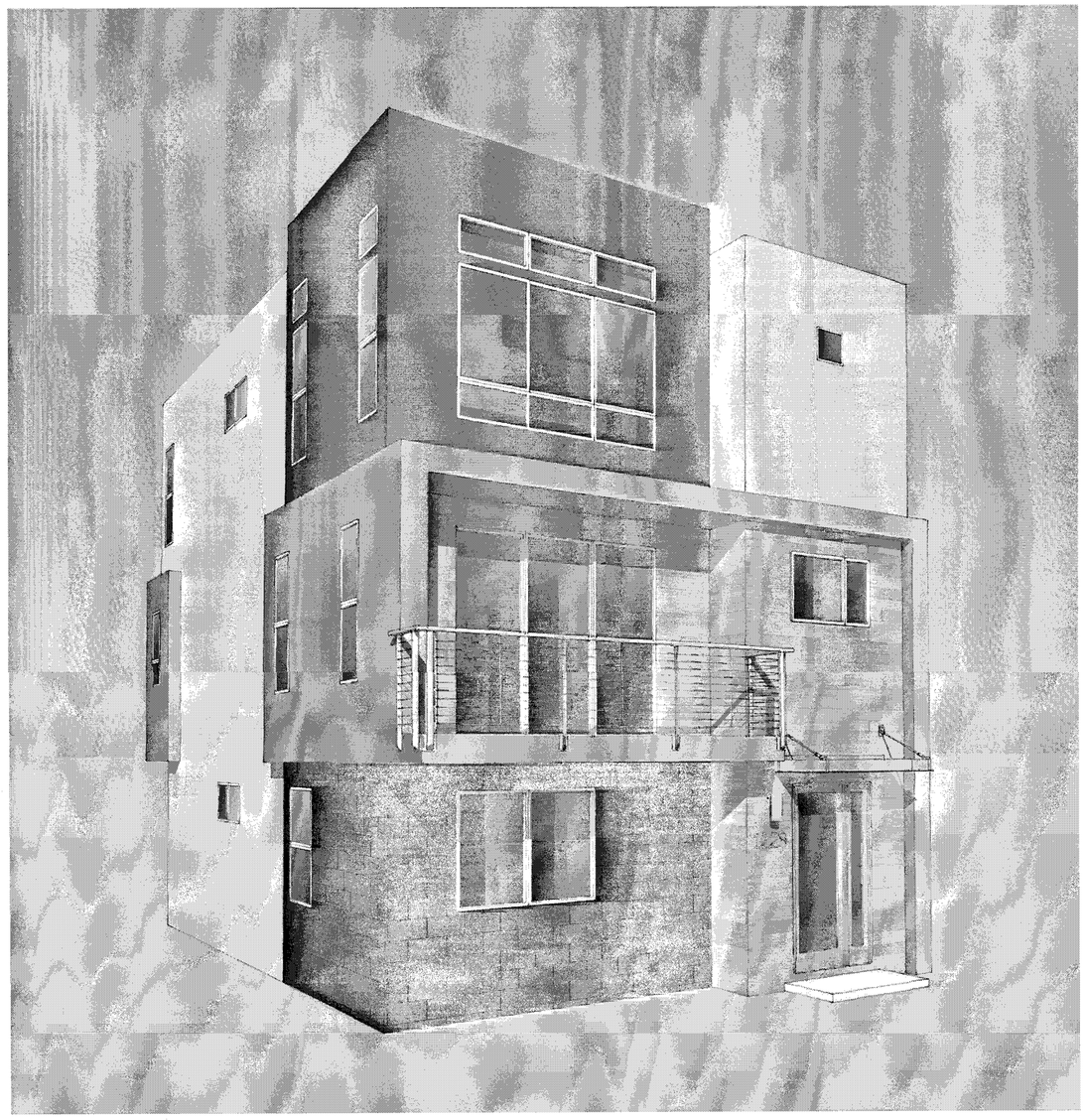
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
A	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-13 PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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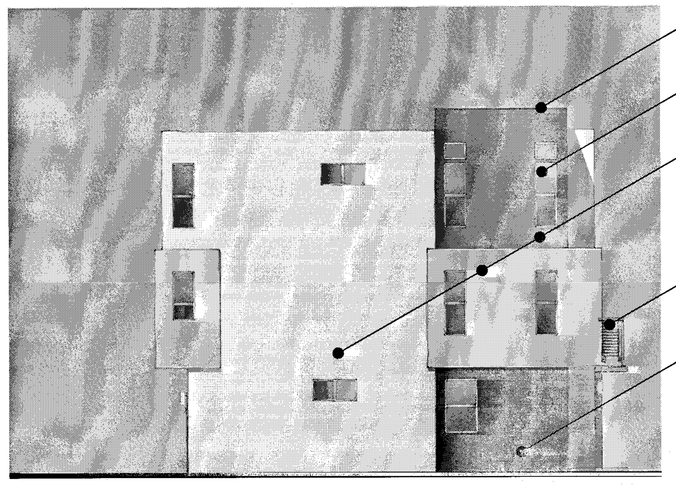

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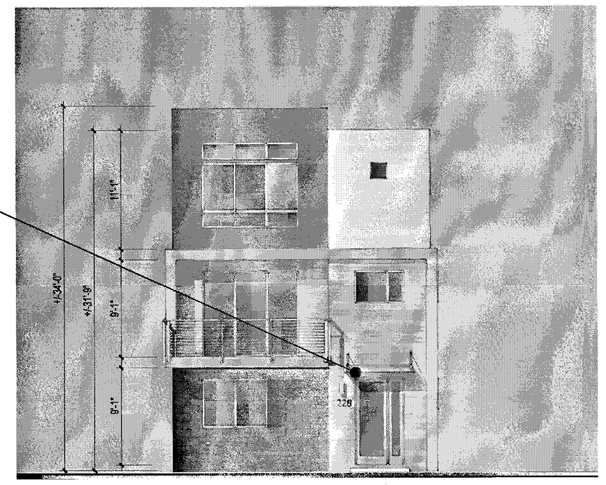

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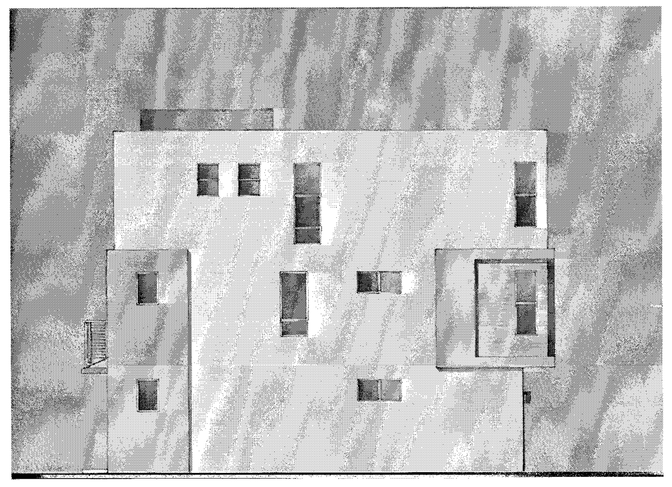

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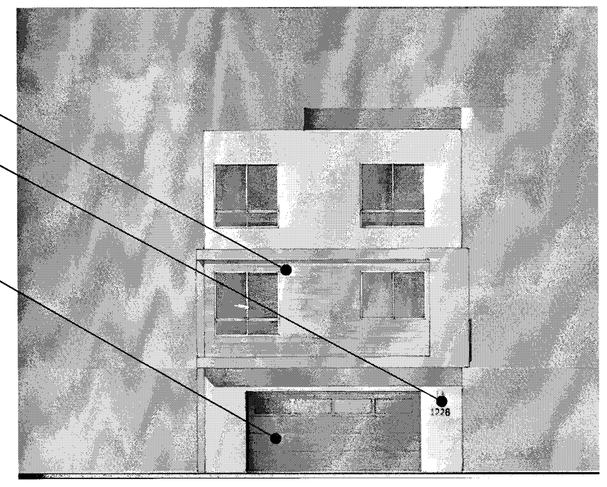

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	8- 13.1 PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2.DWG
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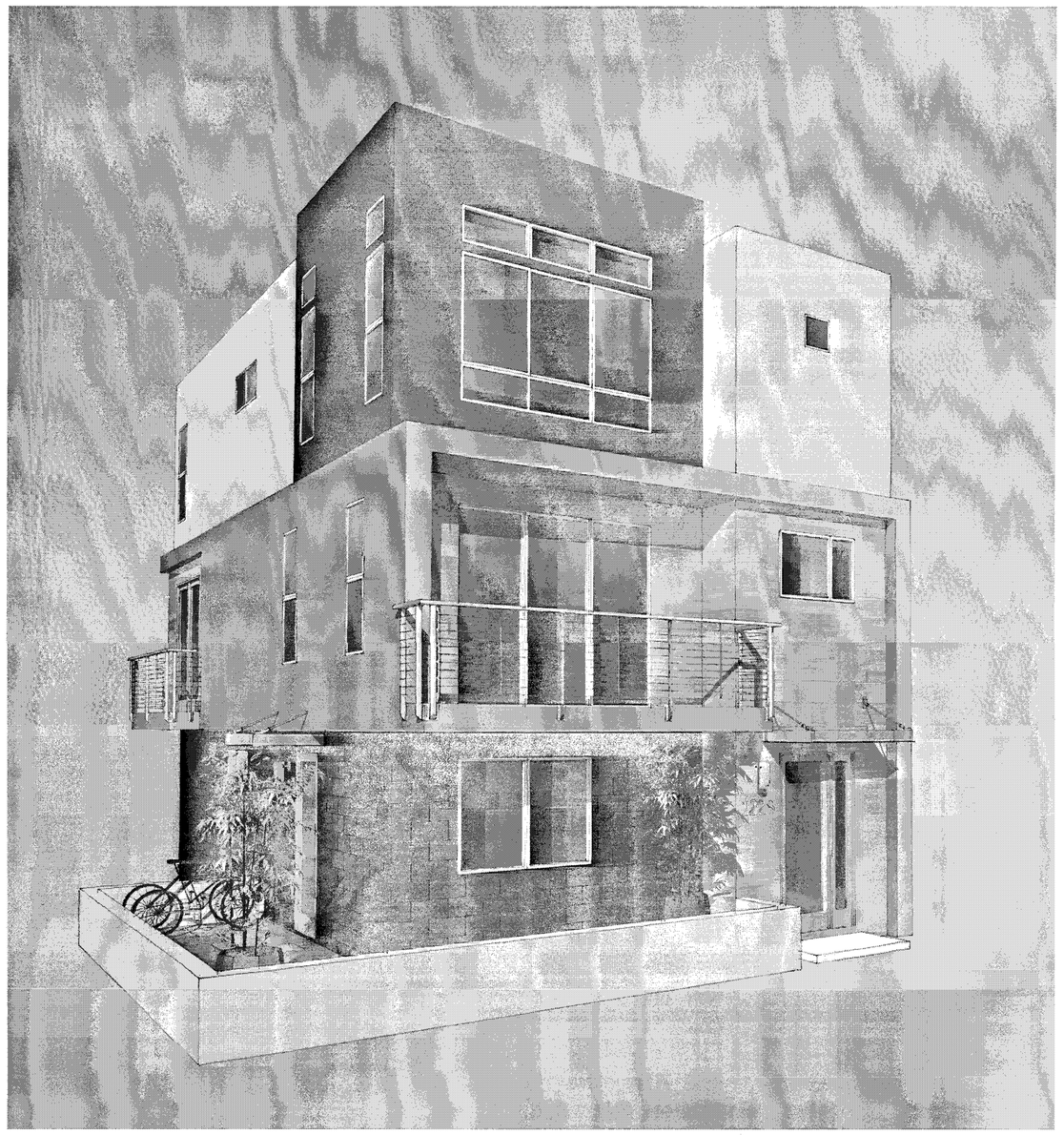
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 13.1



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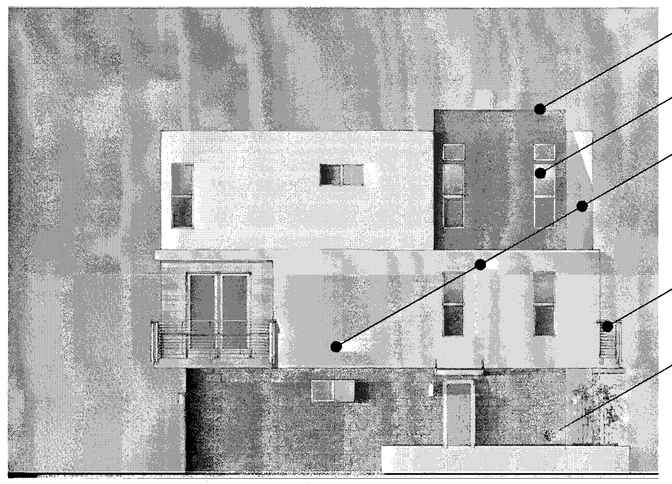

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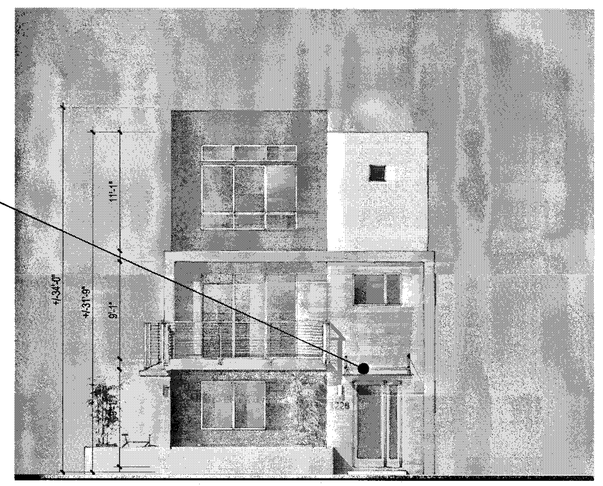

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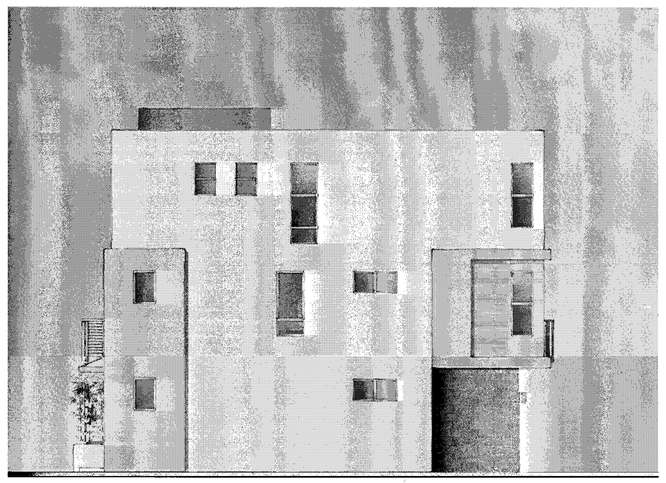

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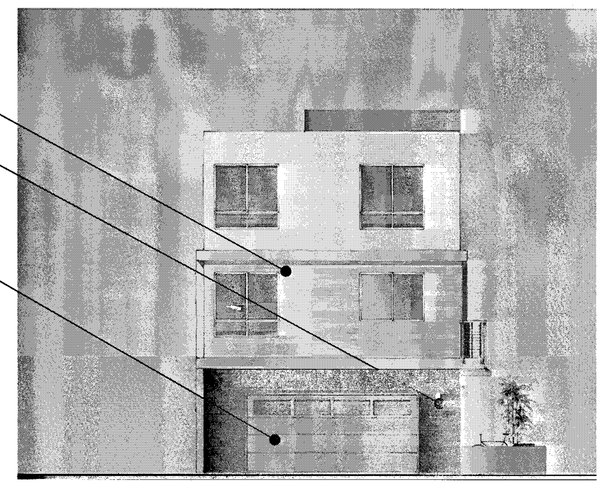

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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By:
Date:

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PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2 - ALT

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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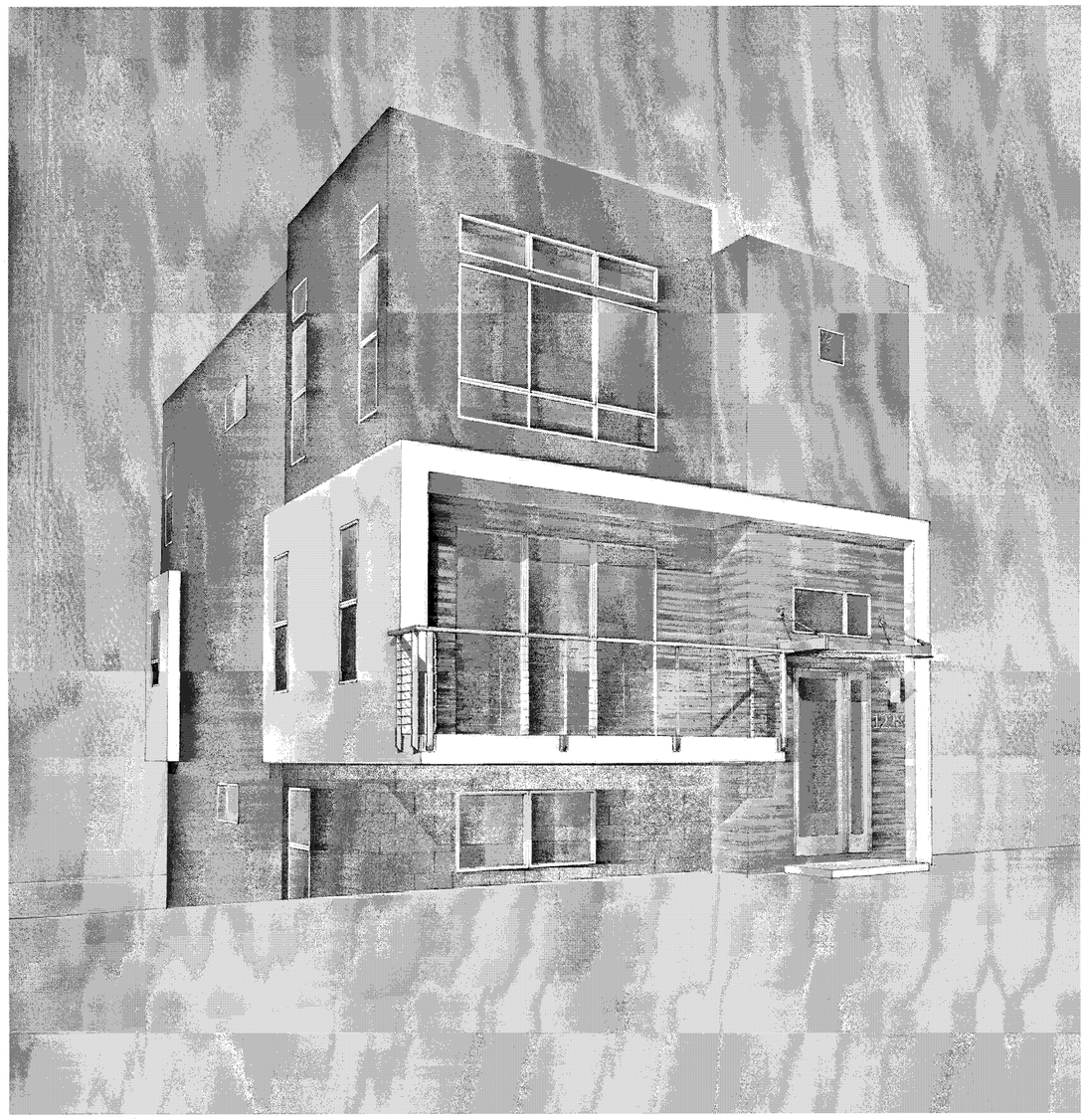
2		8-13.1.1 PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 2 - ALT.DWG
6	2/6/2015	PER CITY COMMENTS
5	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
4	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DRAWN BY:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-13.1.1



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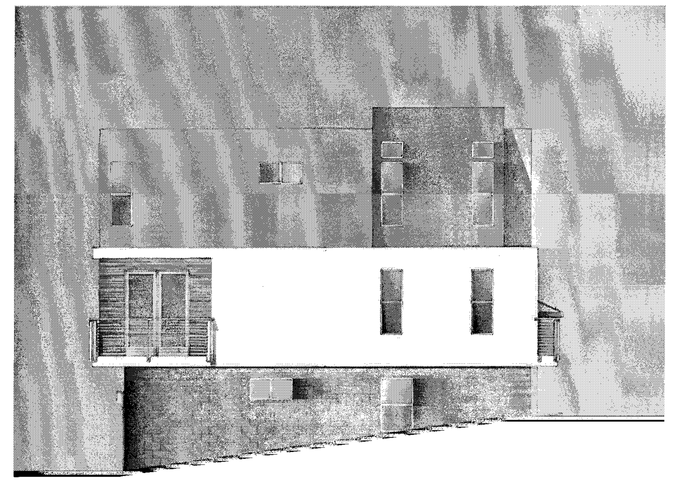

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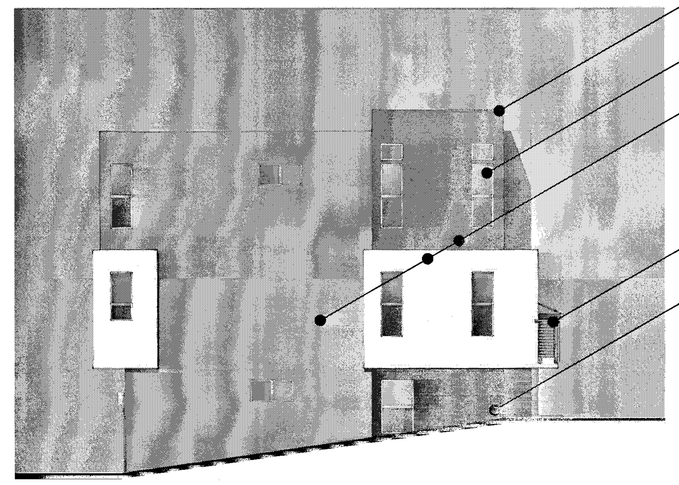

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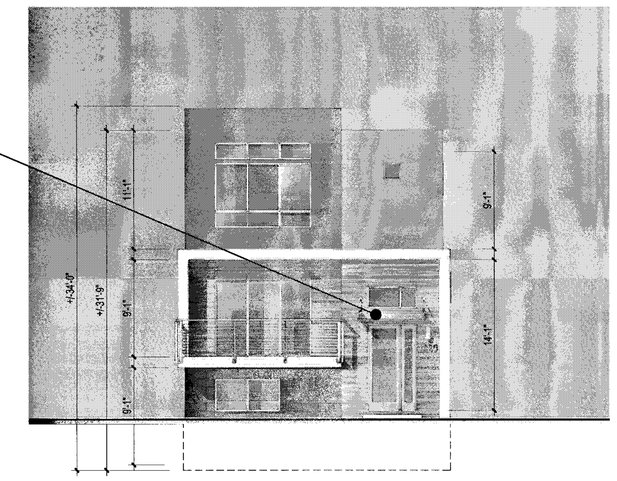

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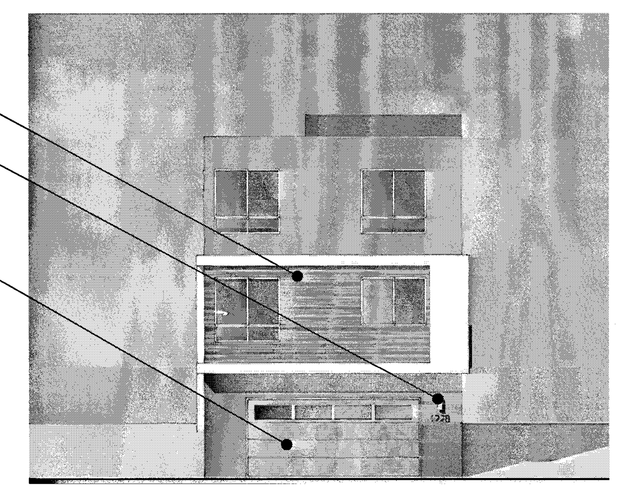

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE/DWG NAME:	8- 13.2 PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 1.DWG
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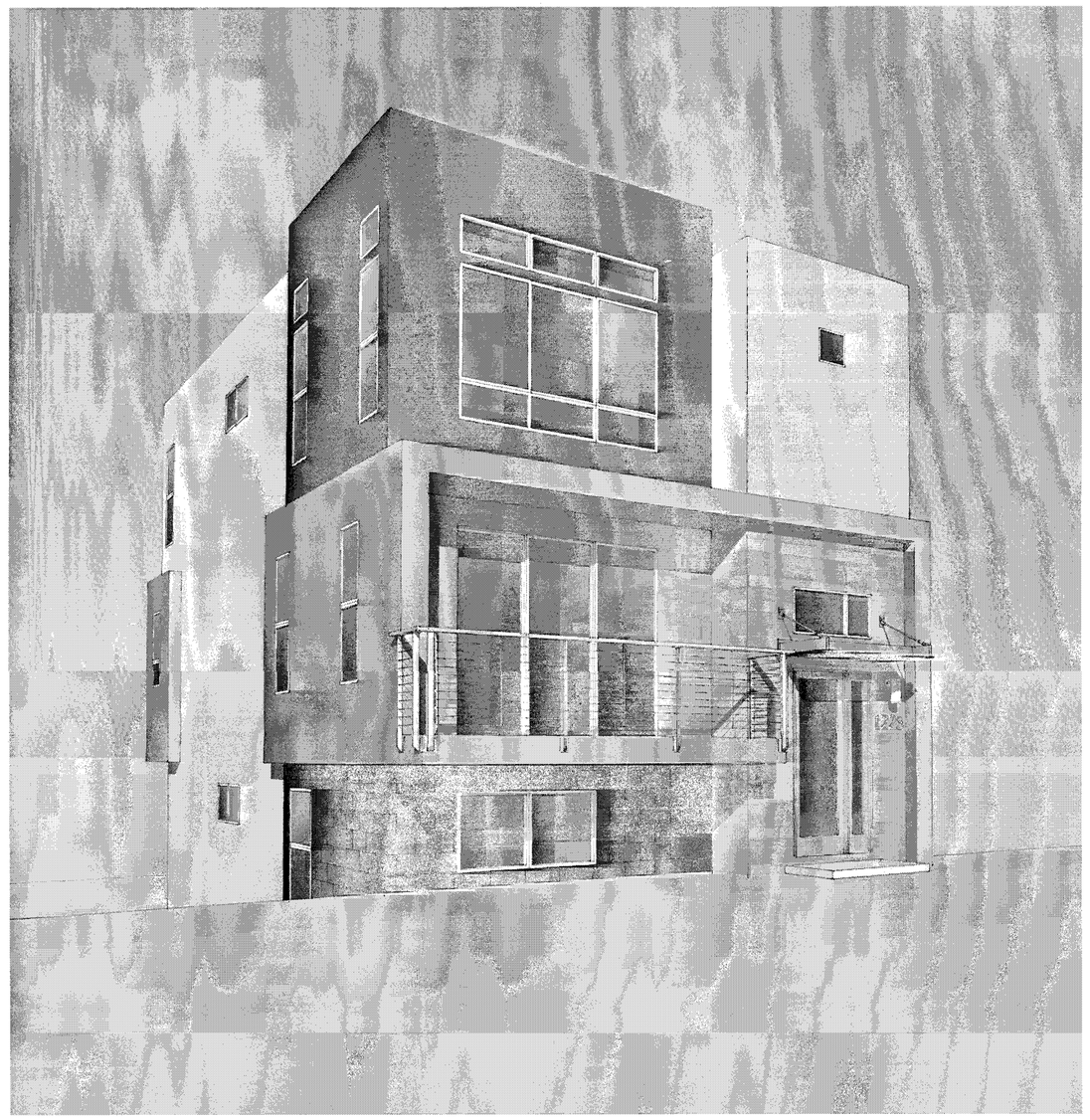
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 13.2



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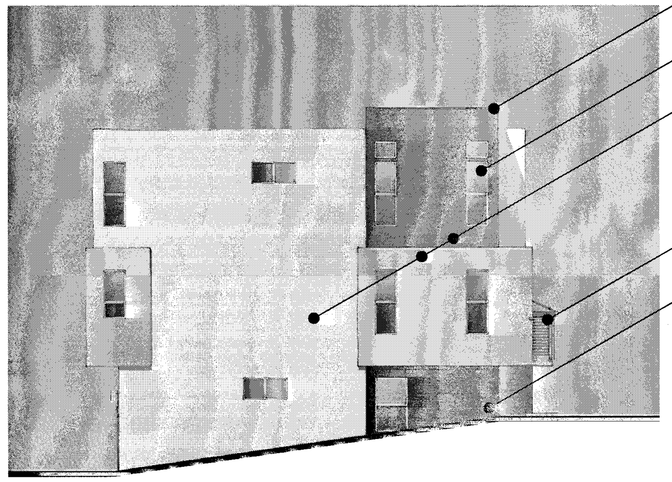

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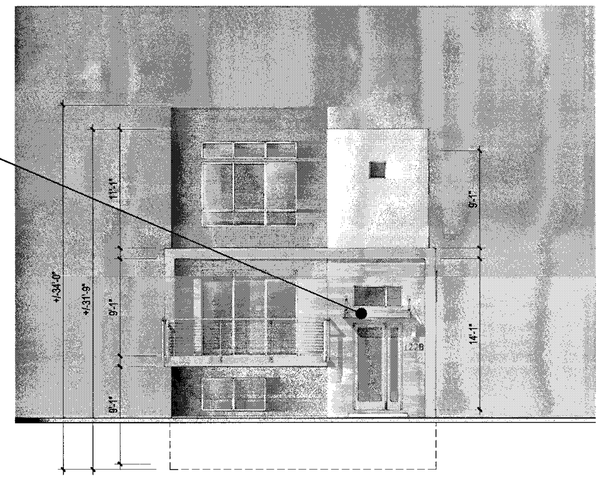

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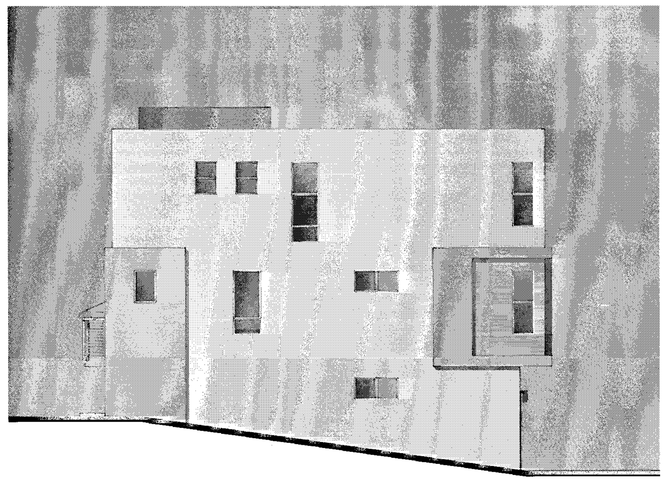

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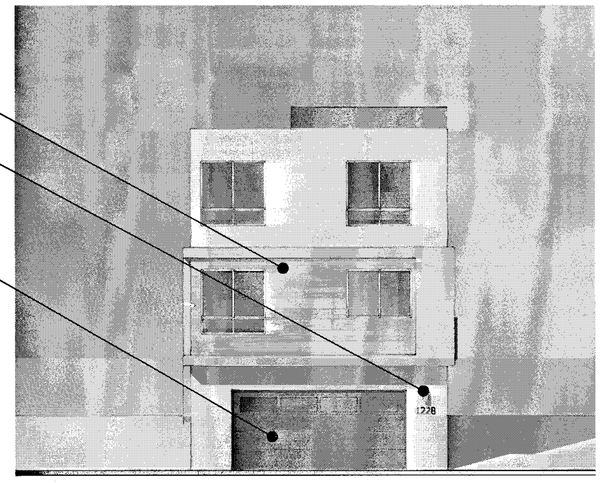

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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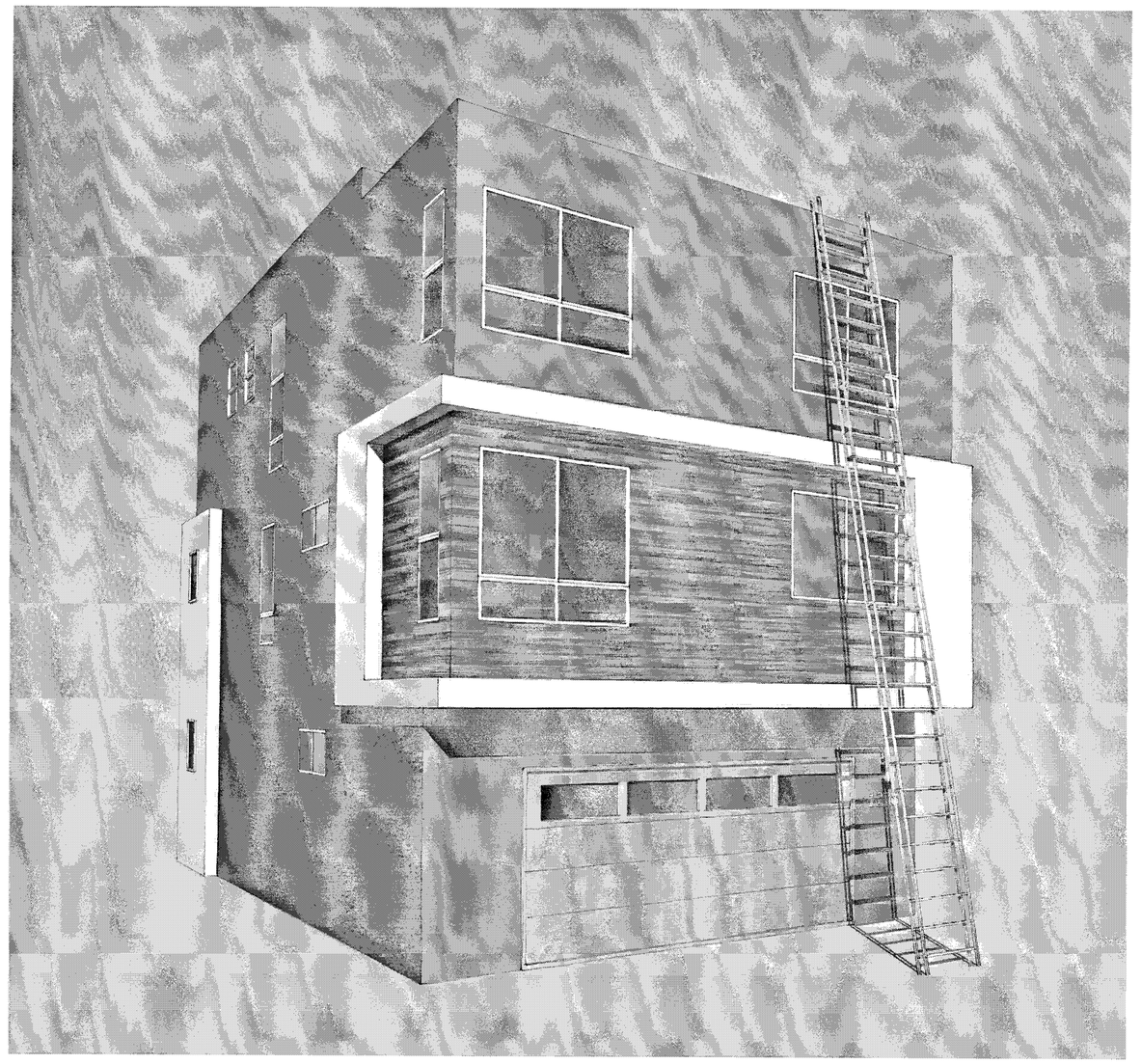
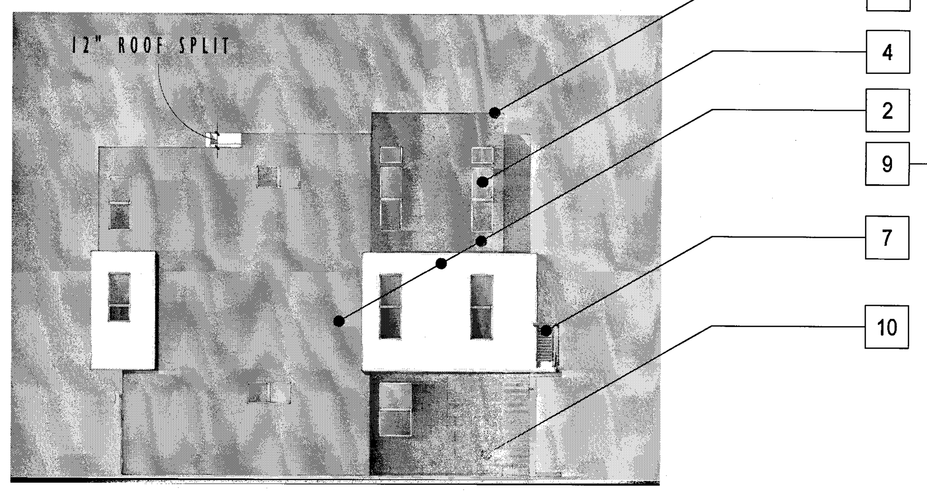
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-13.3



BACK PERSPECTIVE



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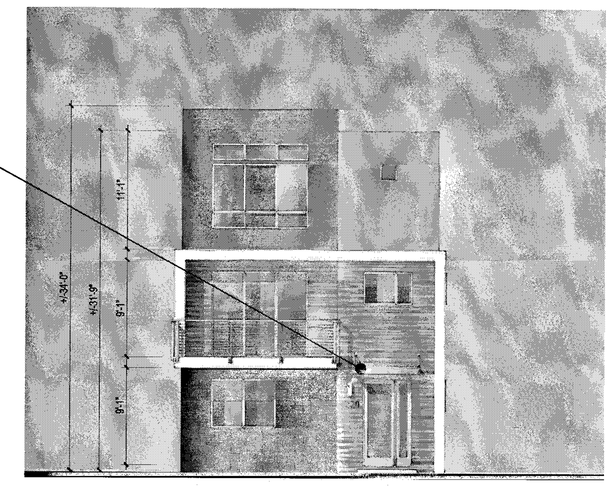

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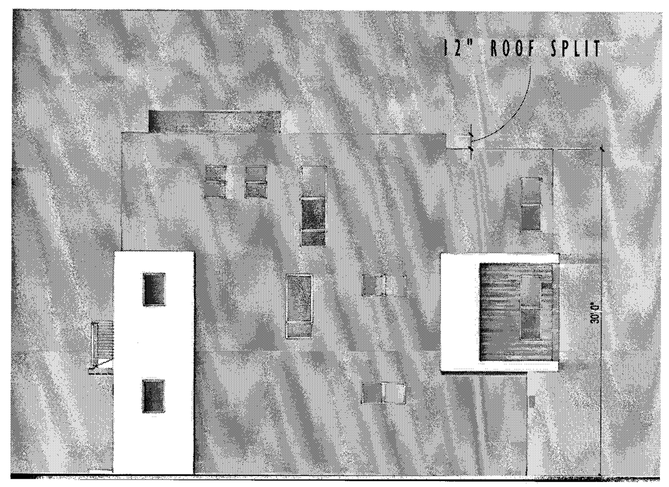

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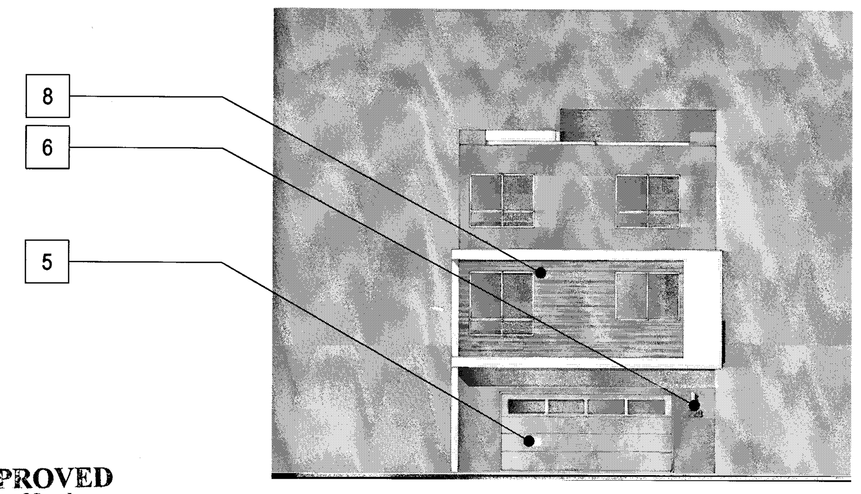

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. ANGELUS CONCRETE BLOCK VENEER

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PLAN 3 CONTEMPORARY A - GL FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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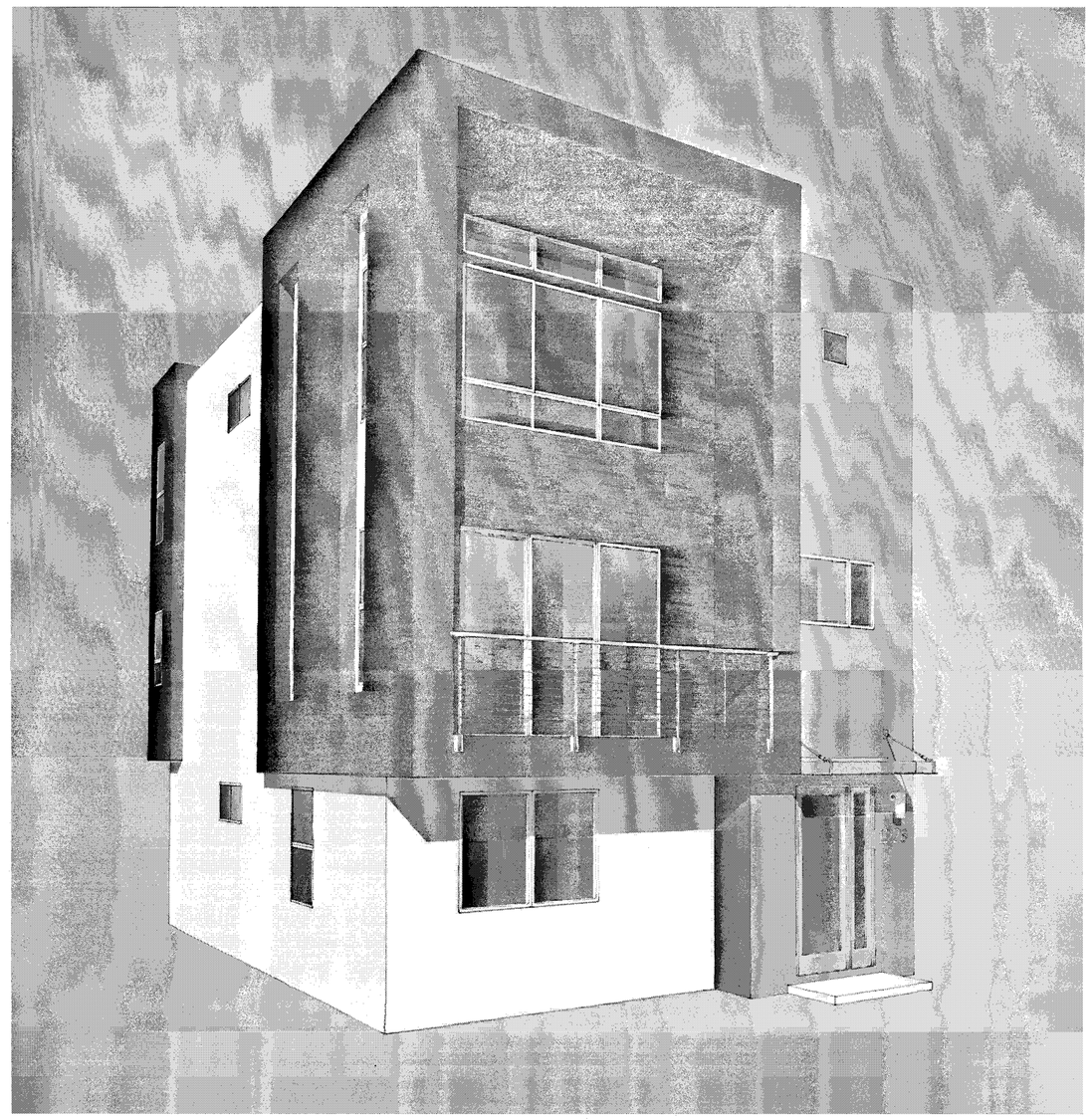
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 13.4



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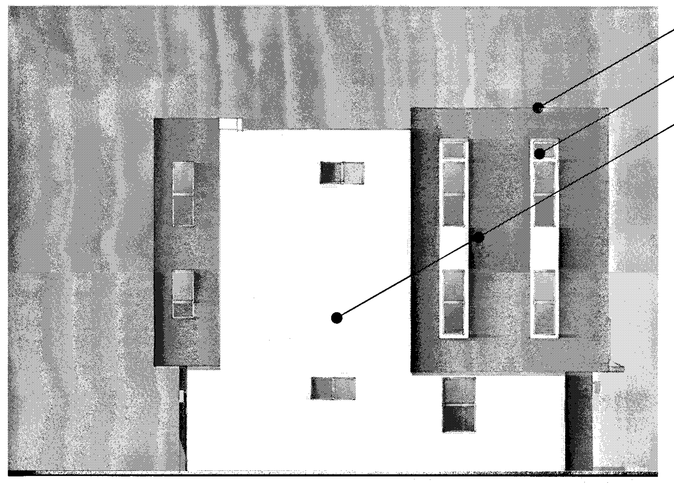

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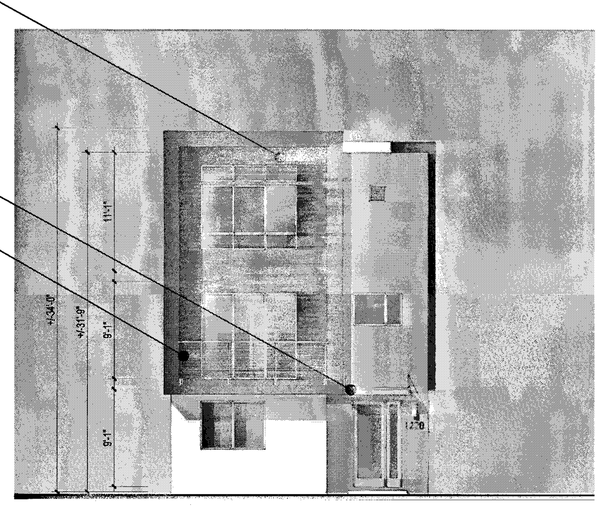

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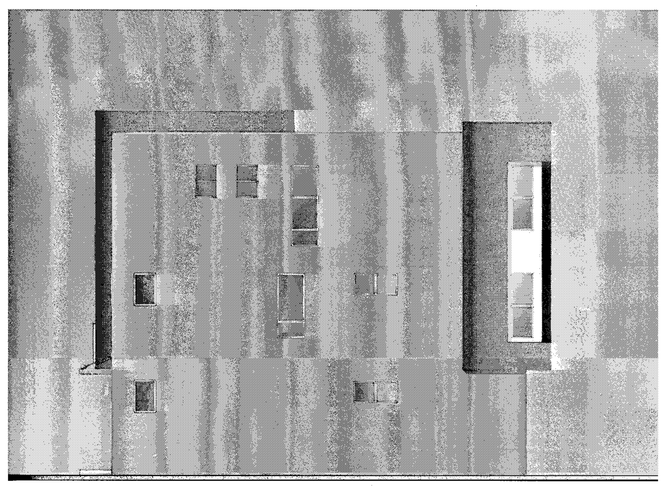

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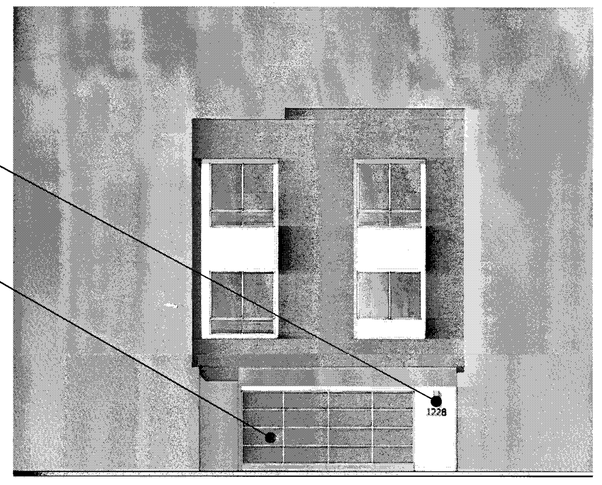

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
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6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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By:
Date:

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PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

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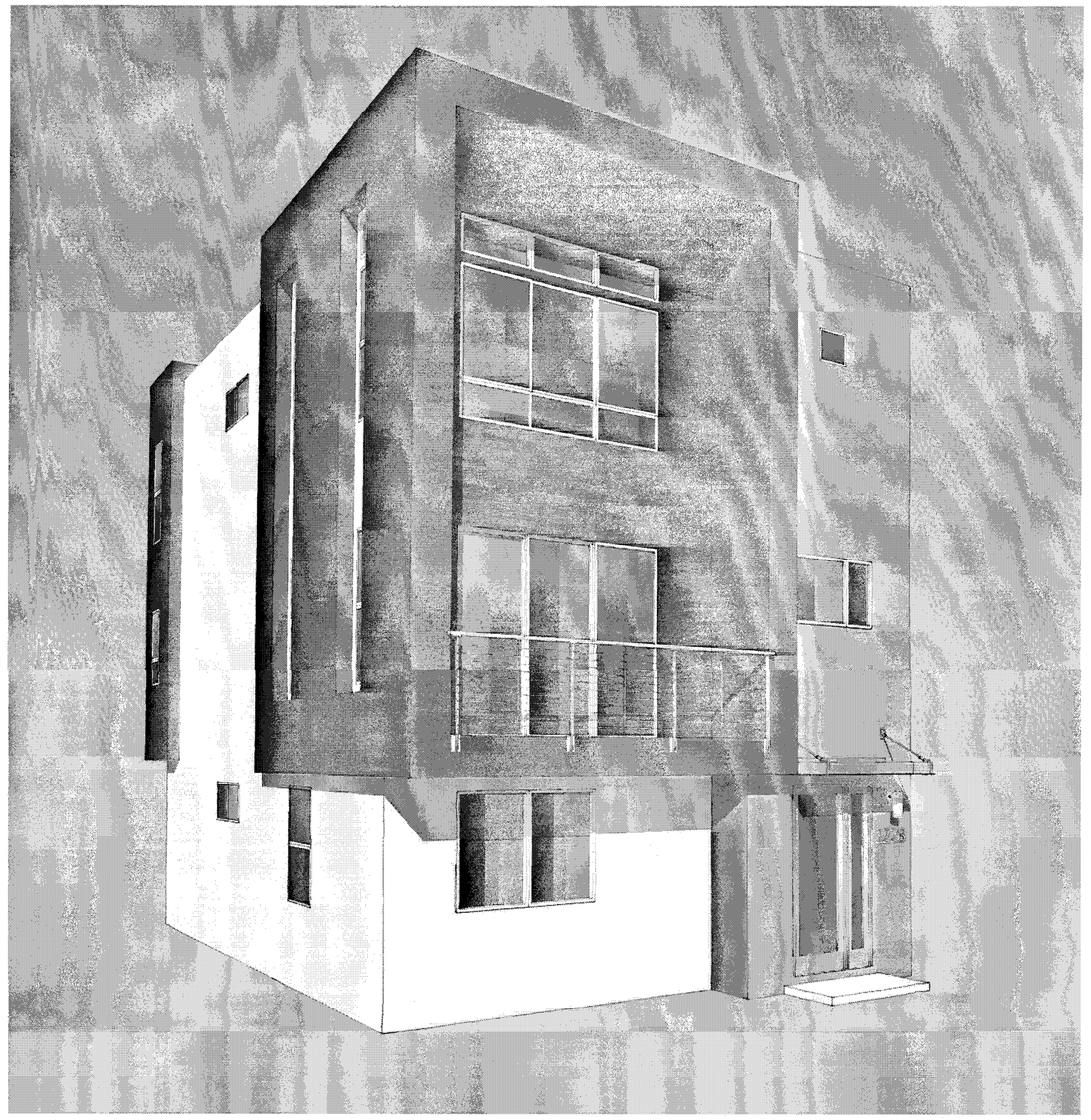
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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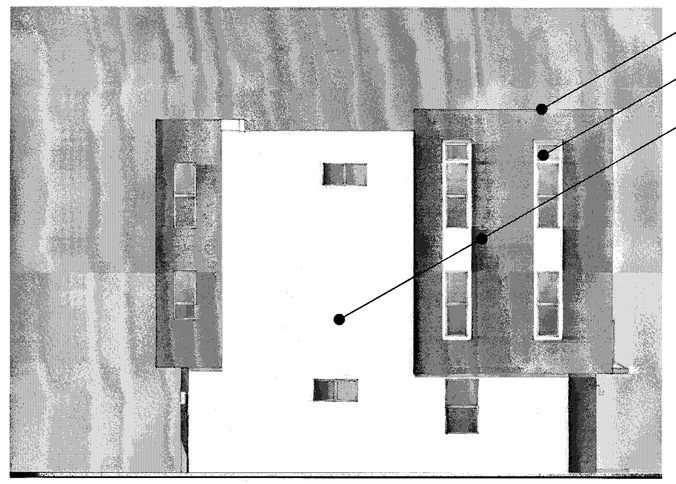

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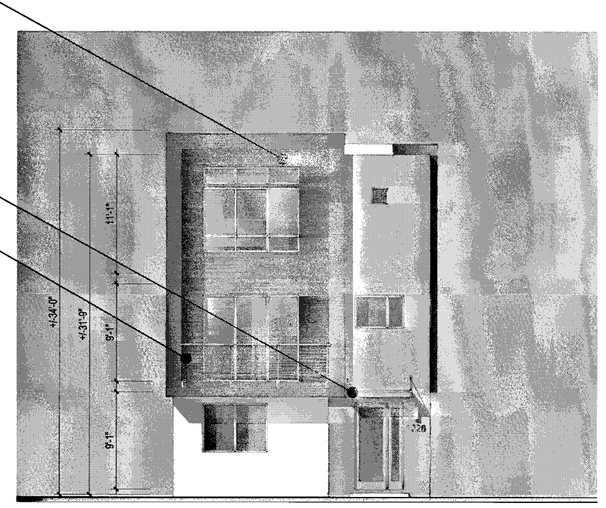

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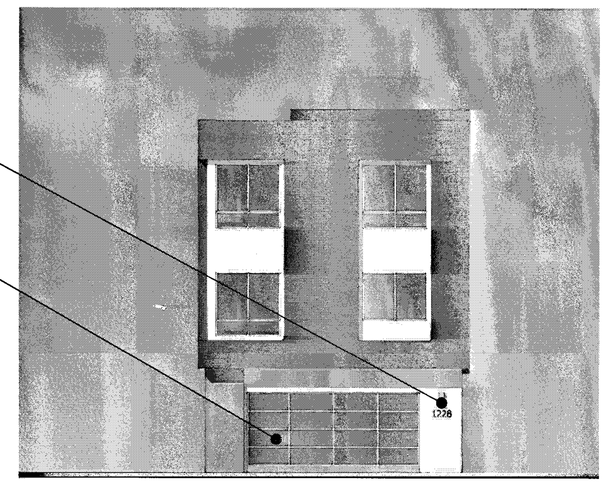

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

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By:
Date:

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PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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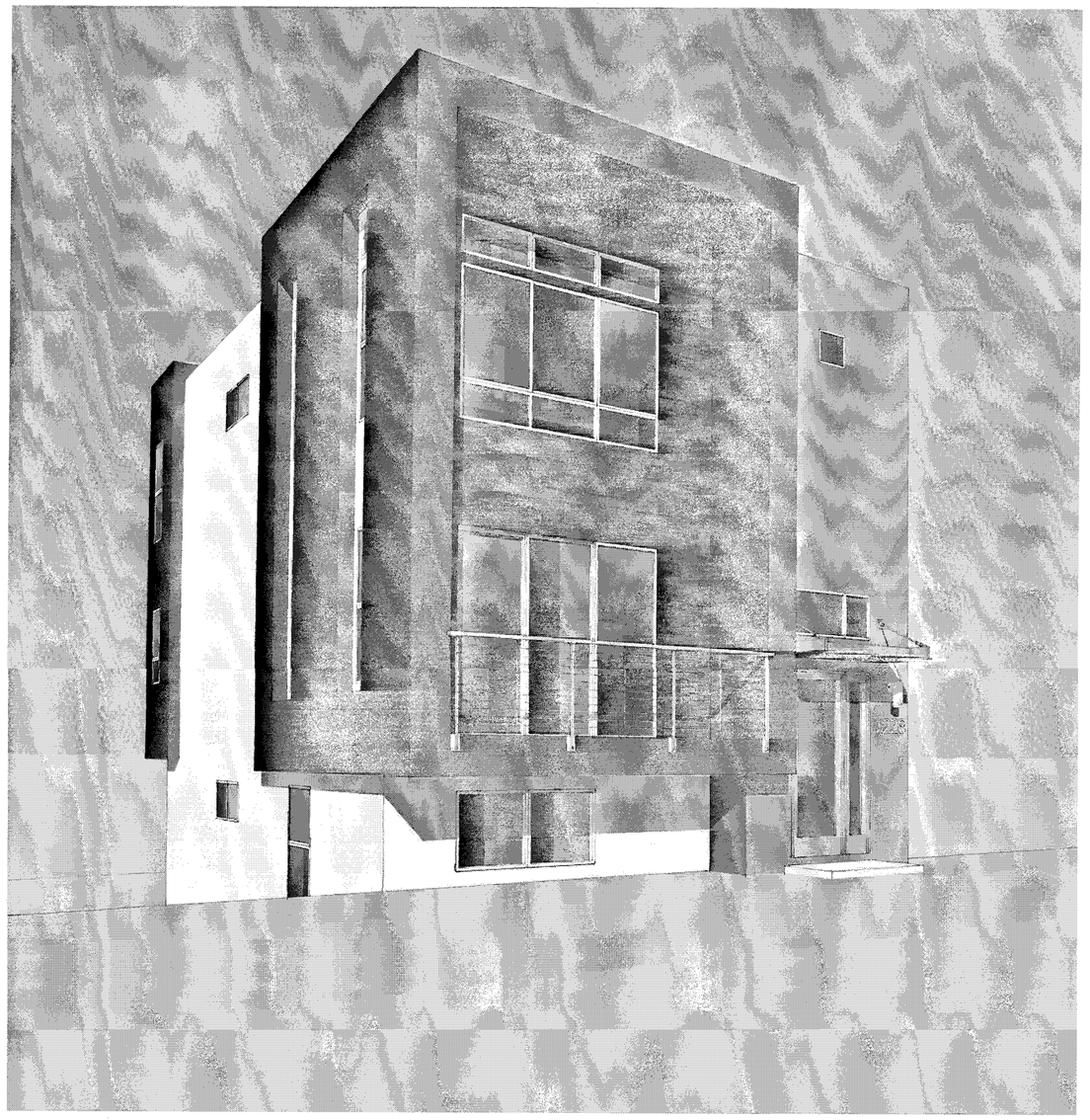
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8- 14.1 PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 14.1



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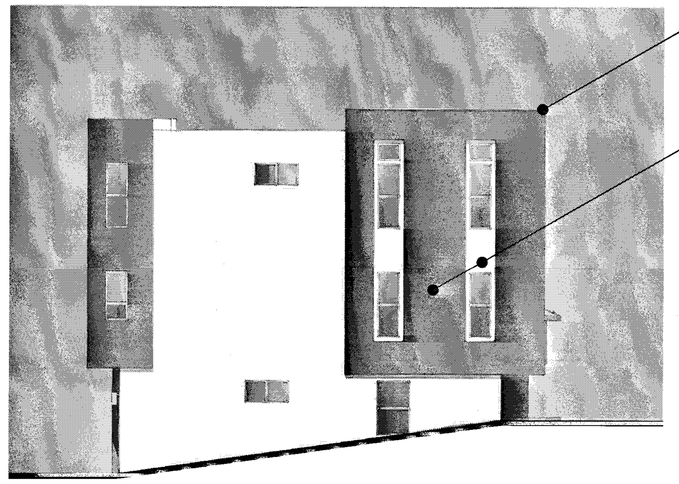

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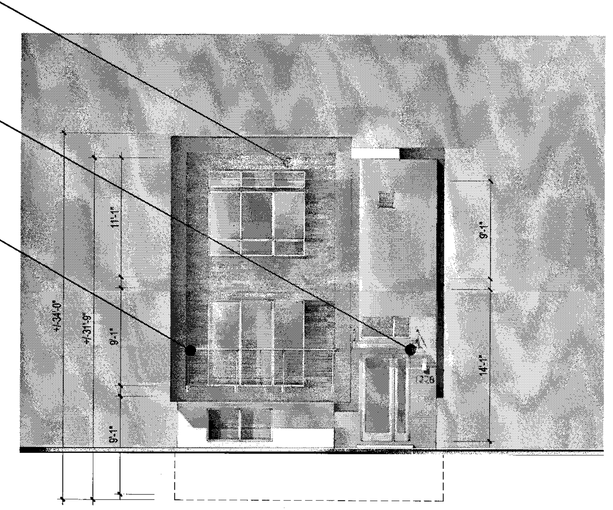

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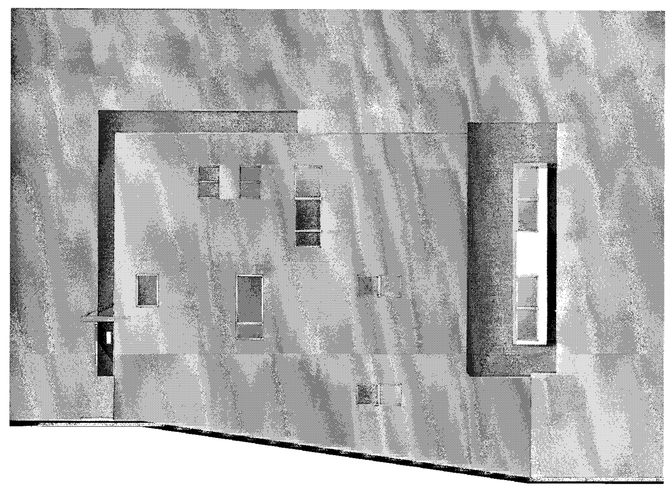

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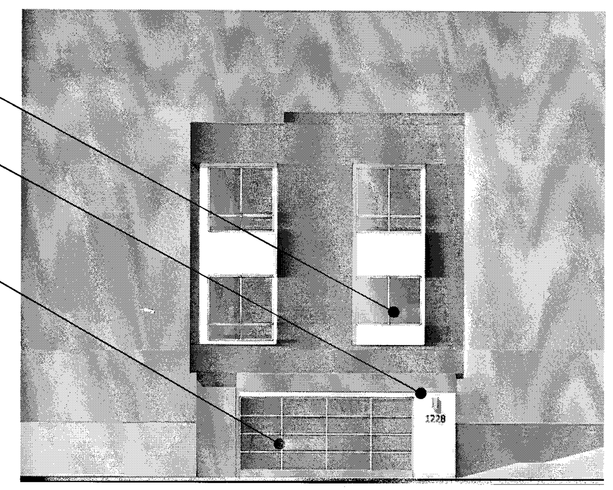

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 1

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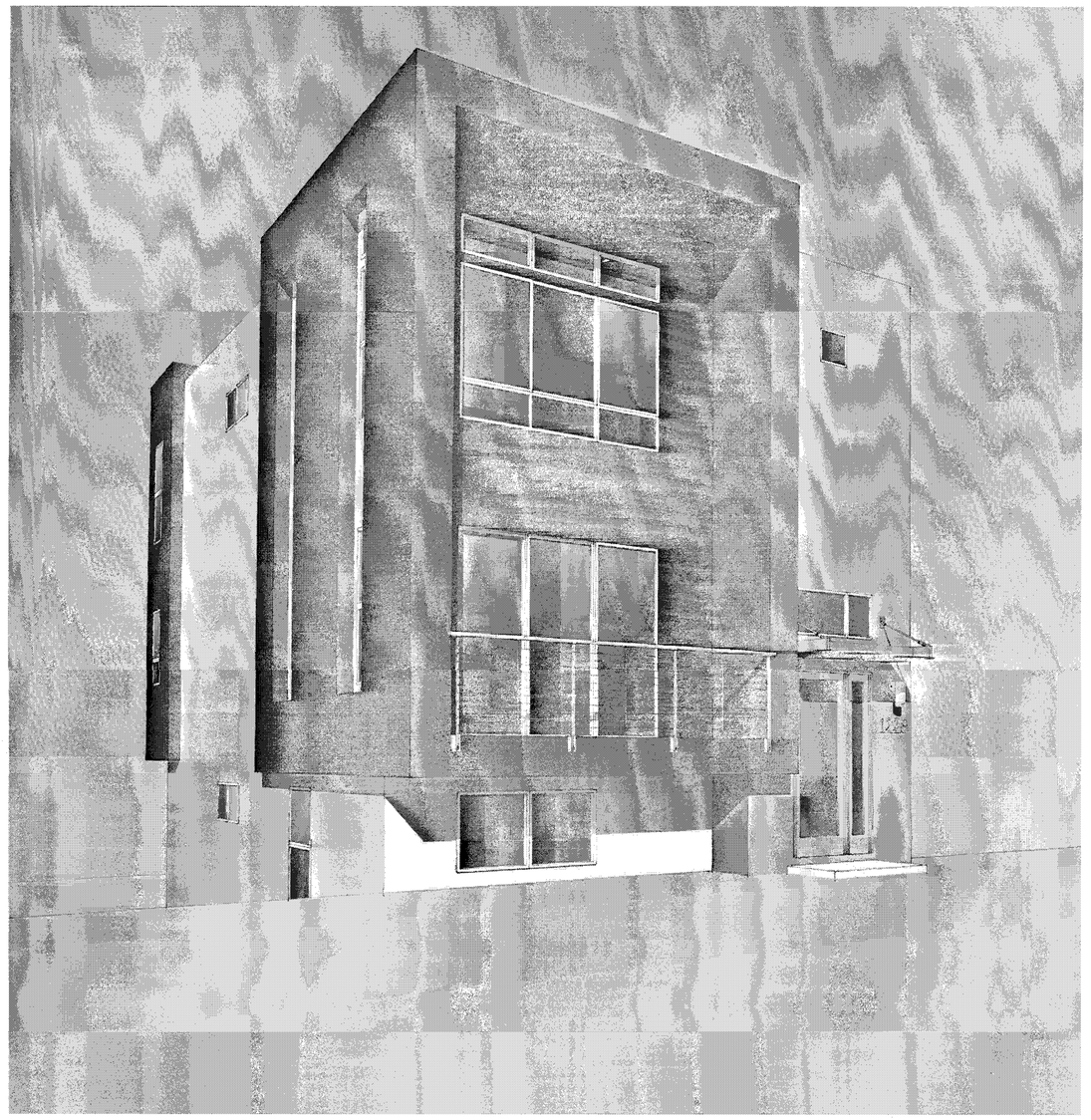
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8-14.2 PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 14.2



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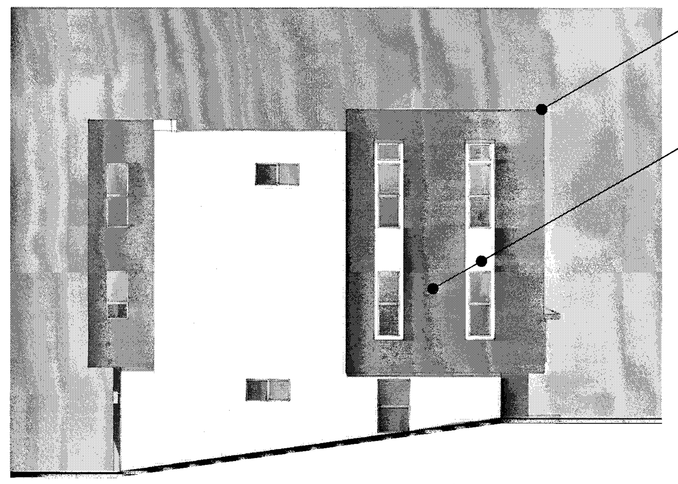

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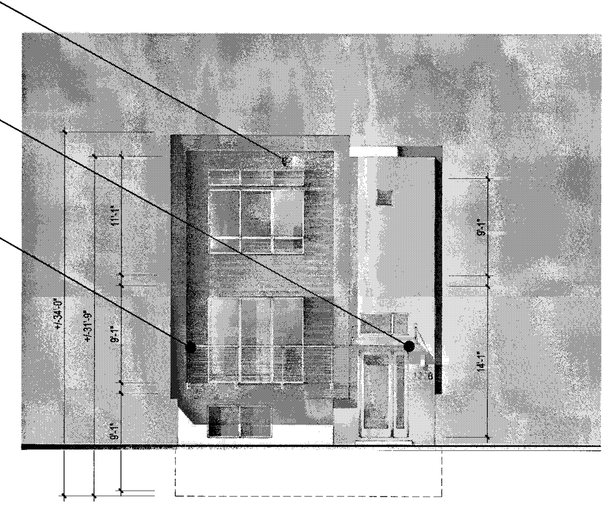

FRONT

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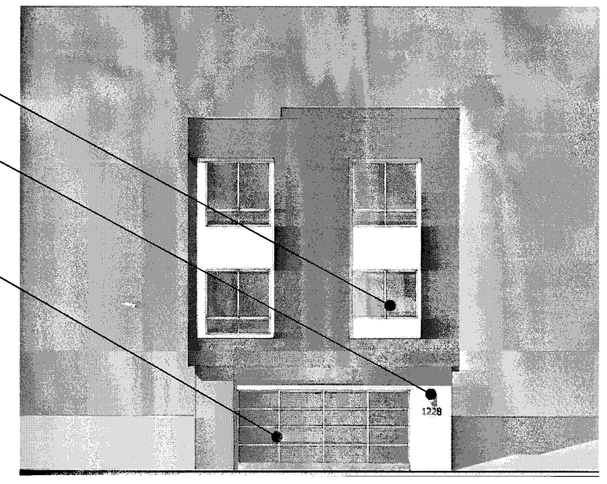

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 2

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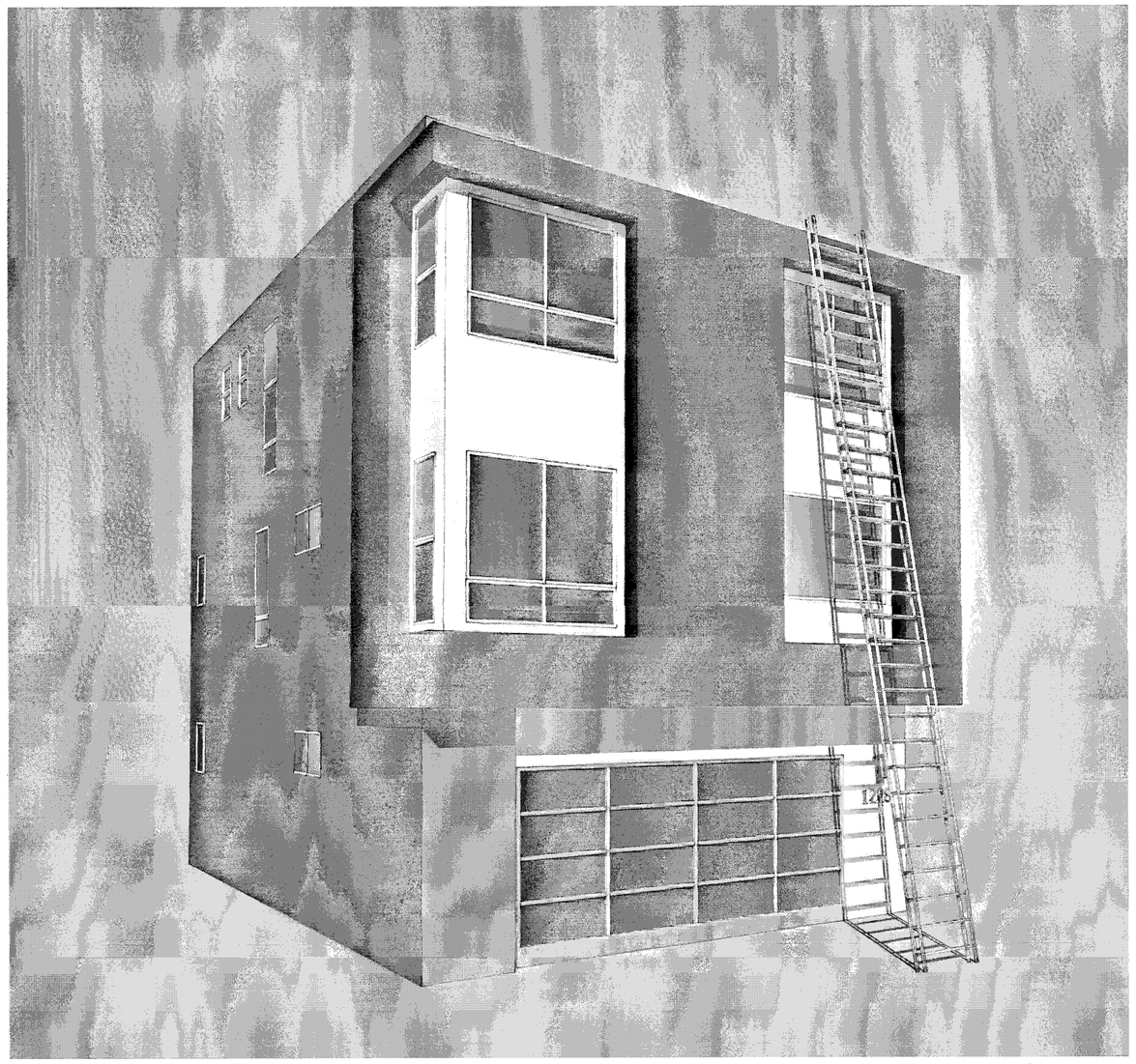
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

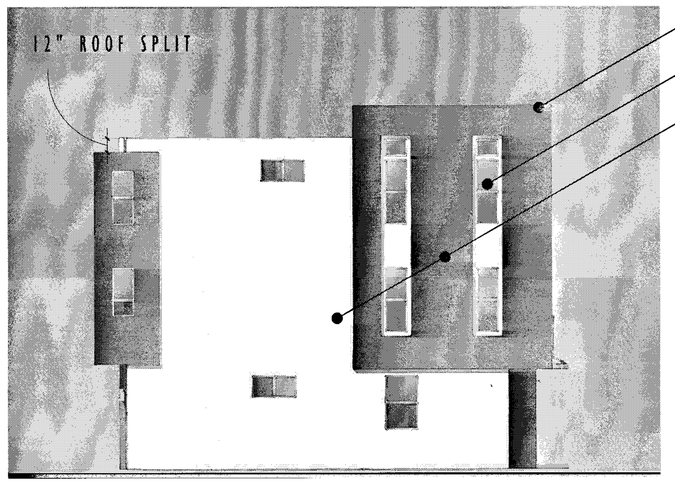
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD/CONTENT:	8-14.3 PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 14.3



BACK PERSPECTIVE



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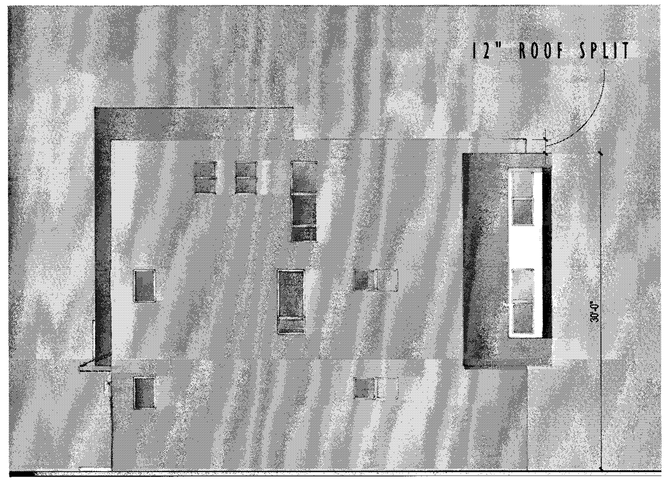

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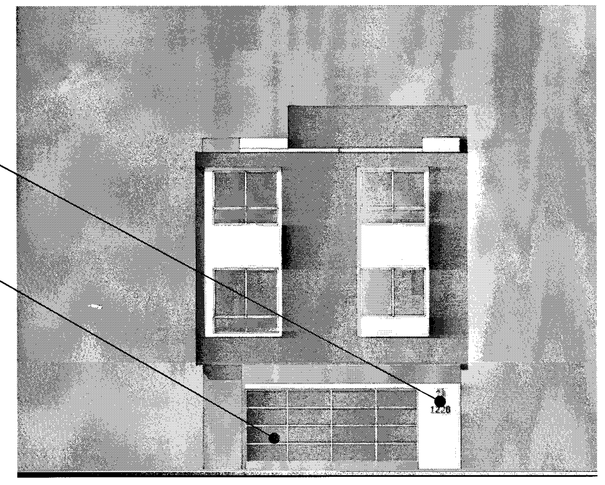

BACK

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - GL FIRE ACCESS

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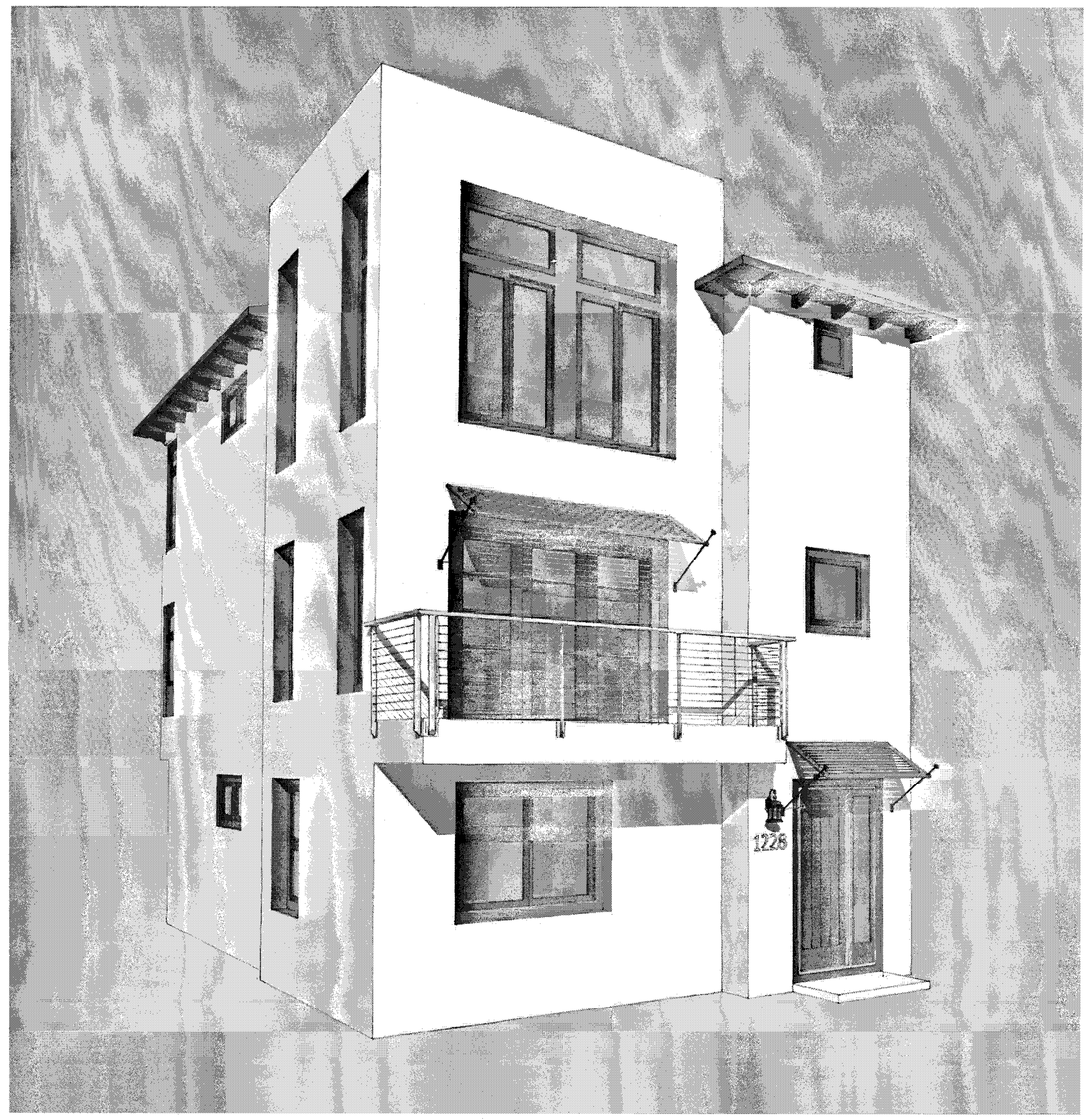
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
5		
4		
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8 1 ARCH DWG FILE:	TEMPORARY B - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 14.4



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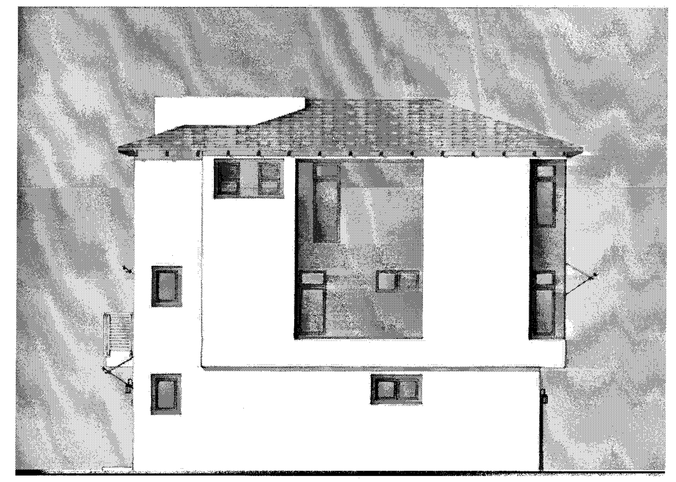

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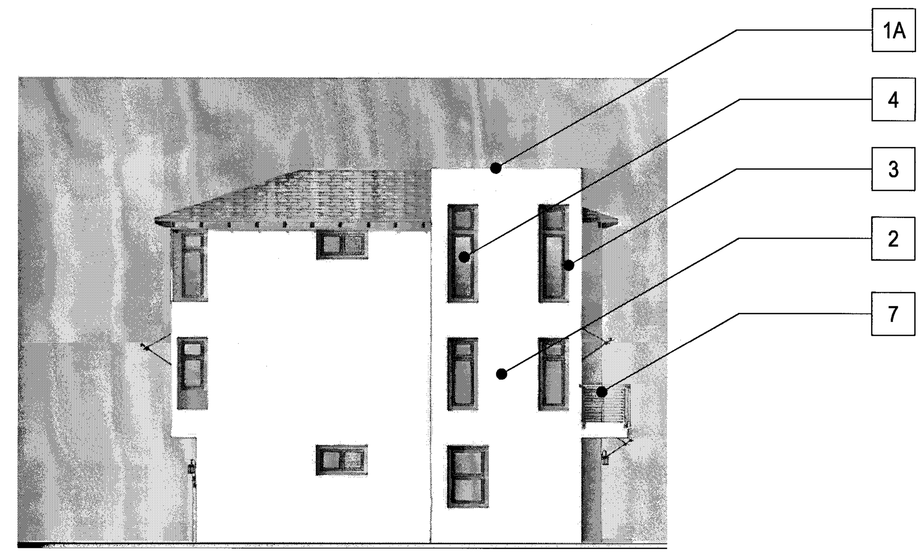

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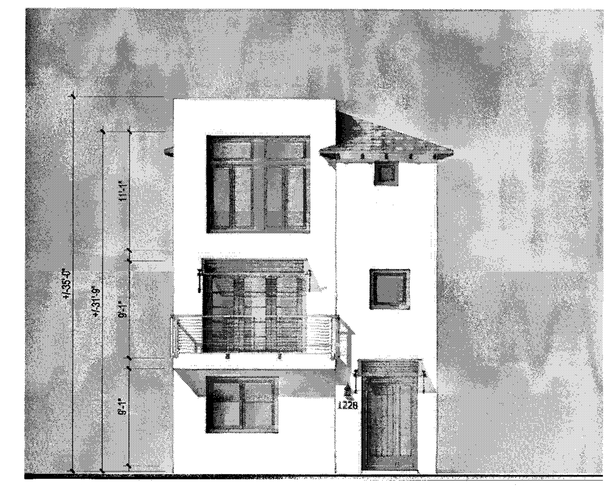

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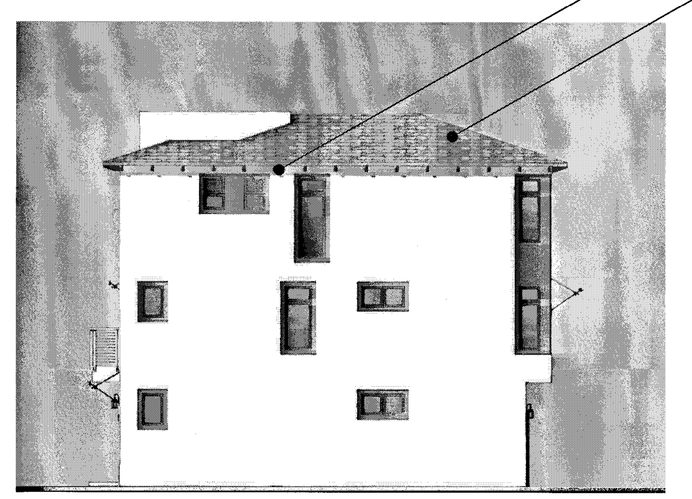

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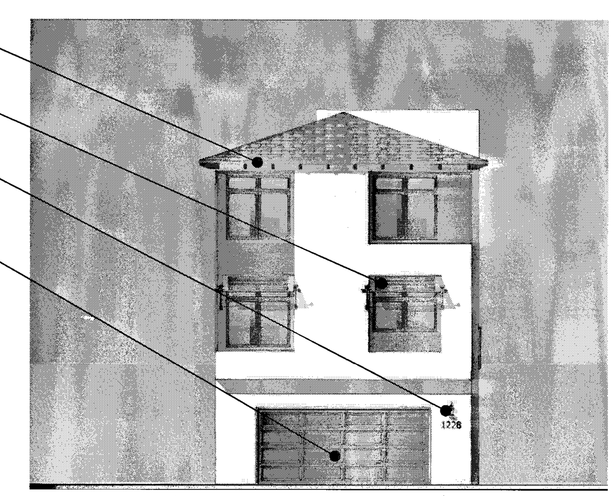

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

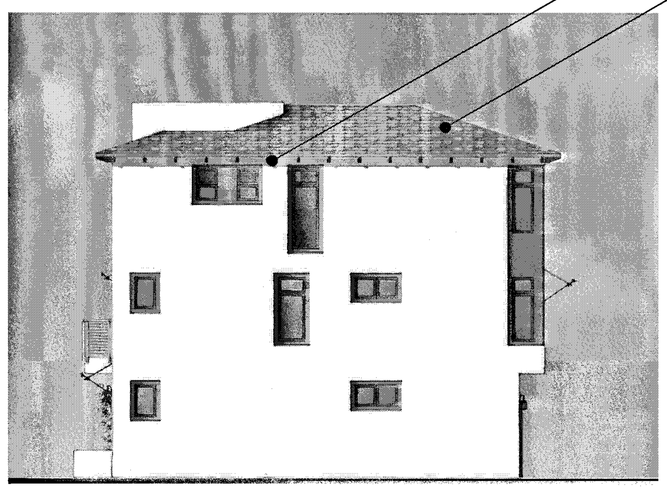
PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES

PERSPECTIVE

LEFT

FRONT



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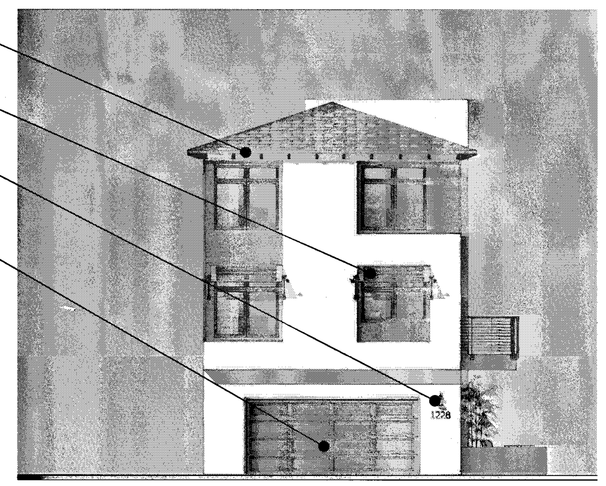

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - COLOR OPTION I - ALT

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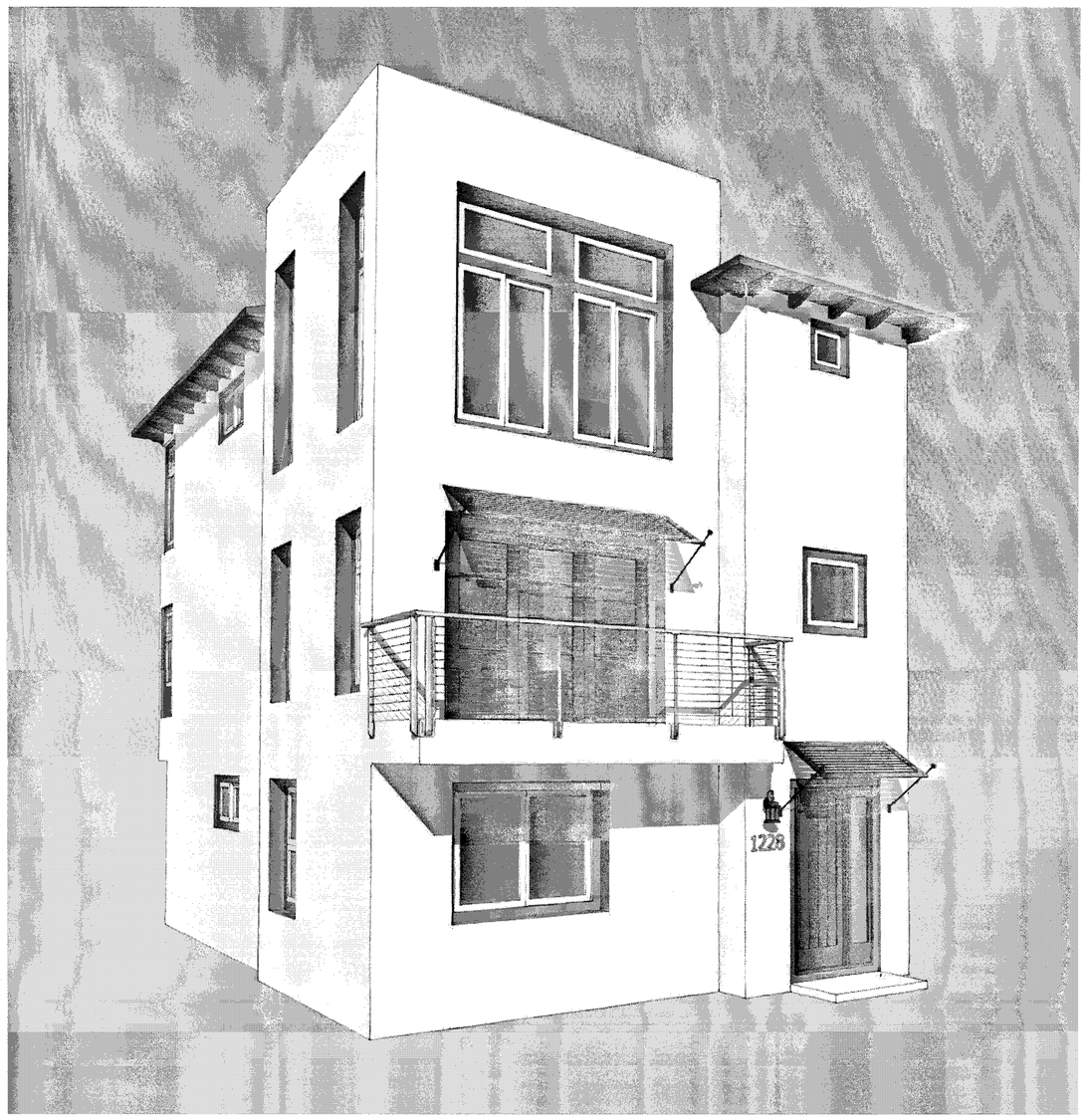
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/8/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8-15.0.1 TRANSITIONAL - GL - COLOR OPTION 1 - ALT.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8-15.0.1



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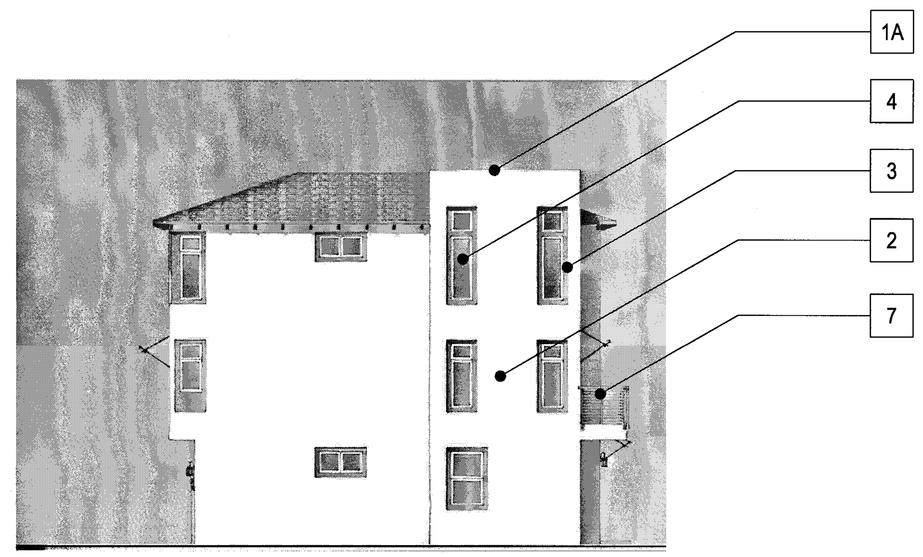

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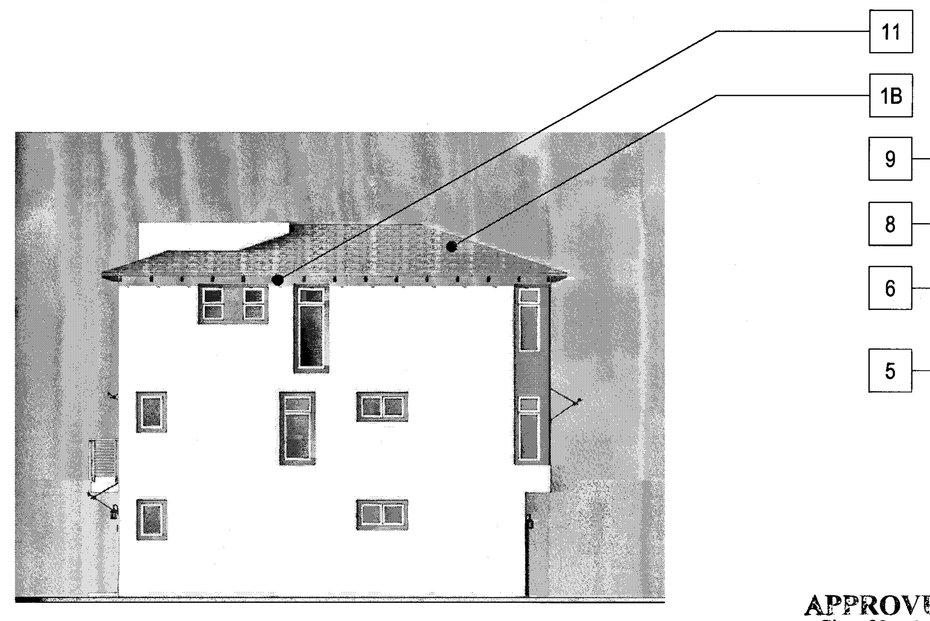

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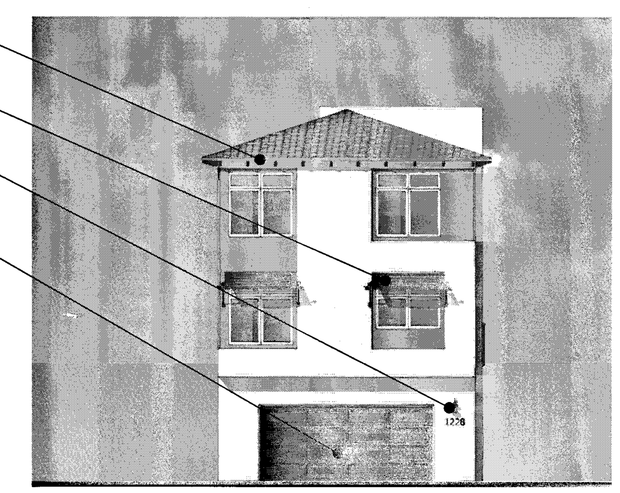

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2

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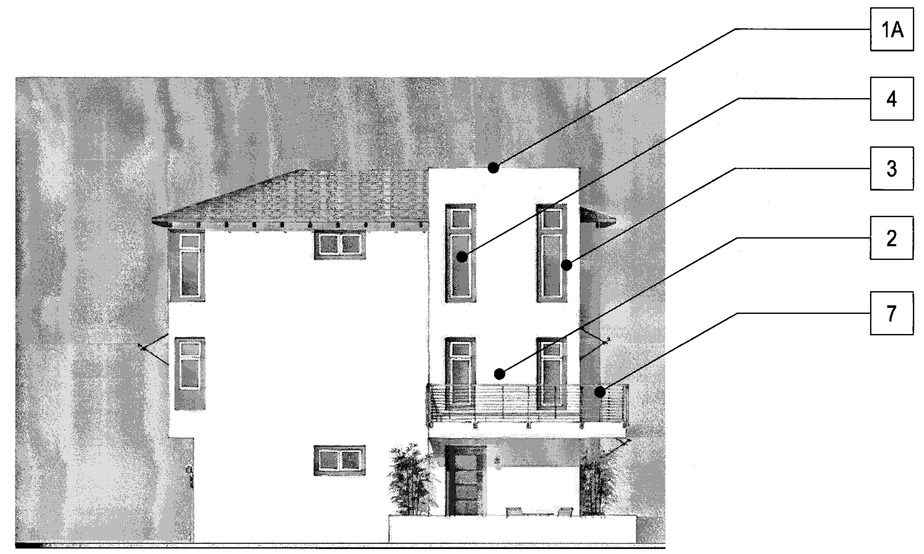
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE:	8-15.1 PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 15.1

PERSPECTIVE



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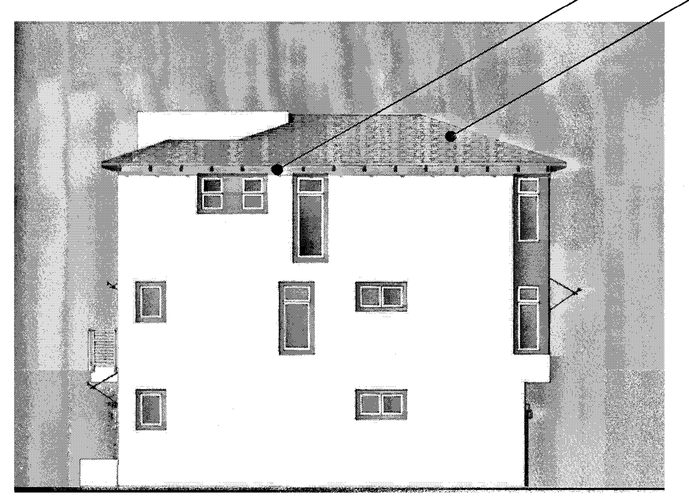

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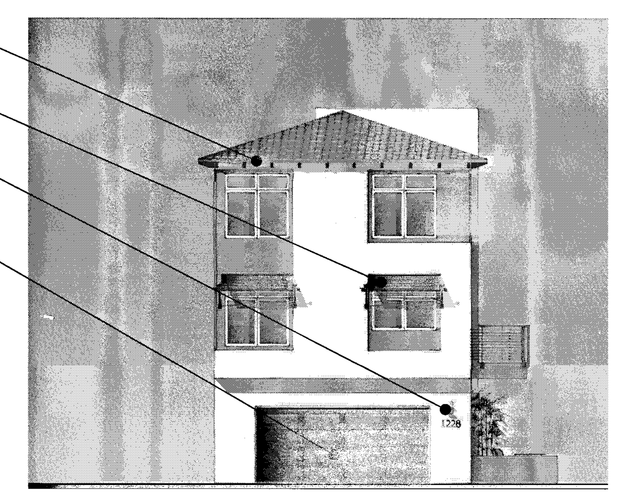

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2 - ALT

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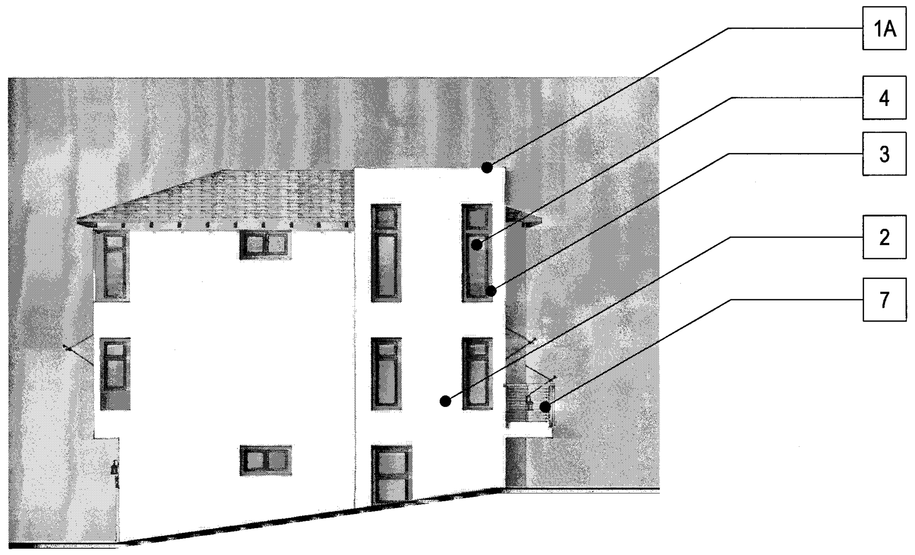
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	8- 15.1.1 TRANSITIONAL - GL - COLOR OPTION 2 - ALT.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 15.1.1

PERSPECTIVE



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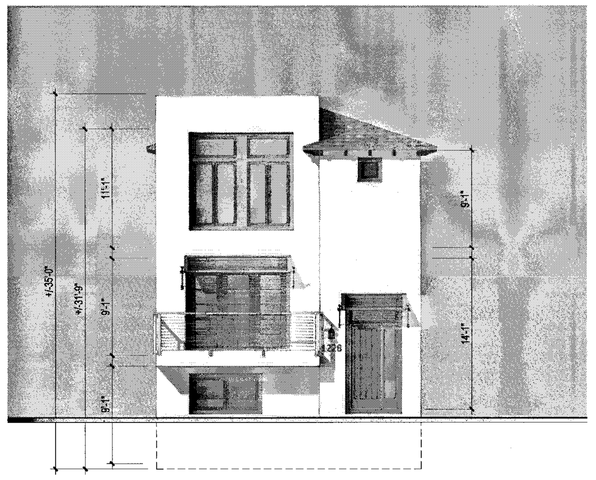

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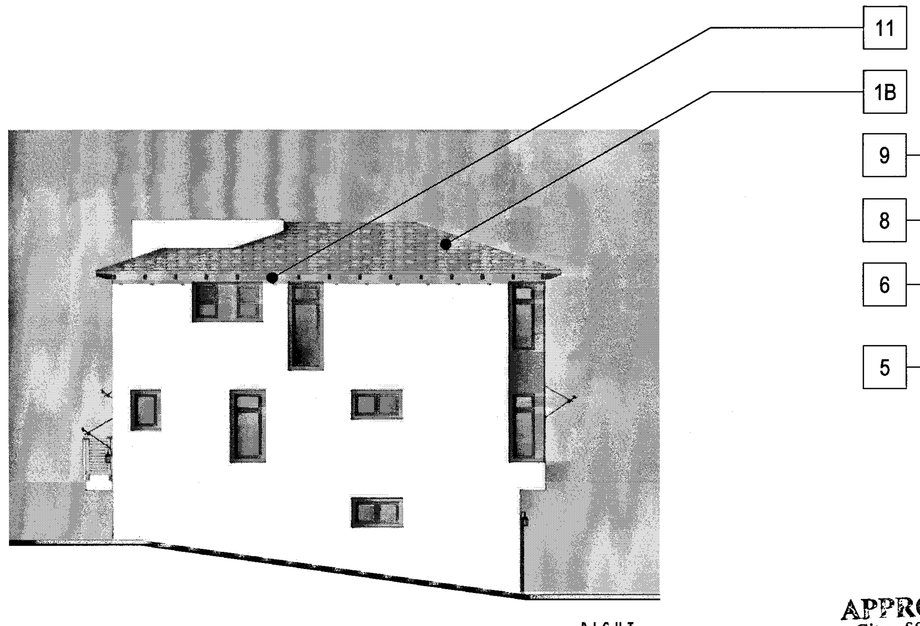

RIGHT

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

PLAN 3 TRANSITIONAL - ML - COLOR OPTION 1

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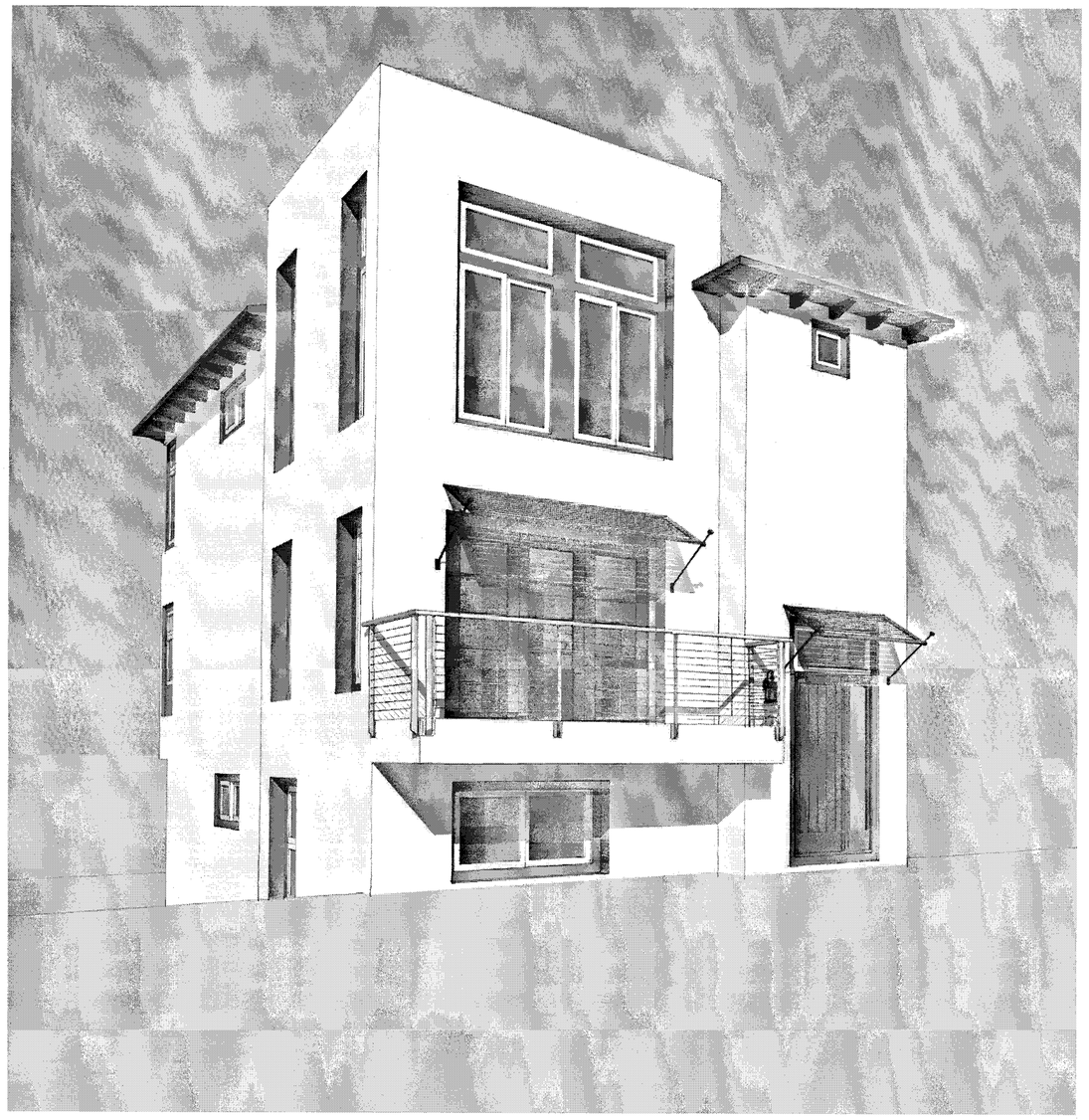
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 3 TRANSITIONAL - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 15.2



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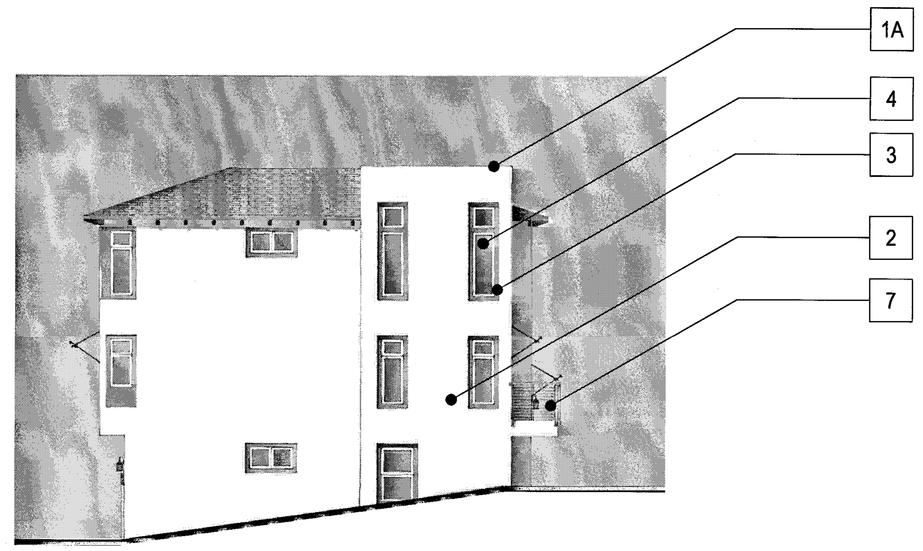

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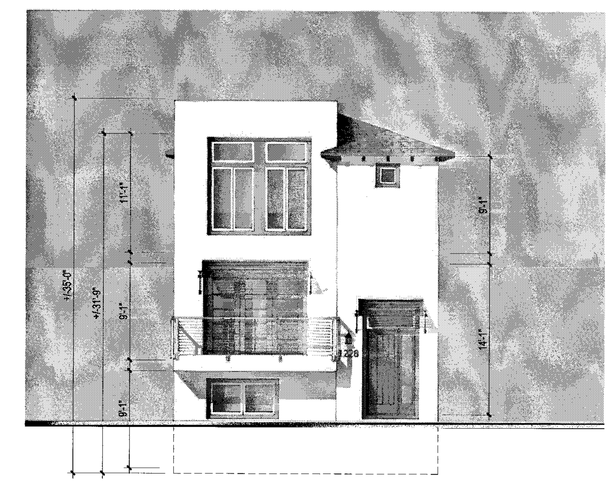

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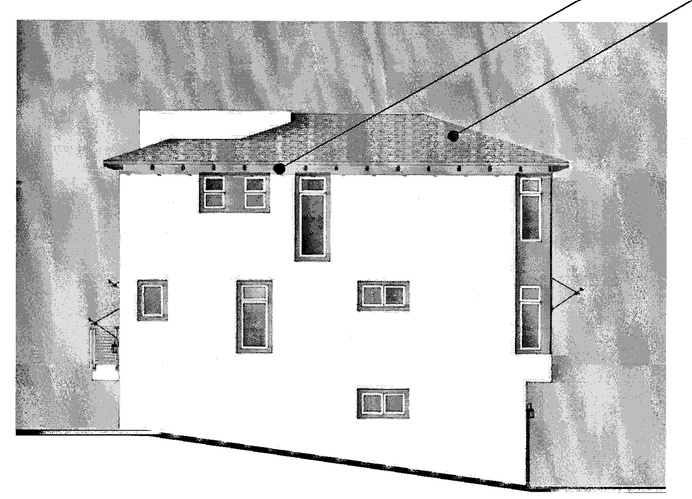

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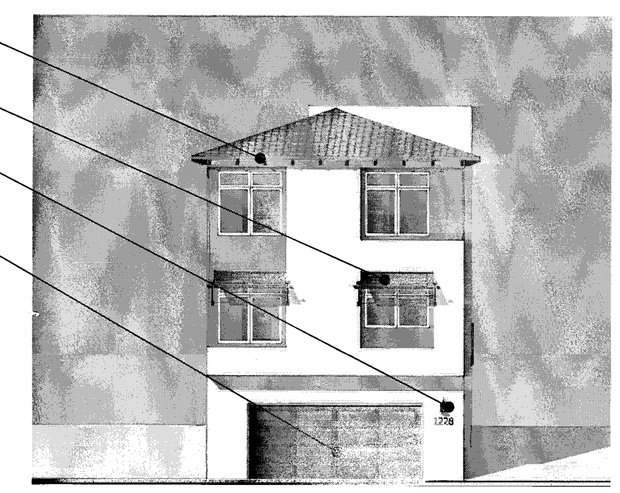

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

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By:
Date:

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PLAN 3 TRANSITIONAL - ML - COLOR OPTION 2

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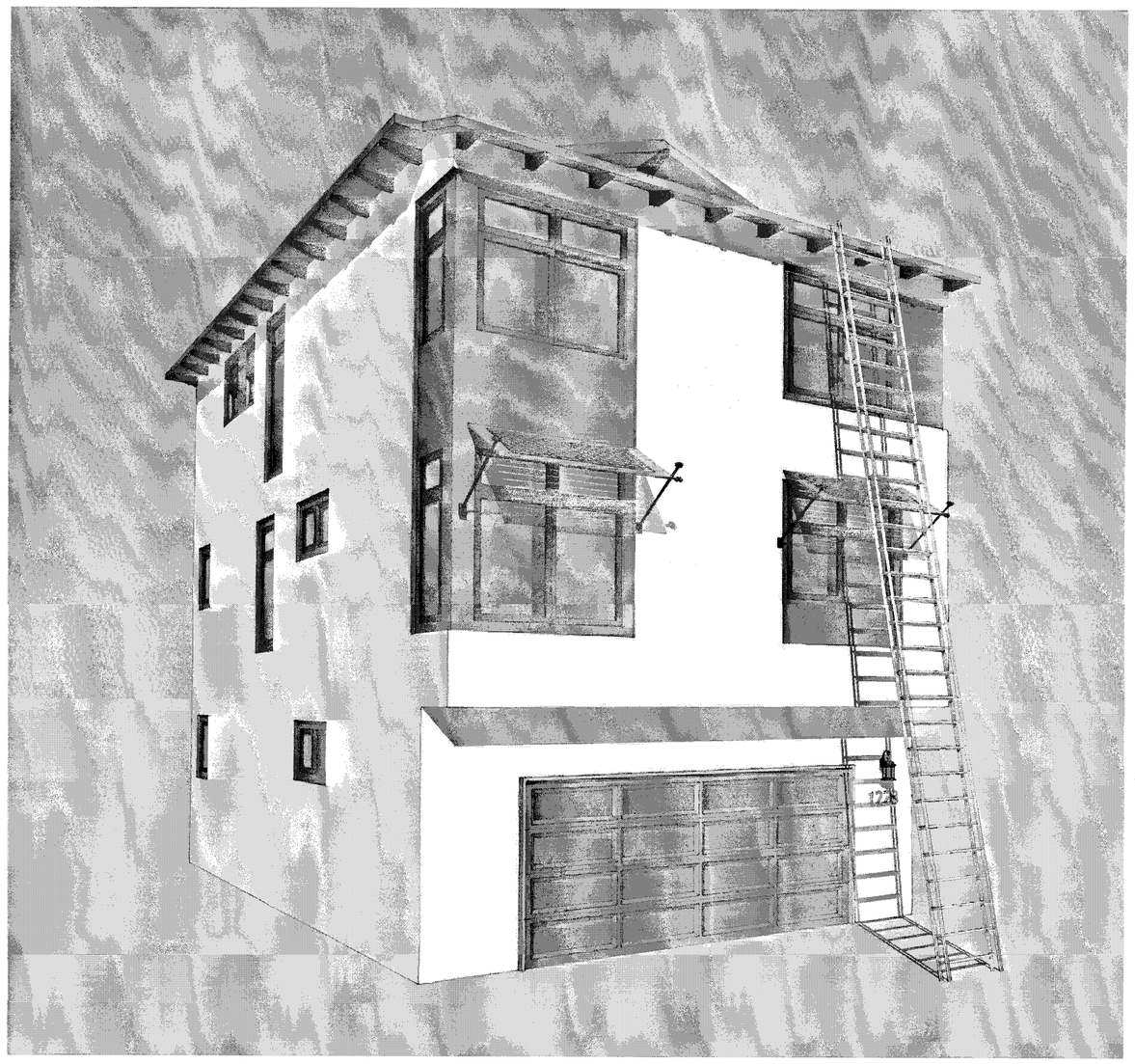
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

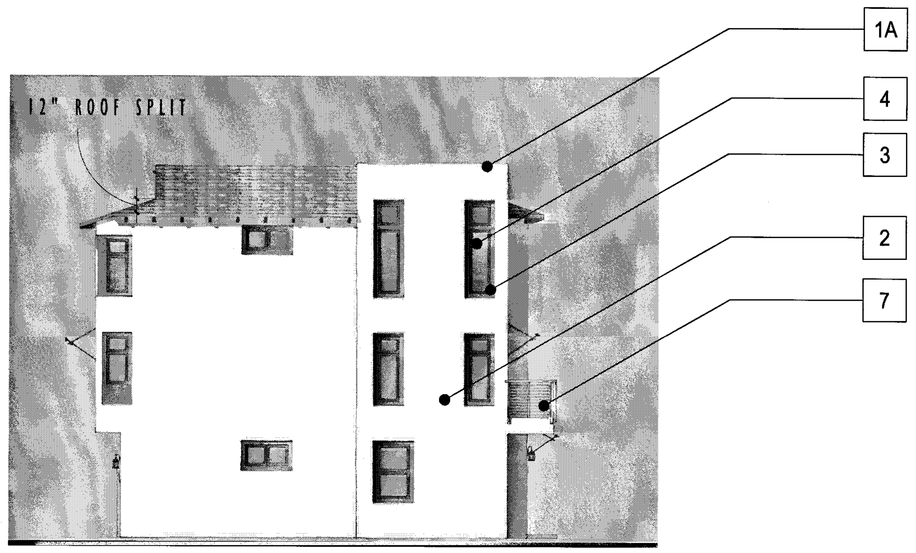
NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	PLAN 3 TRANSITIONAL - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 15.3



BACK PERSPECTIVE



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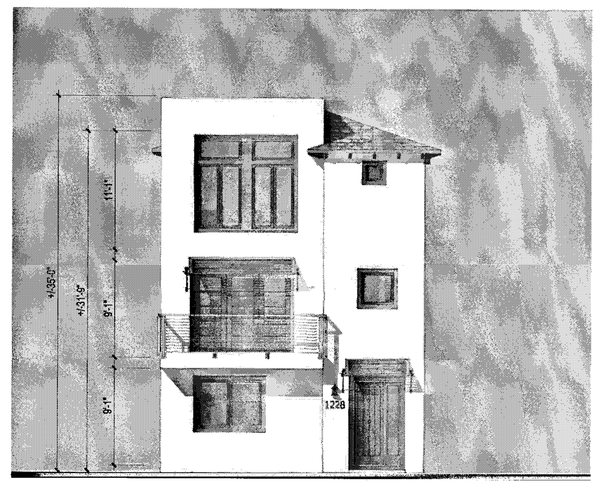

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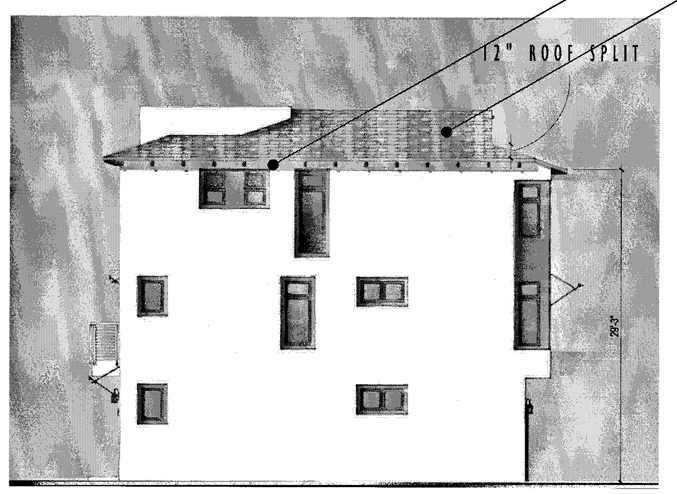

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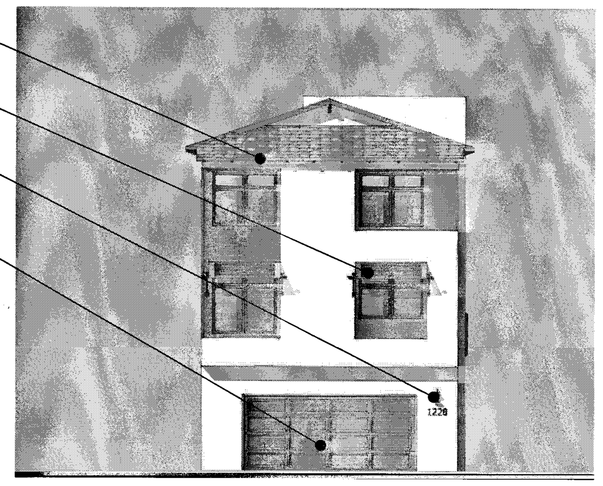

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL FIRE ACCESS

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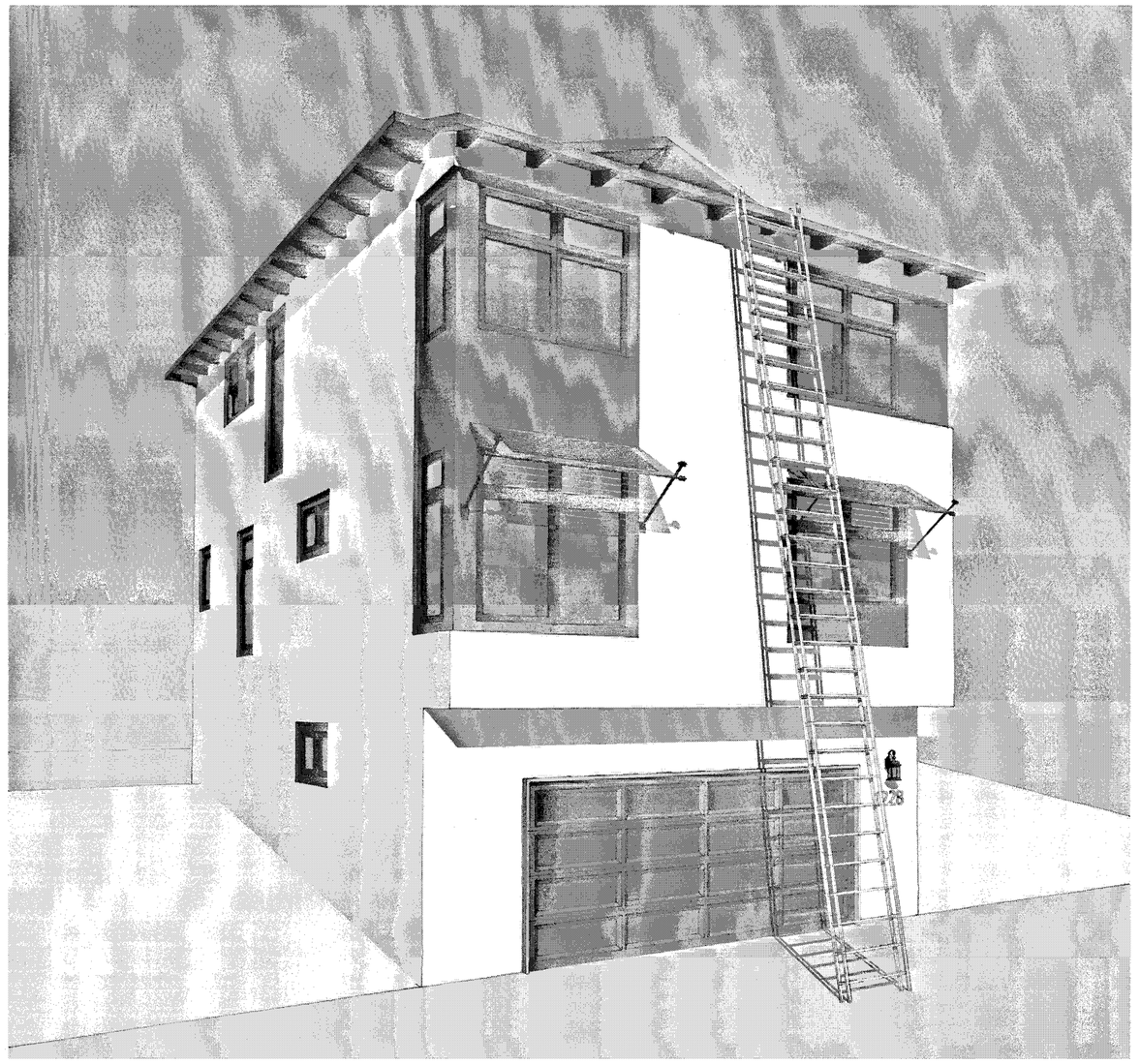
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

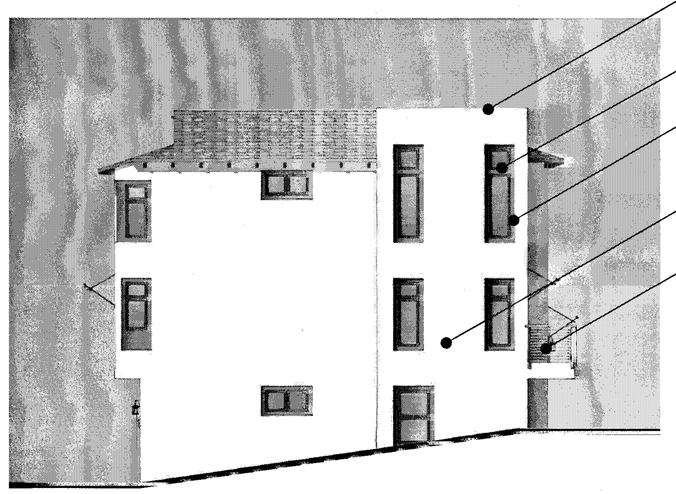
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	PLAN 3 TRANSITIONAL - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 15.4



BACK PERSPECTIVE



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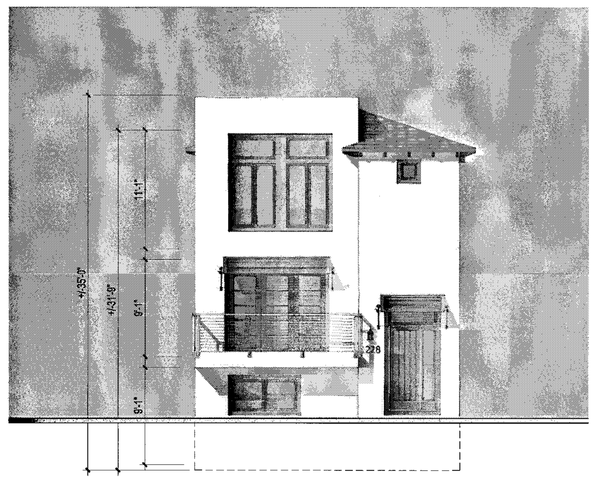

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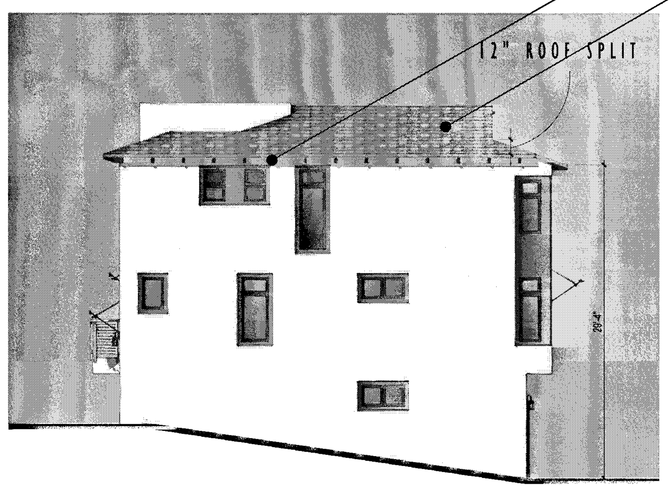

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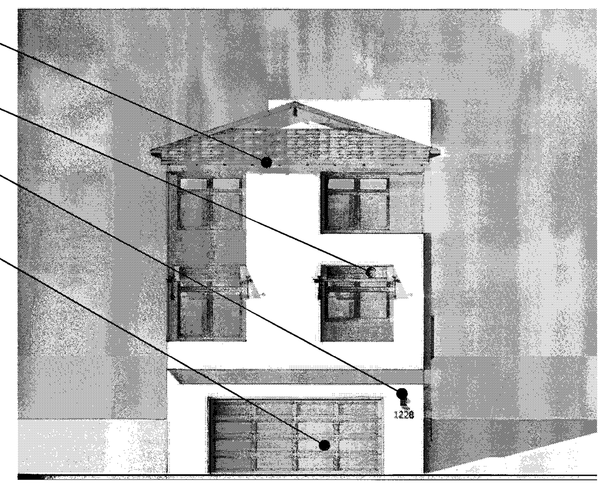

BACK

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City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD RAFTER TAILS

PLAN 3 TRANSITIONAL - ML FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - ML FIRE ACCESS.DWG
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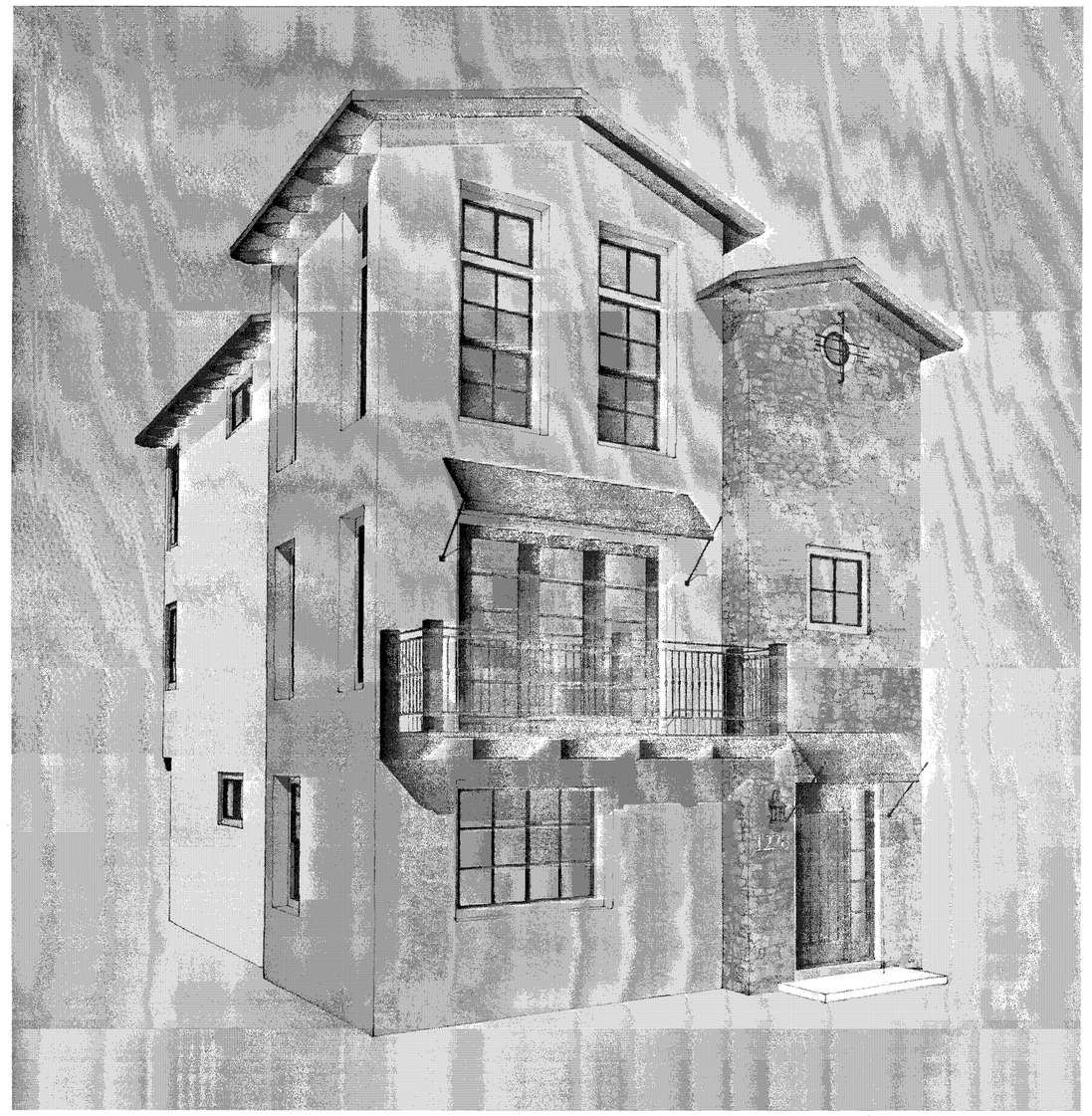
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 15.5



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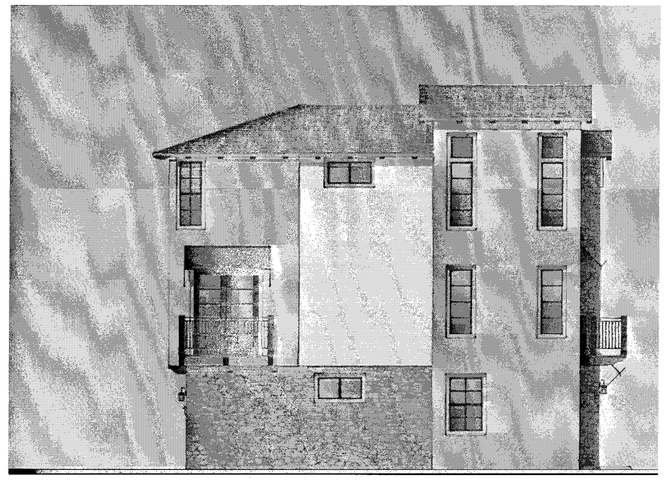

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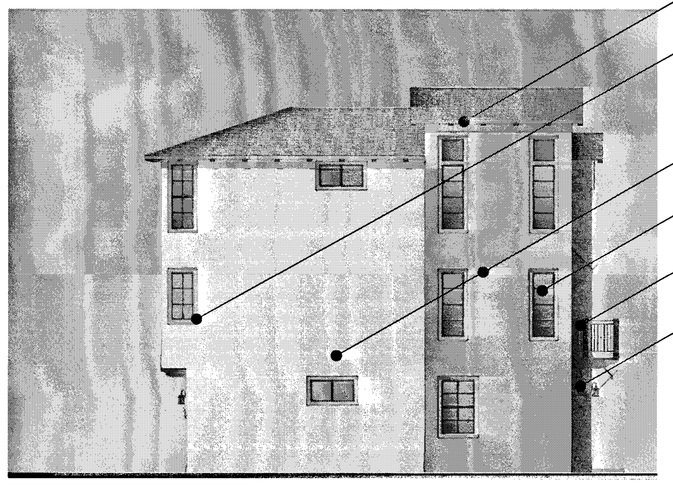

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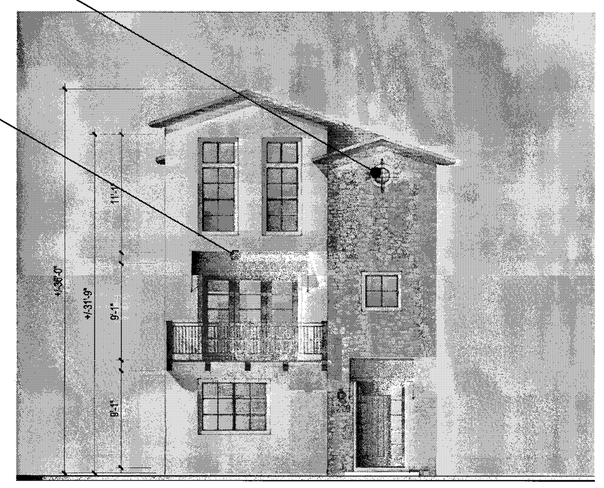

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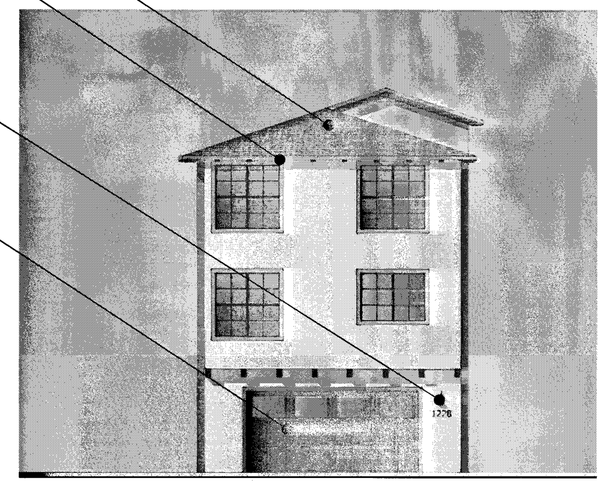

BACK

14
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1
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6
5

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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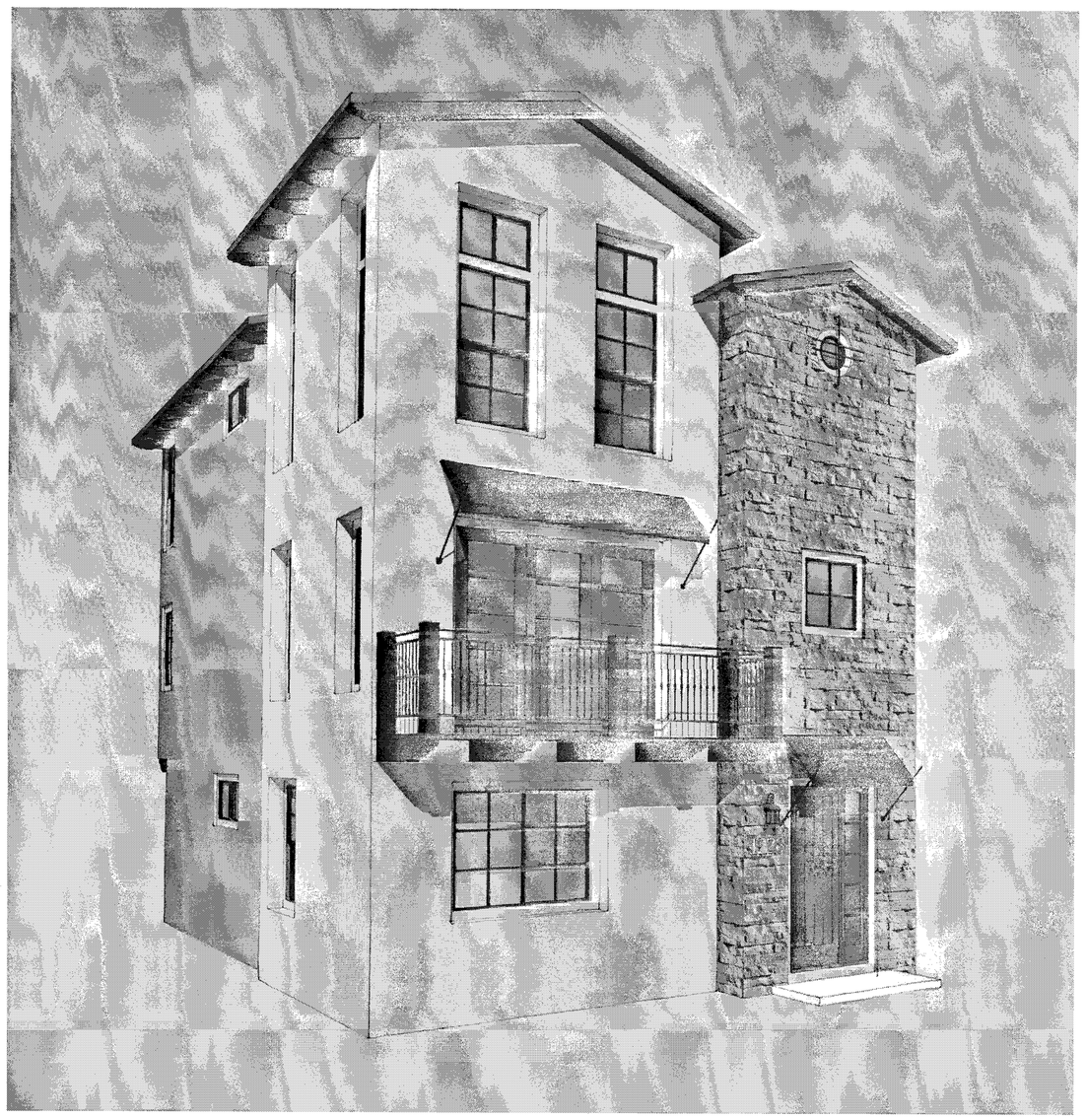
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILE NAME:	PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES



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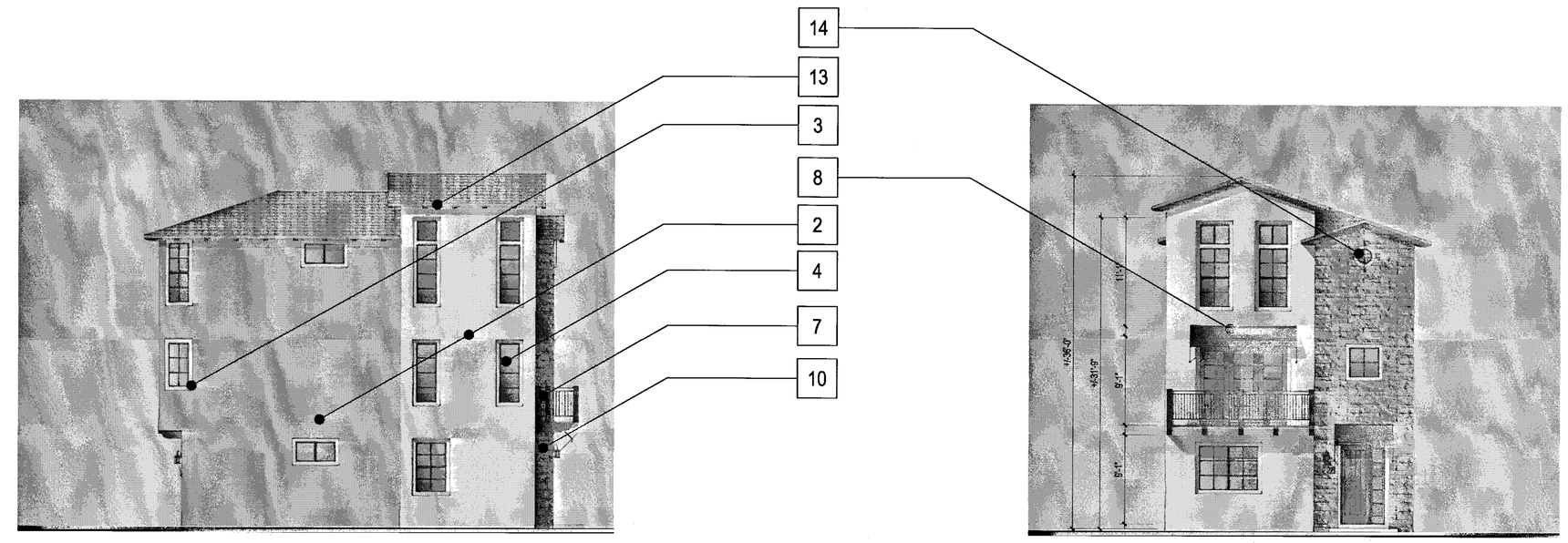

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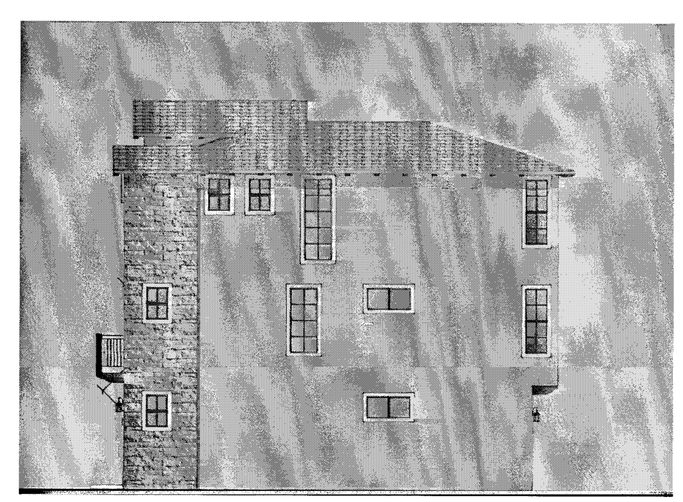

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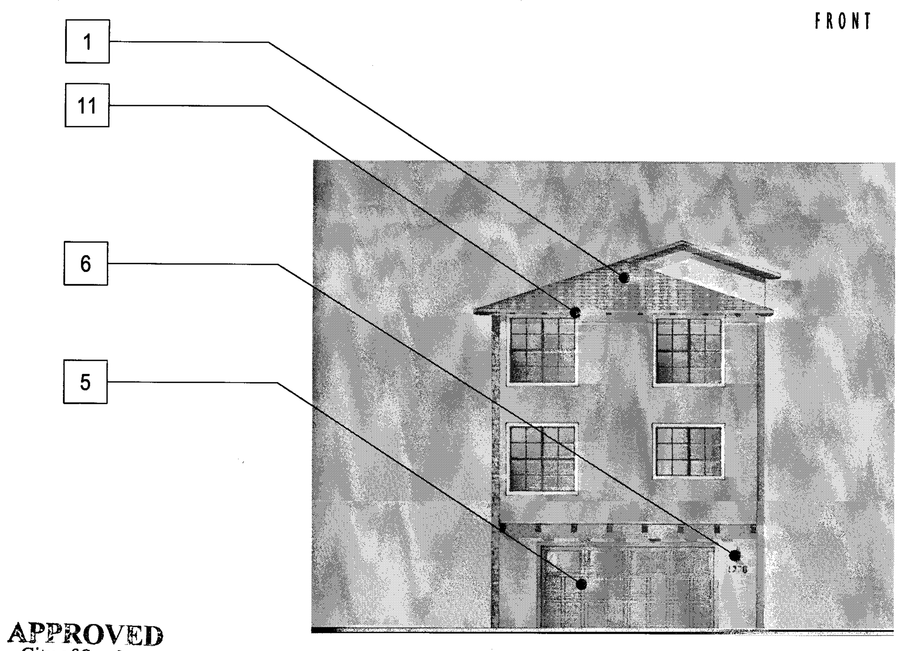

BACK

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Scale 0 4 8 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
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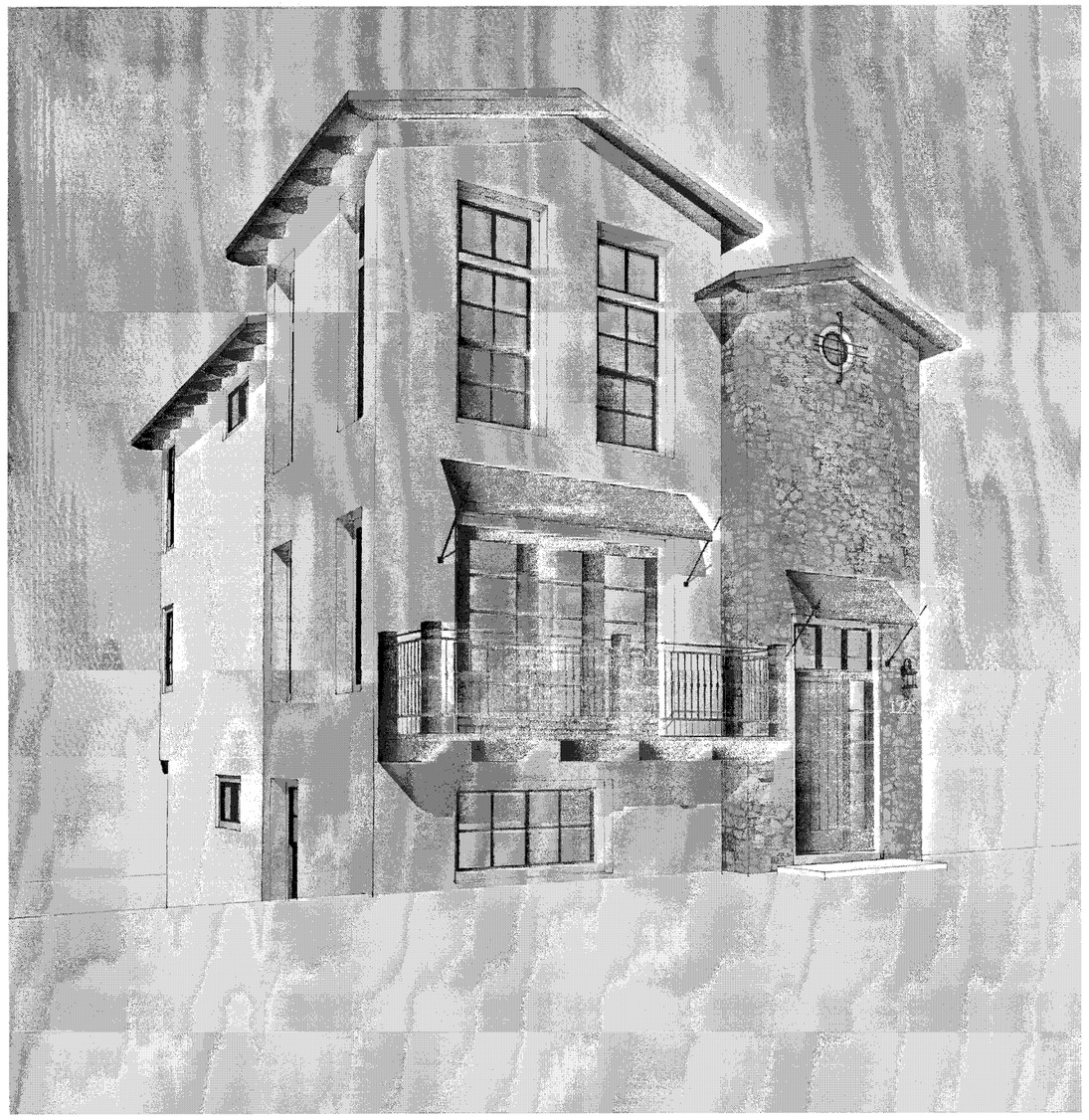
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 16.1



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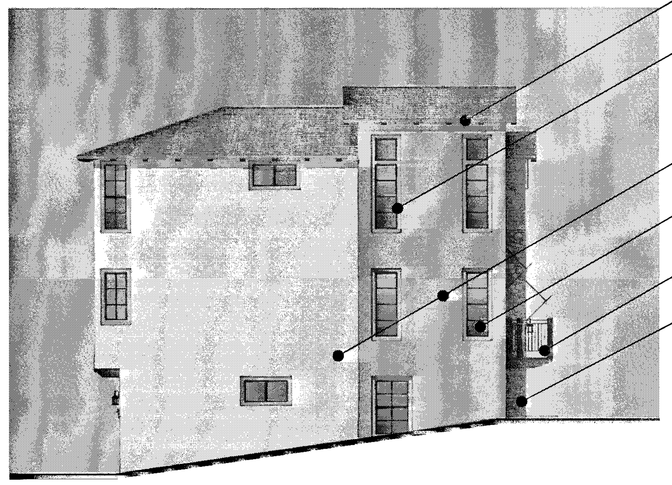

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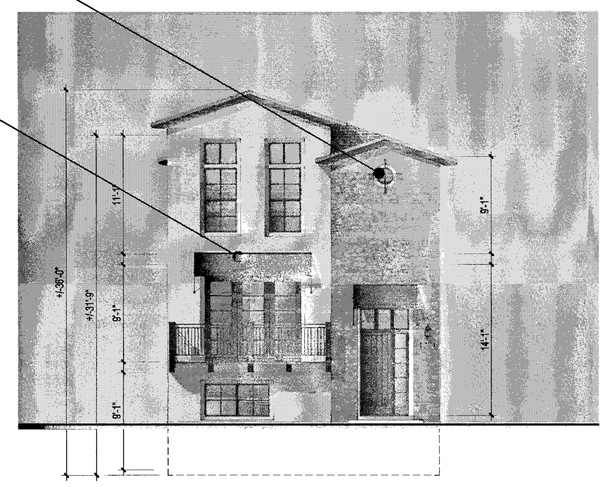

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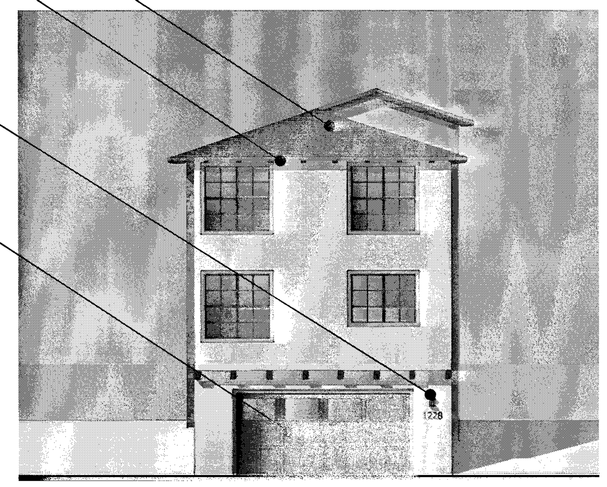

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
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11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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City of San Jose
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By:
Date:

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PLAN 3 MEDITERRANEAN - ML - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
8-16.2 EXPOSITION MEDITERRANEAN - ML - COLOR OPTION 1.DWG	
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DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 16.2

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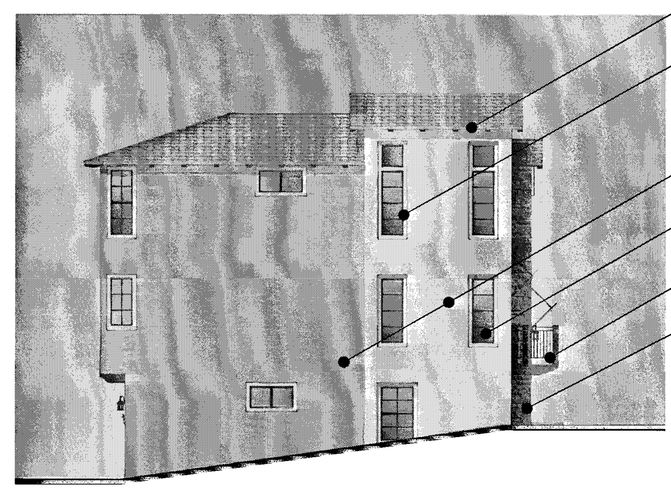

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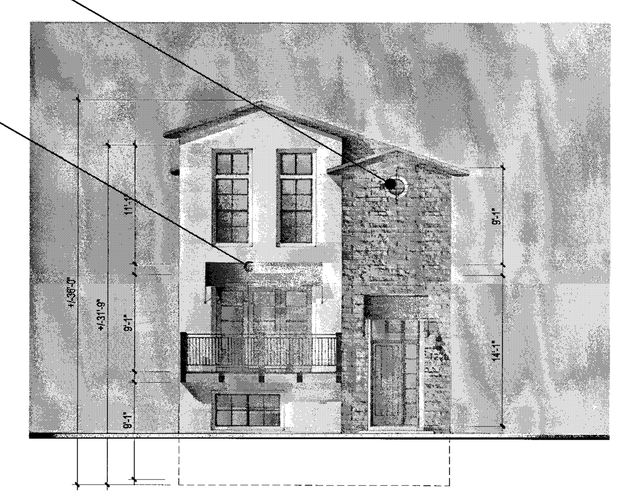

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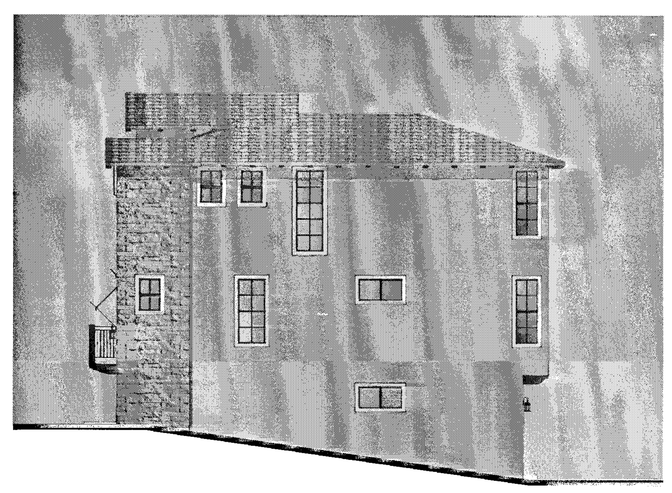

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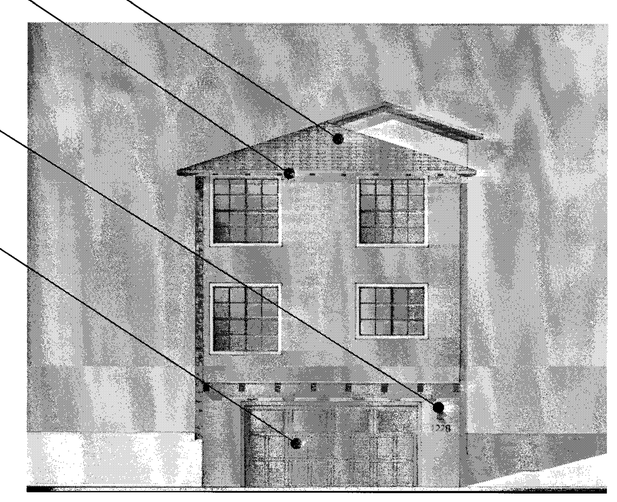

BACK

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

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Date:

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PLAN 3 MEDITERRANEAN - ML - COLOR OPTION 2

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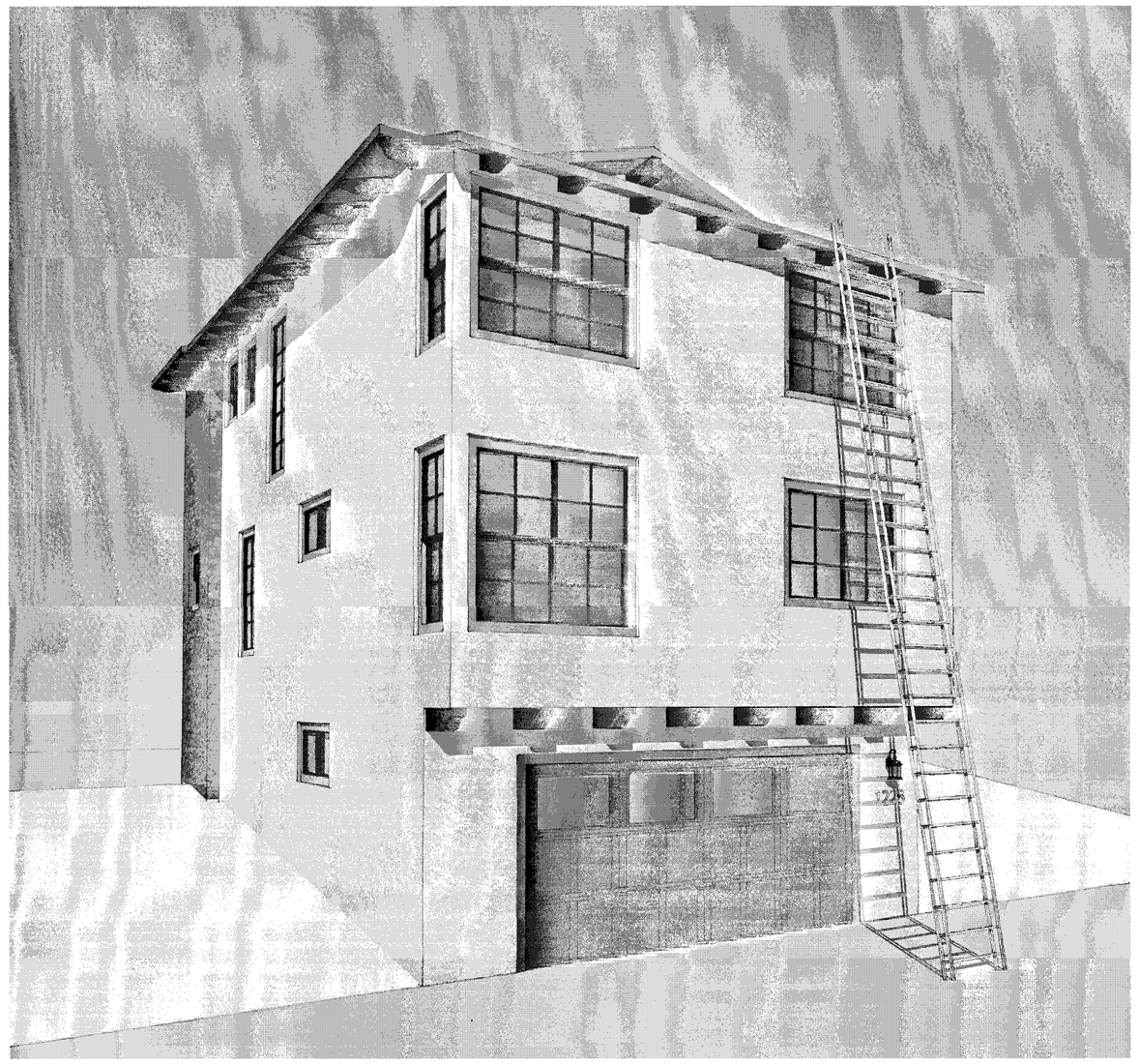
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

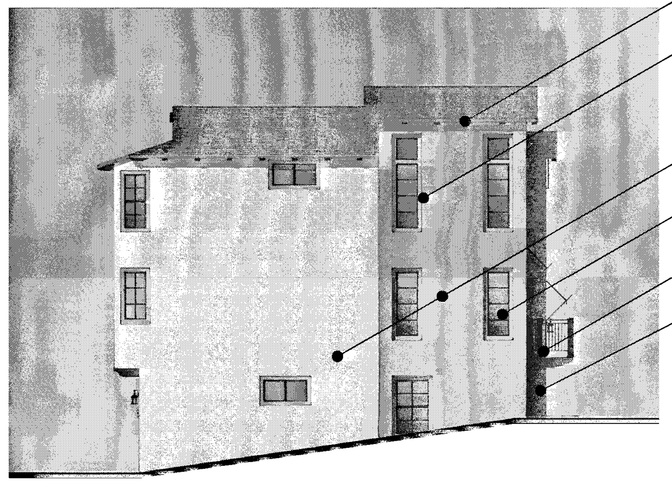
NO	DATE	DESCRIPTION
3		
2		
4	2/6/2015	PER CITY COMMENTS
3	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
EXPORT FILE:	8-16.3 PLAN 3 MEDITERRANEAN - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 16.3



BACK PERSPECTIVE



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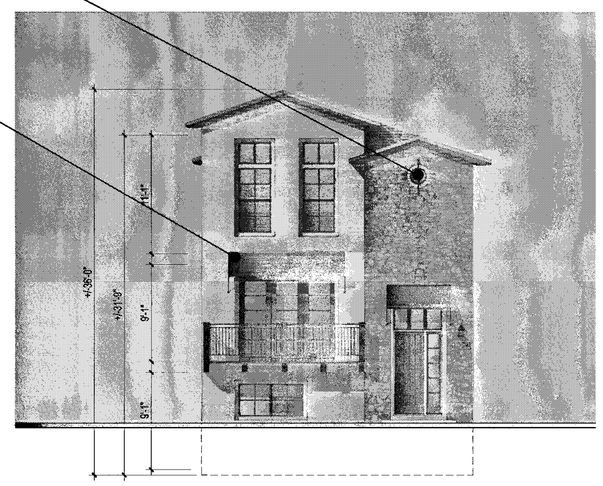

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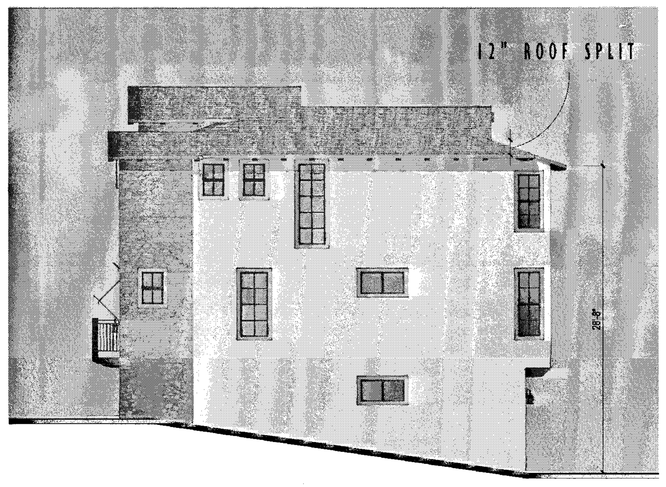

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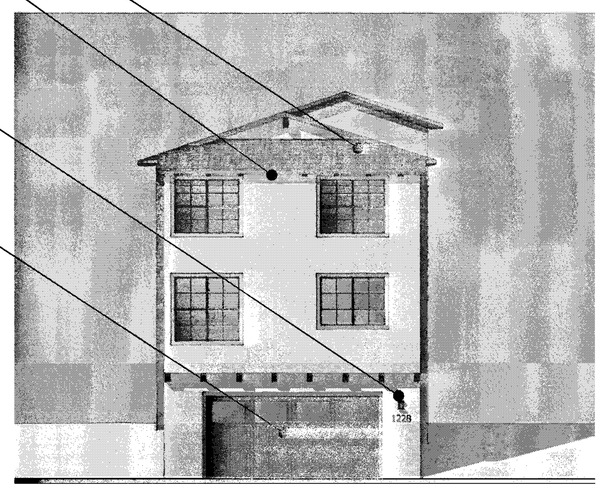

BACK

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City of San Jose
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By:
Date:

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. WOOD RAFTER TAILS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON

Scale 0 4 8 16

PLAN 3 MEDITERRANEAN - ML FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	MEDITERRANEAN - ML FIRE ACCESS.DWG
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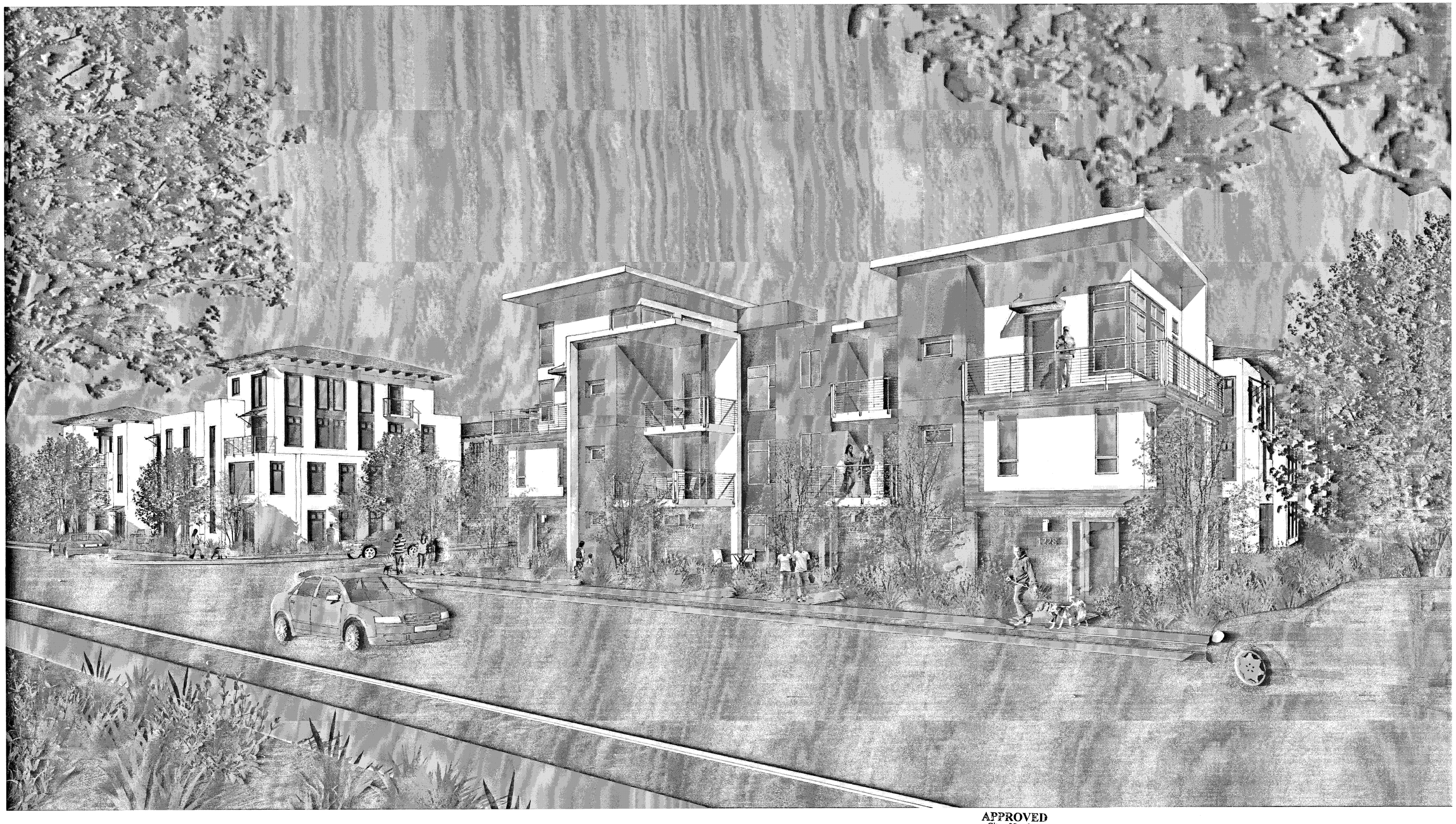
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

DETACHED TOWNHOMES 8- 16.4



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STREETSCENE PERSPECTIVE

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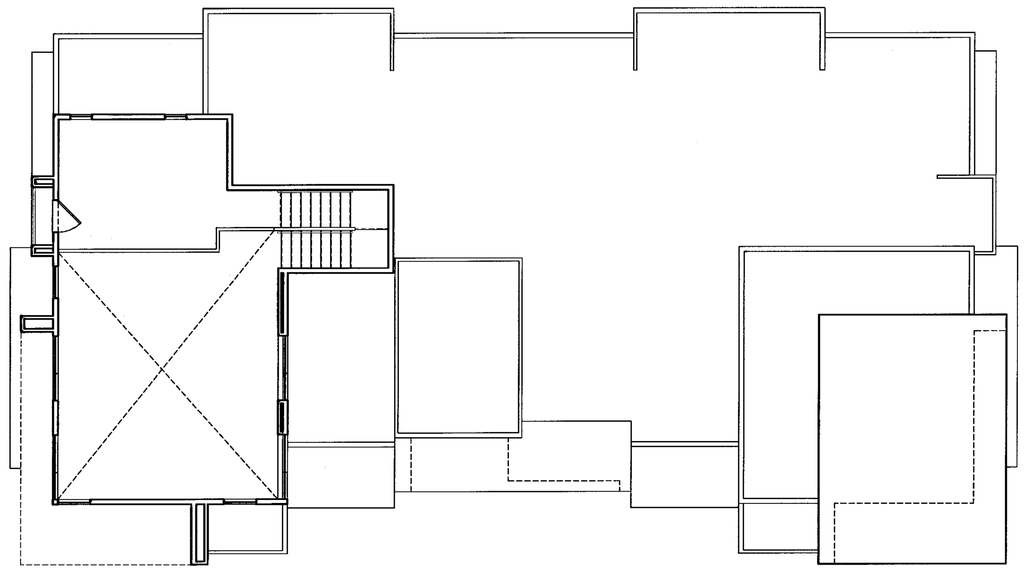
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

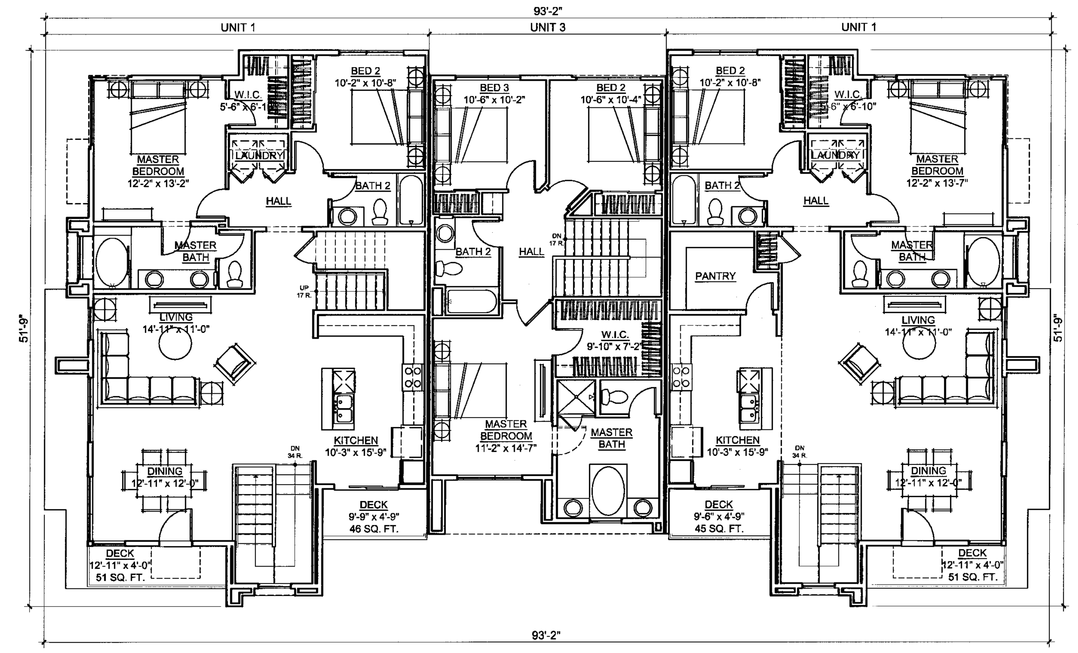
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	1 STREETSCENE PERSPECTIVE.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

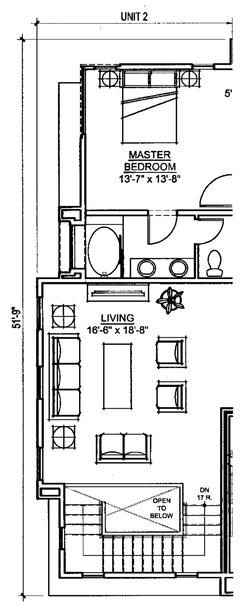
ATTACHED TOWNHOMES



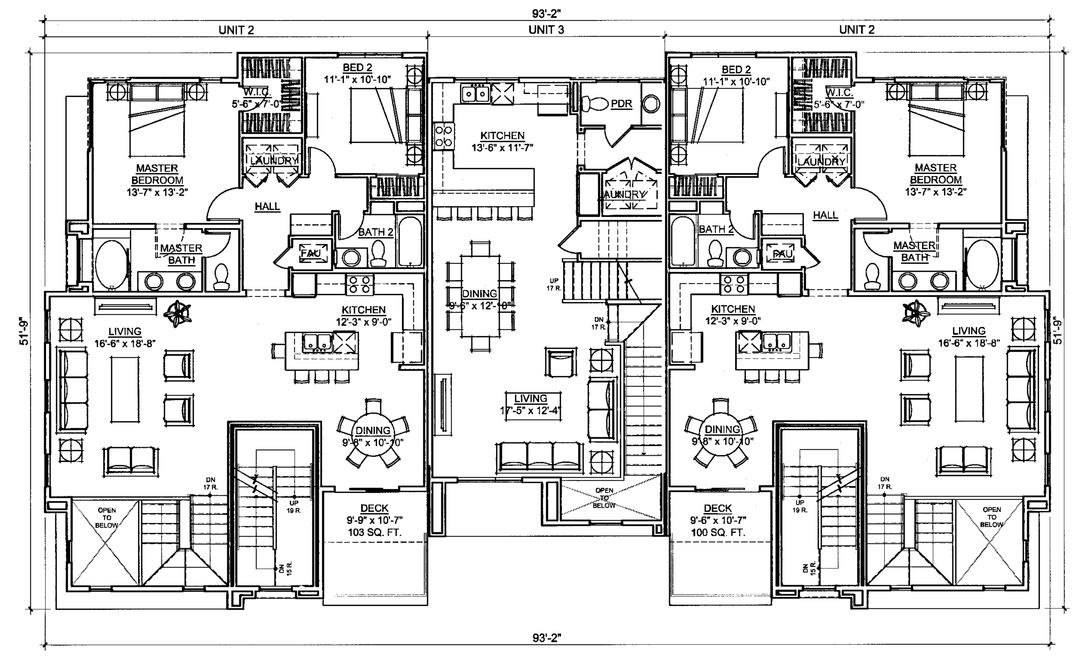
MEZZANINE PLAN / ROOF PLAN



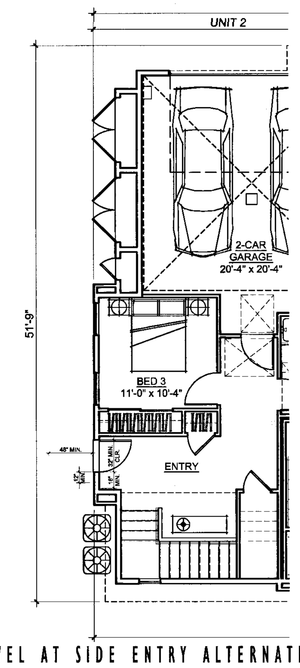
3RD LEVEL



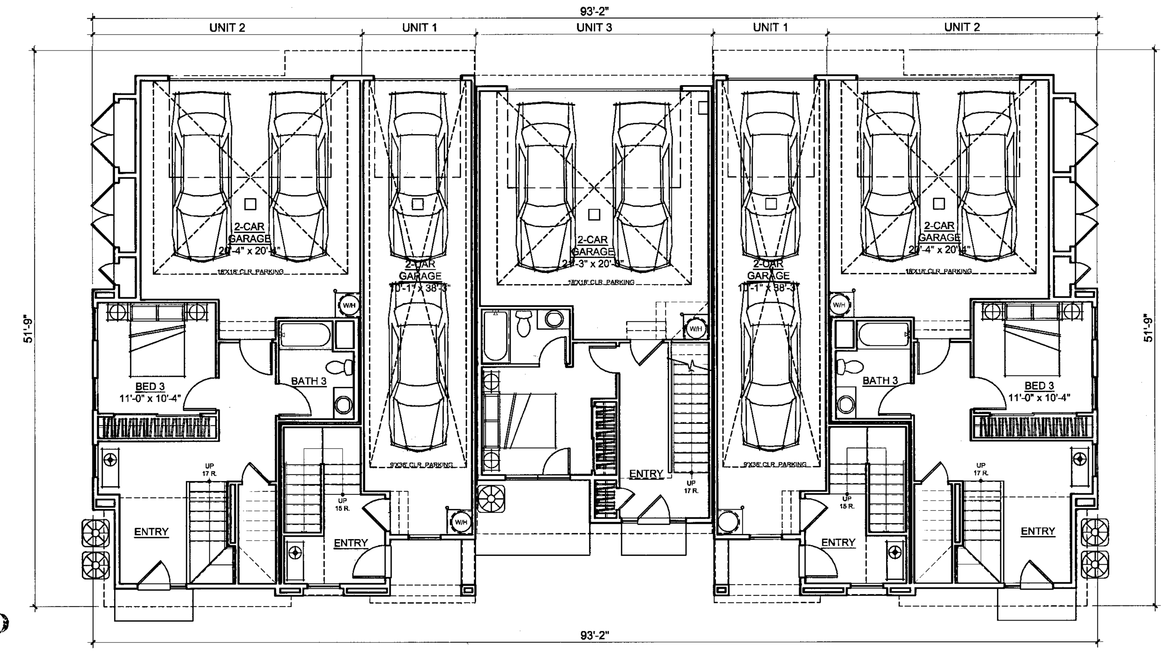
2ND LEVEL AT SIDE ENTRY ALTERNATE



2ND LEVEL



1ST LEVEL AT SIDE ENTRY ALTERNATE



1ST LEVEL

5-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	140	95	1401	NA	441	97	1636	2174
Plan 2	505	1332	NA	NA	470	103	1837	2410
Plan 3	359	736	864	NA	487	73	1959	2519
Plan 1 W/ MEZZANINE	140	95	1401	373	441	109	2009	2559
Plan 2 SIDE ENTRY	505	1336	NA	NA	470	103	1841	2414
Total	1649	3594	3666	373	2309	485	9282	12076

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5-PLEX BUILDING PLANS - GL

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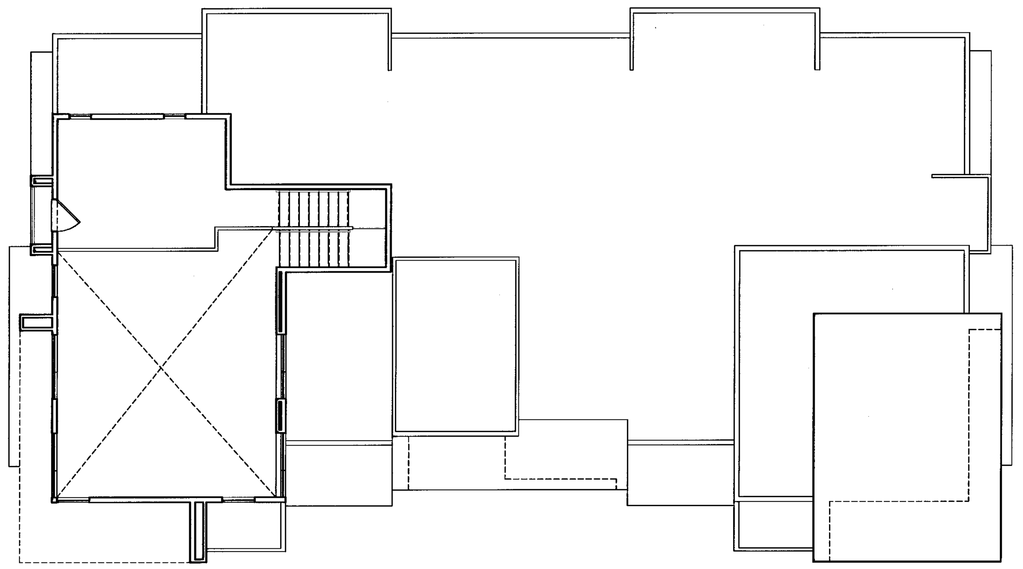
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

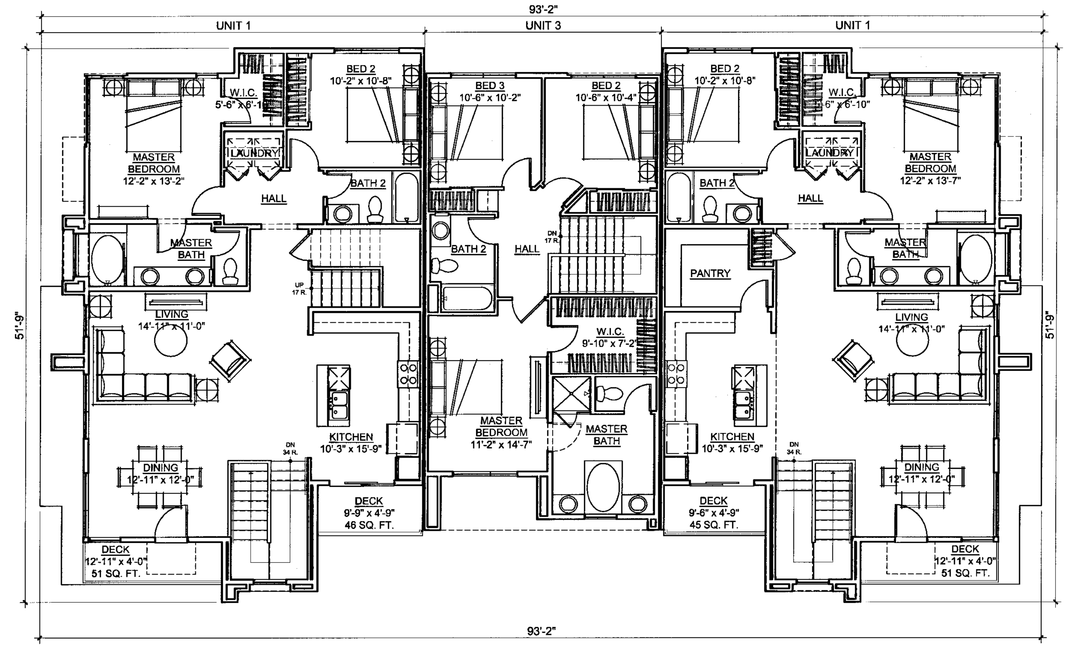
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	2 5-PLEX BUILDING PLANS - GL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

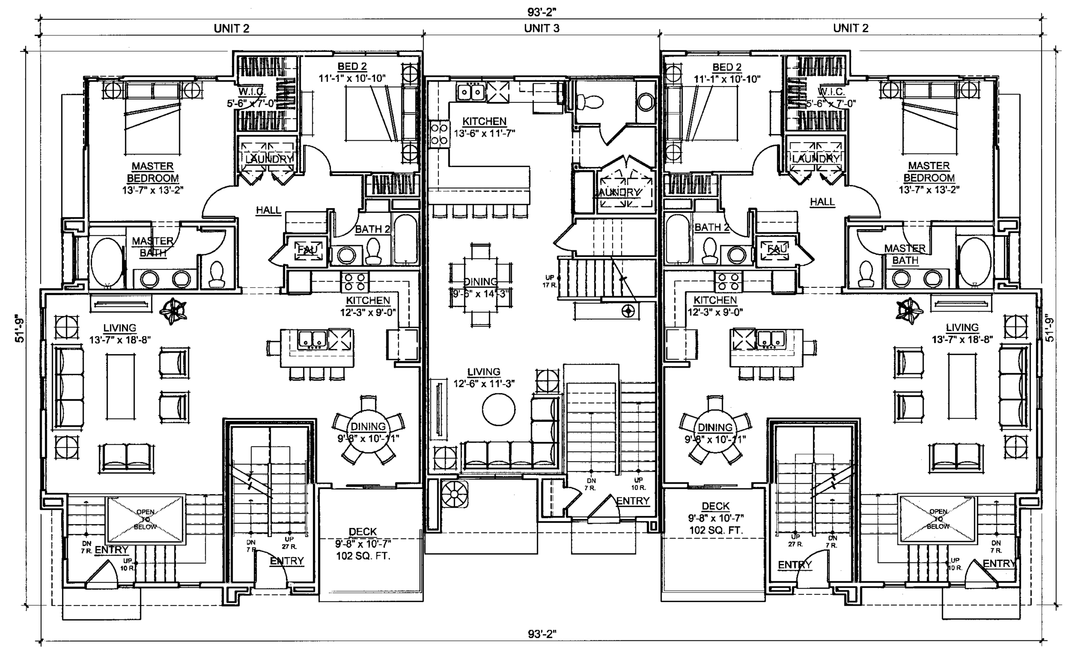
ATTACHED TOWNHOMES



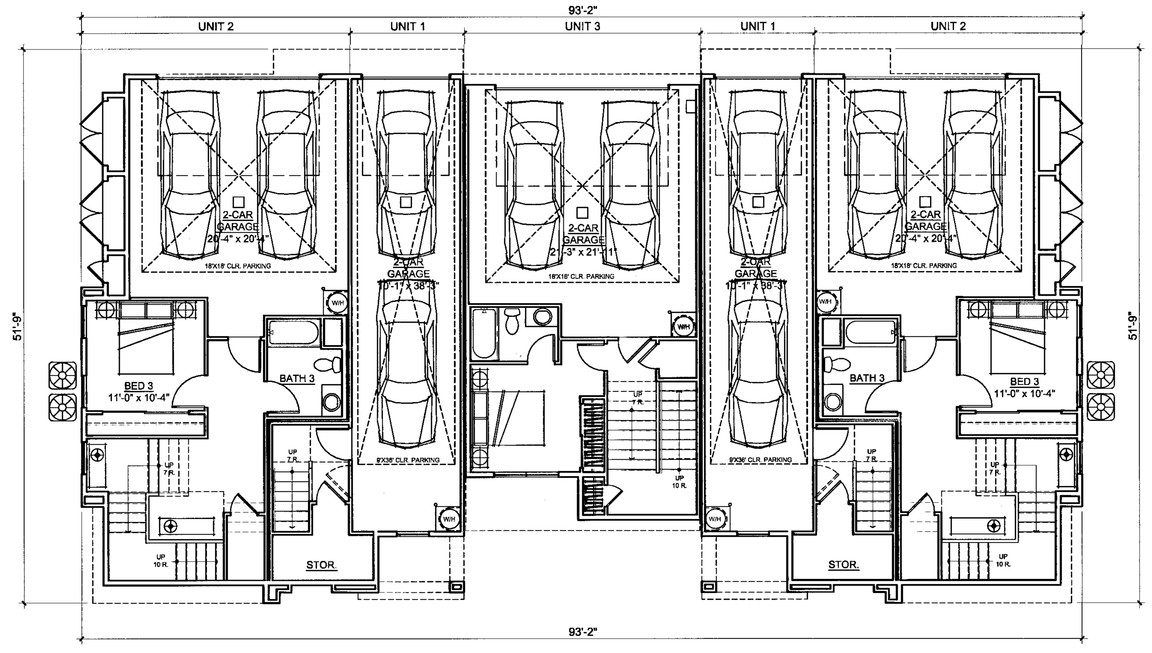
MEZZANINE PLAN / ROOF PLAN



3RD LEVEL



2ND LEVEL



1ST LEVEL

5-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	130	95	1401	NA	450	97	1626	2173
Plan 2	505	1332	NA	NA	470	103	1837	2410
Plan 3	359	721	864	NA	487	73	1944	2504
Plan 1 W/ MEZZANINE	130	95	1401	373	450	109	1999	2558
Total	1124	2243	3666	373	1857	382	7406	9645

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5-PLEX BUILDING PLANS - ML

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

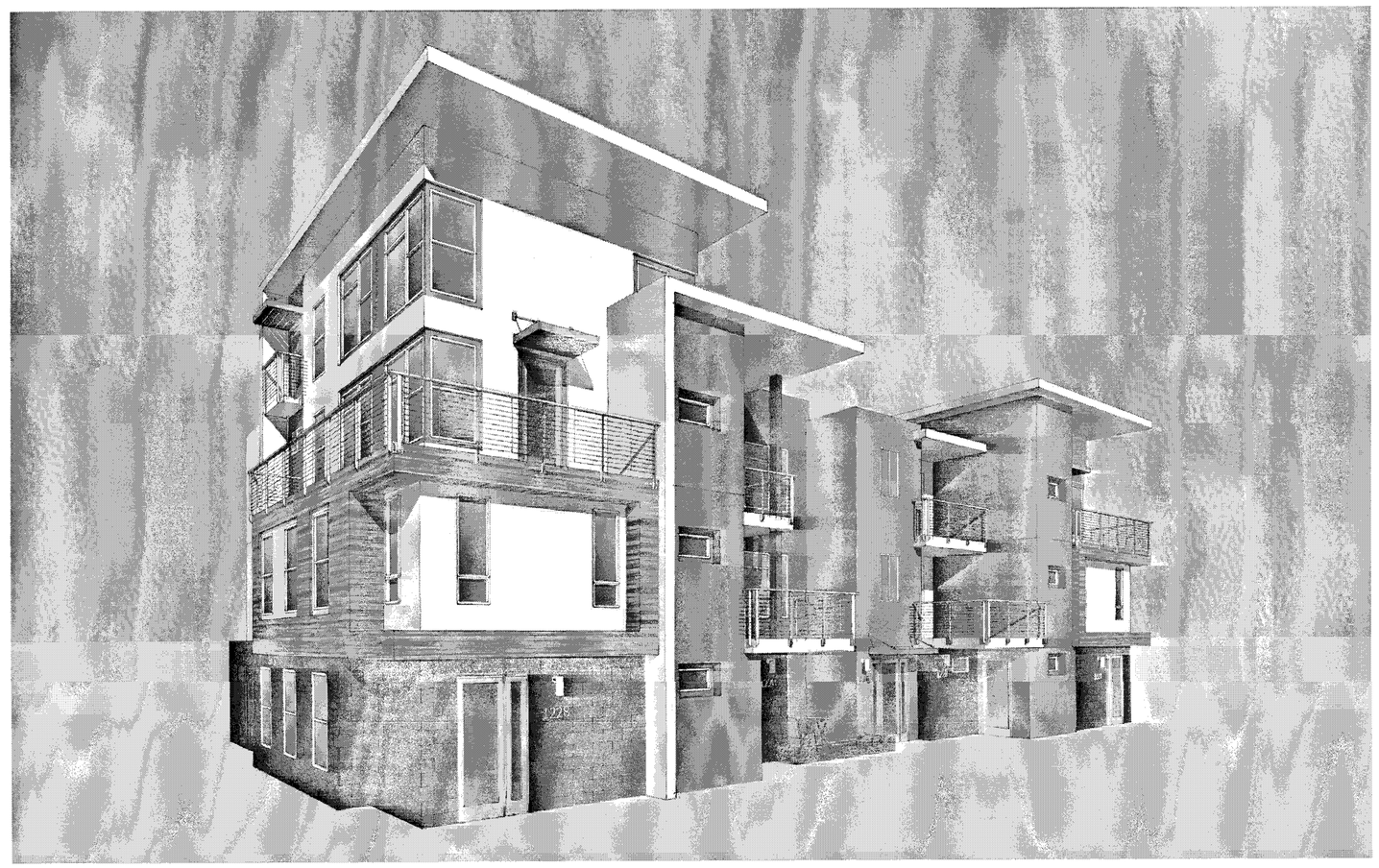
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	2.1 5-PLEX BUILDING PLANS - ML.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

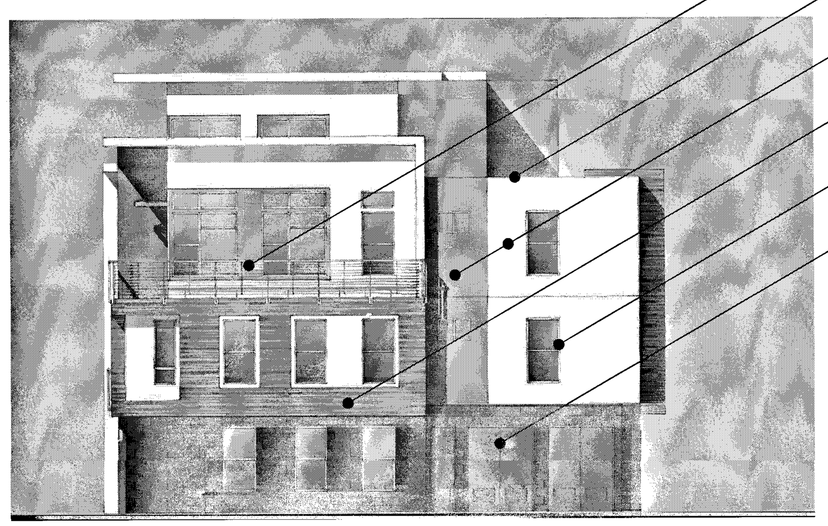
ATTACHED TOWNHOMES 9-2.1

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET



PERSPECTIVE



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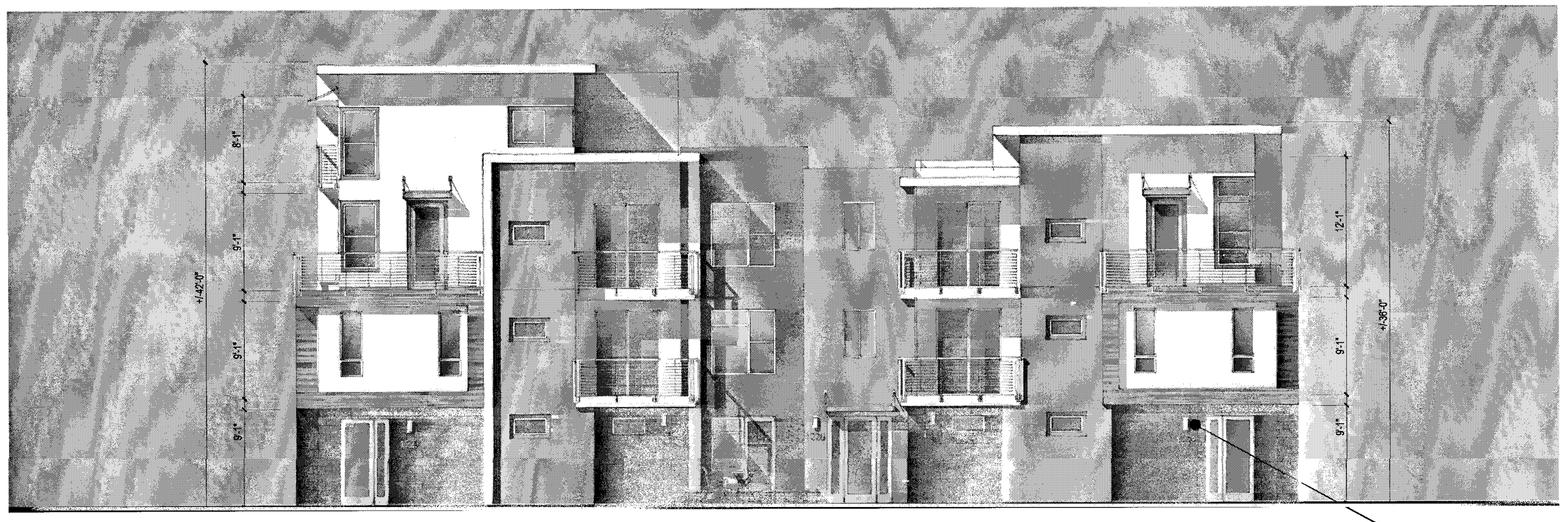

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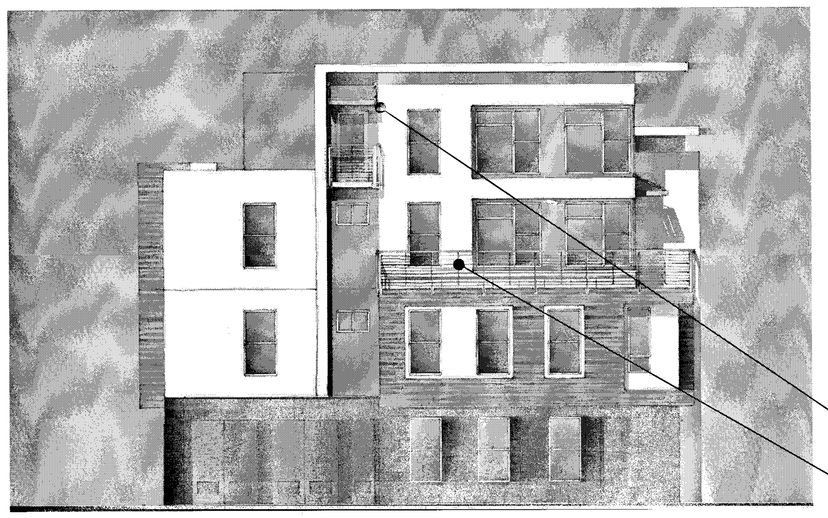

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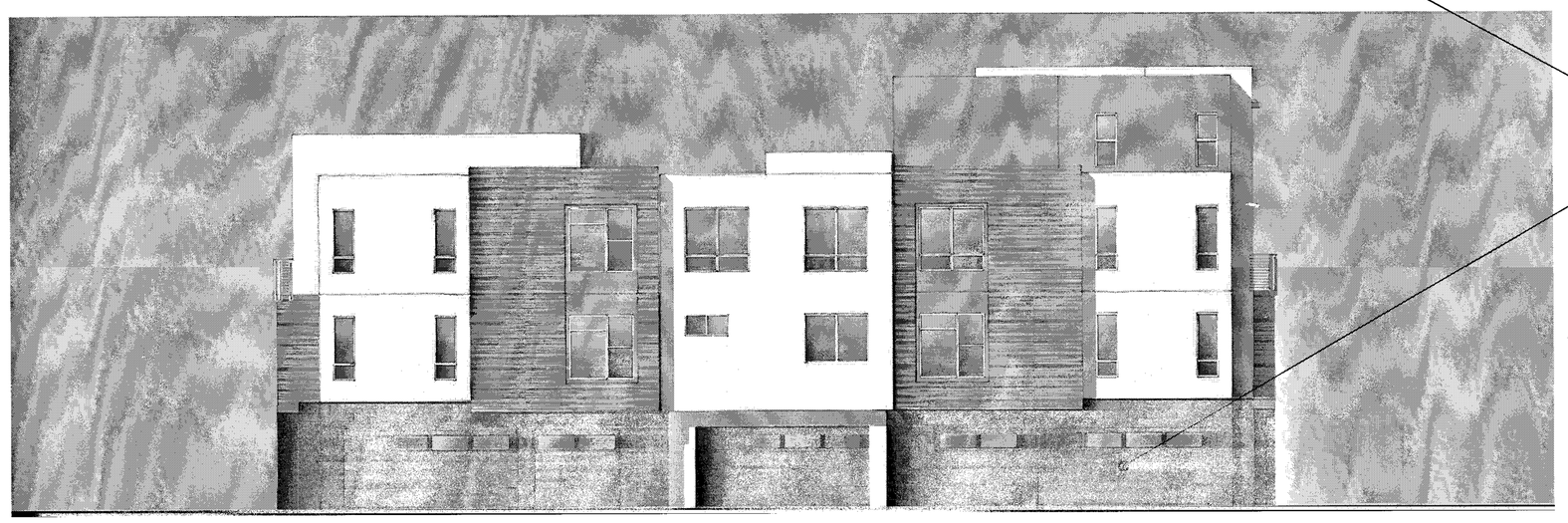

REAR

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PBCE ~ PLANNING
By:
Date:

5-PLEX CONTEMPORARY A - GL - COLOR OPTION 1

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

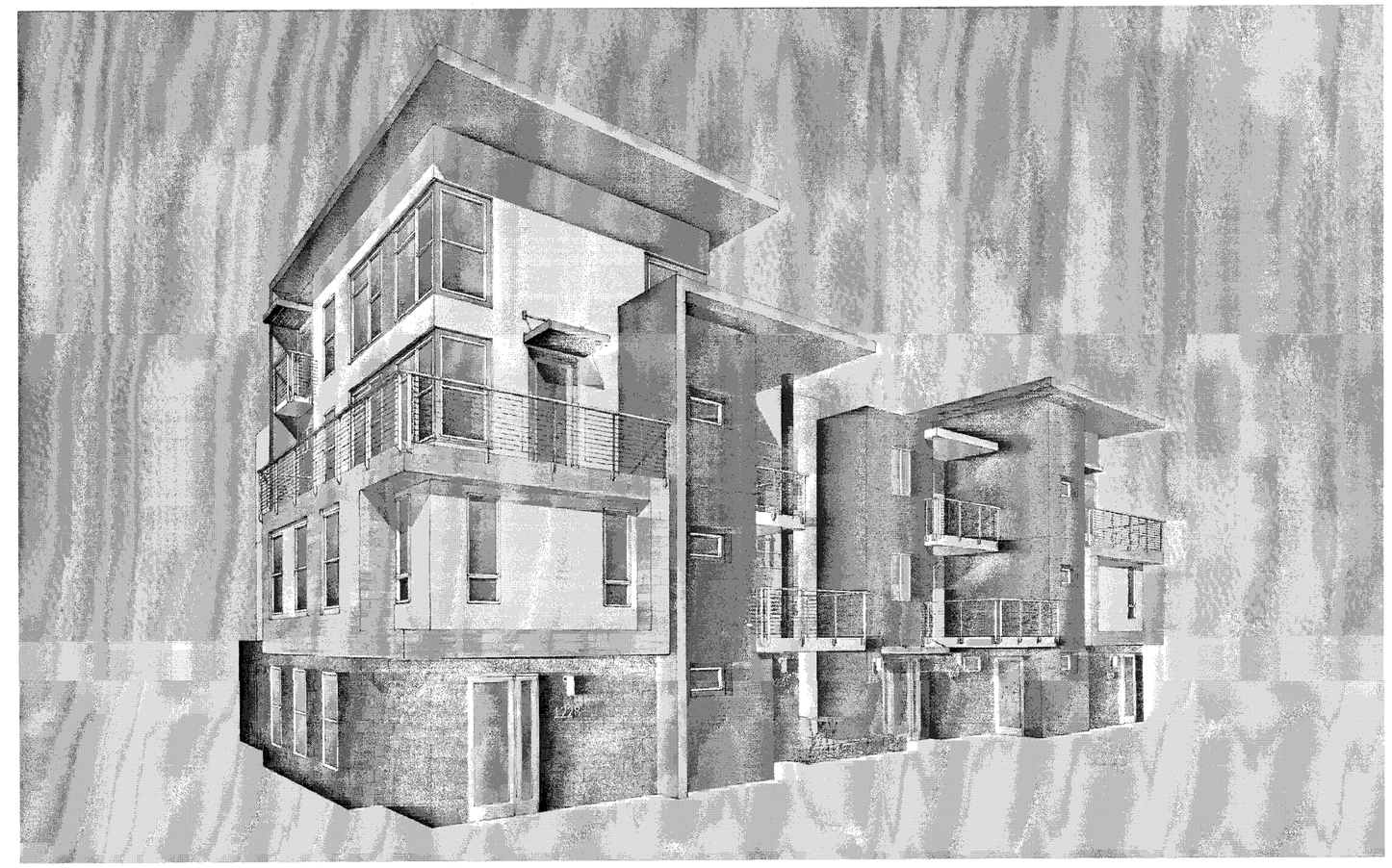
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	9-3-CAD-CHI-TEMPORARY A - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET



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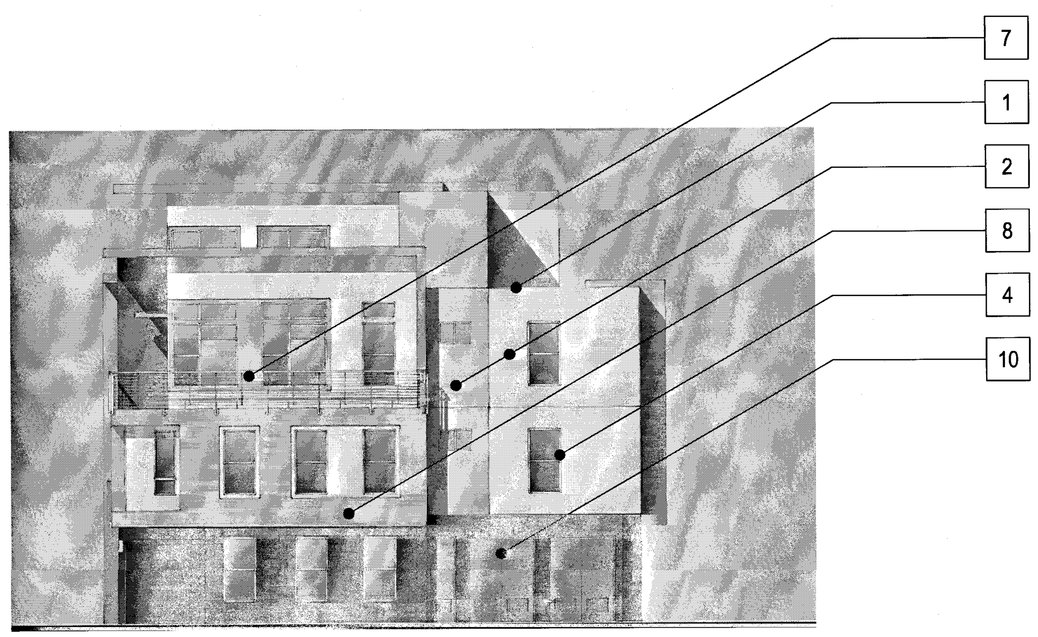

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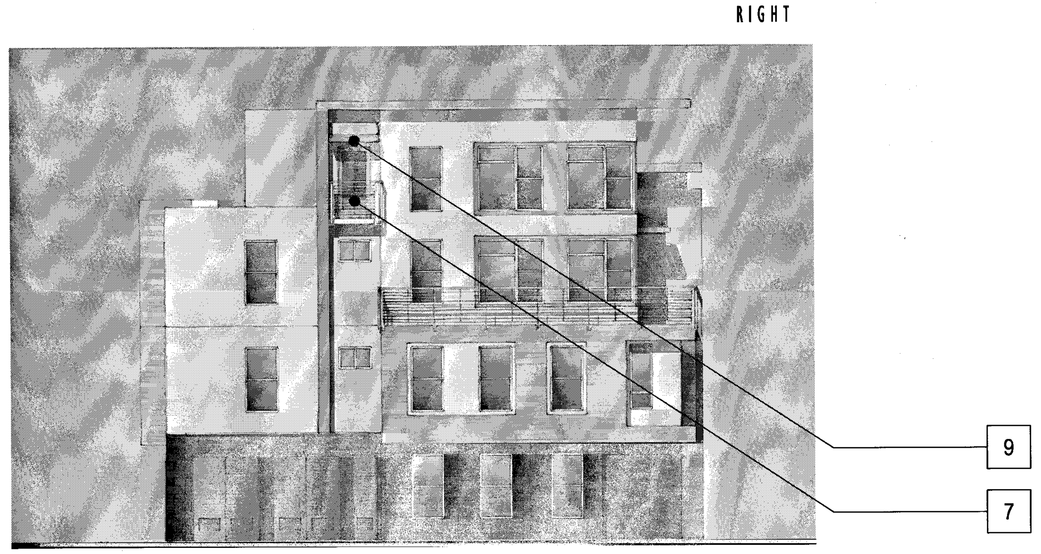

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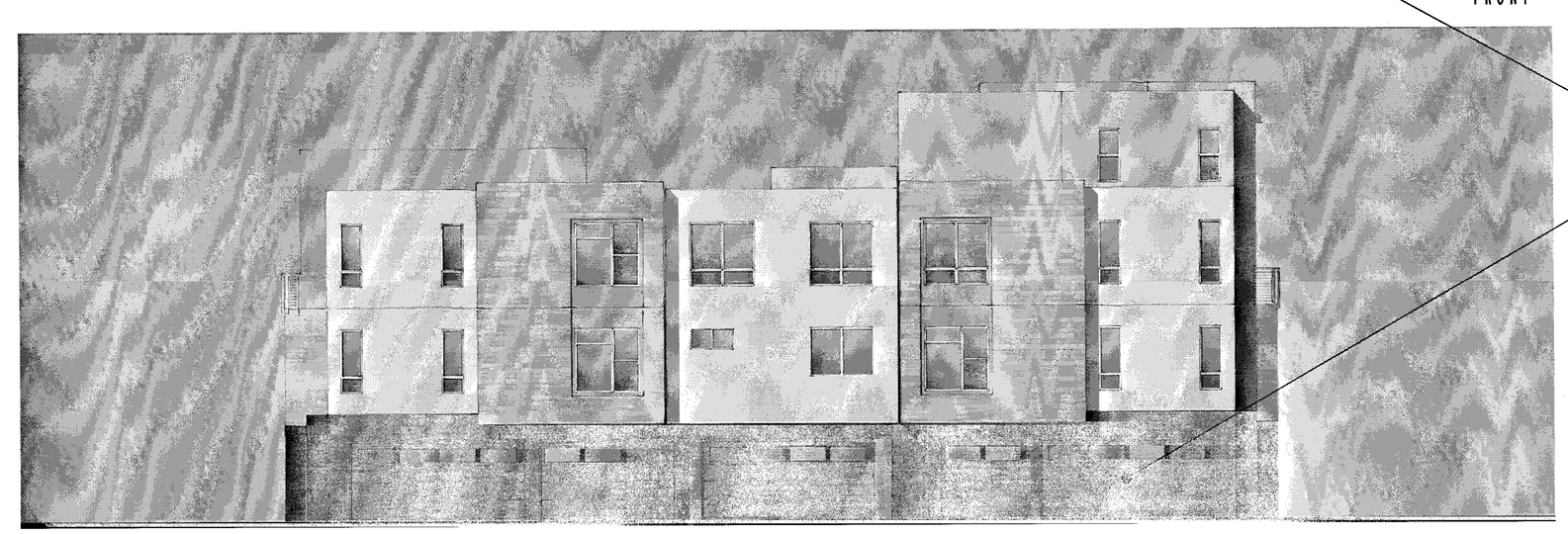
FRONT



REAR

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City of San Jose
PBCE ~ PLANNING
By:
Date:

5-PLEX CONTEMPORARY A - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

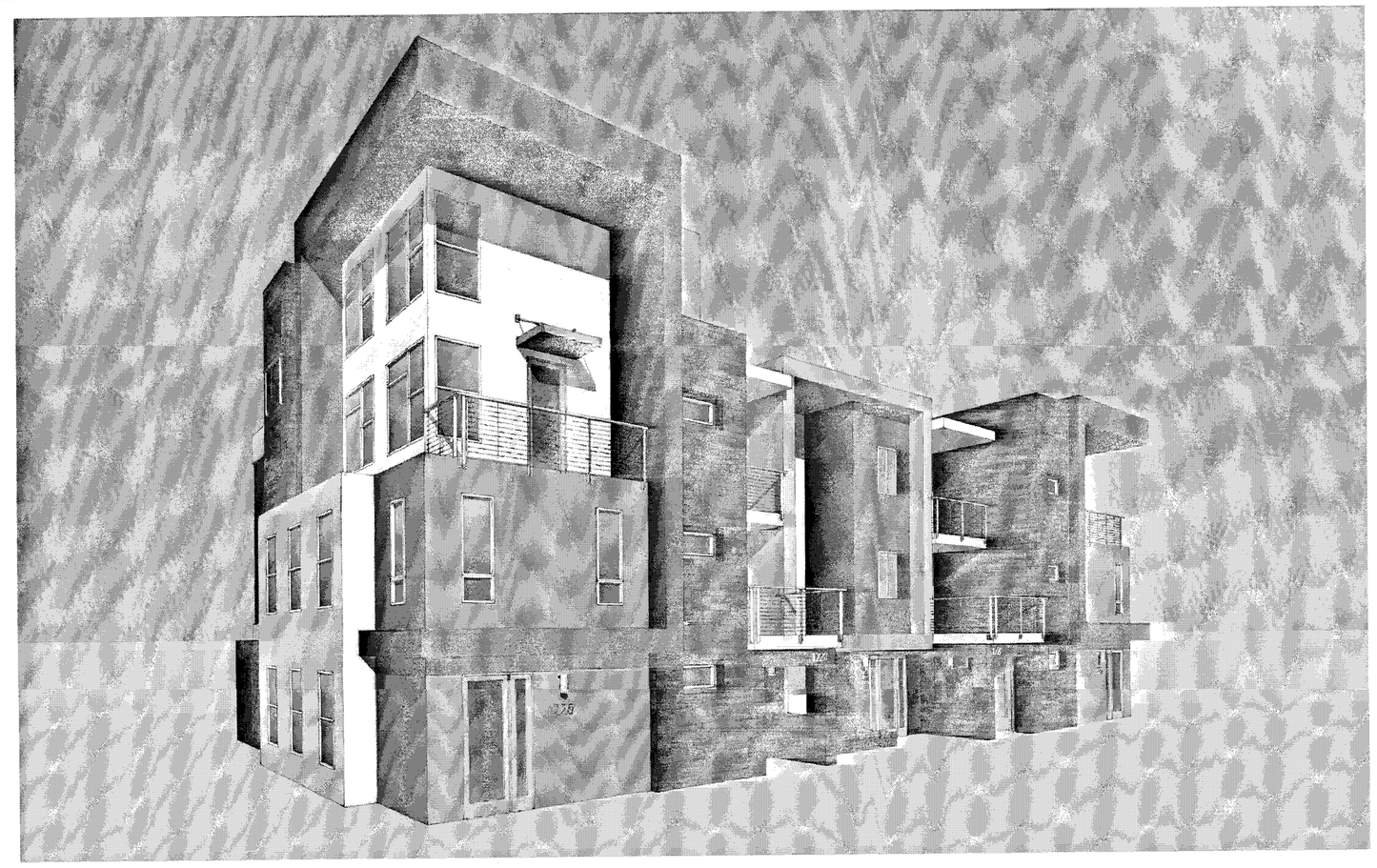
NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
9-3.1 5-PLEX CONTEMPORARY A - GL - COLOR OPTION 2.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9-3.1

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET



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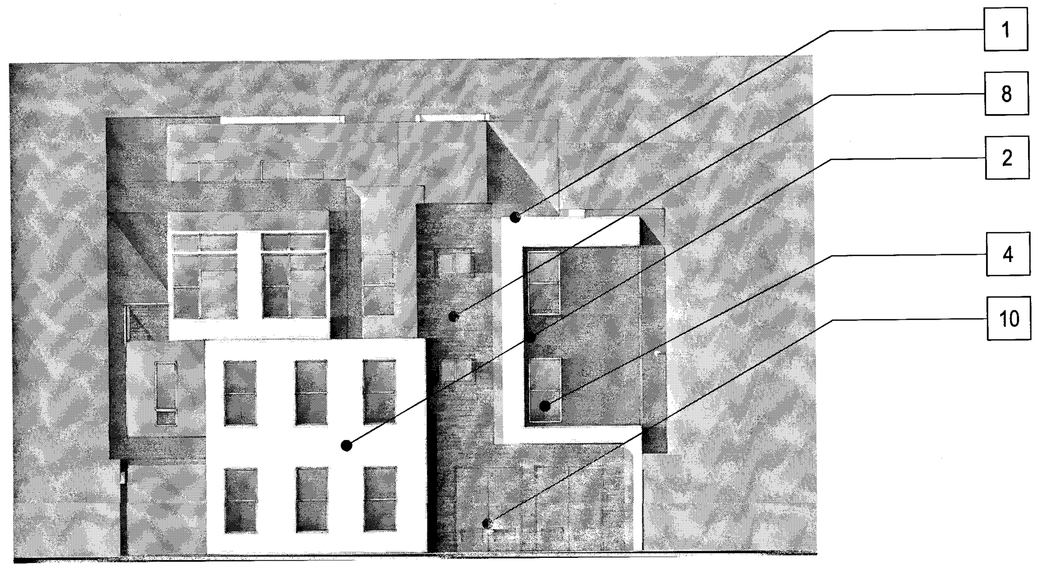

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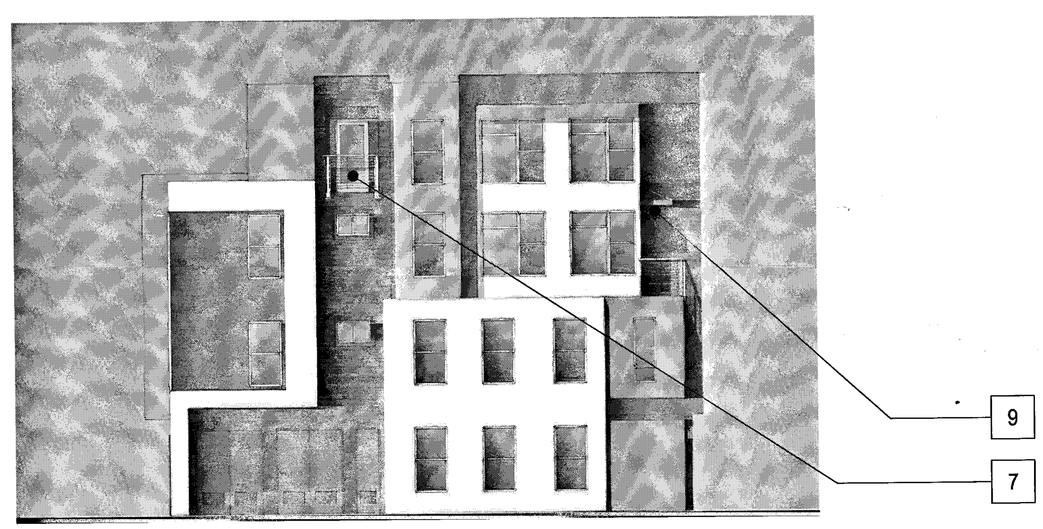

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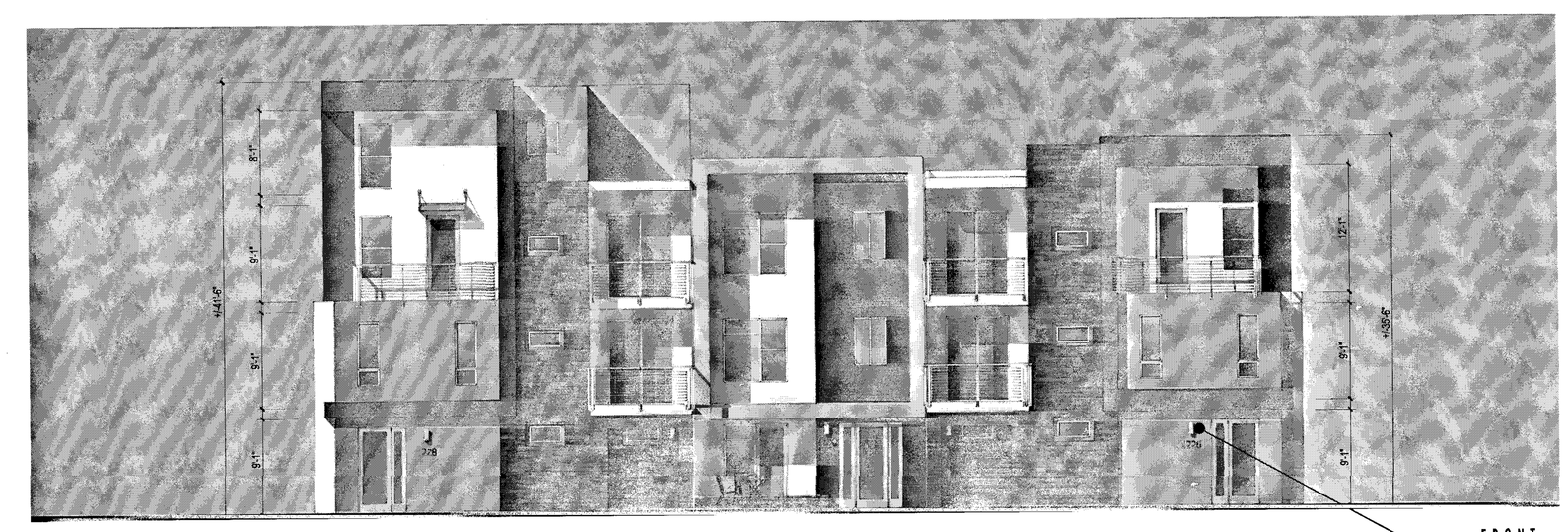

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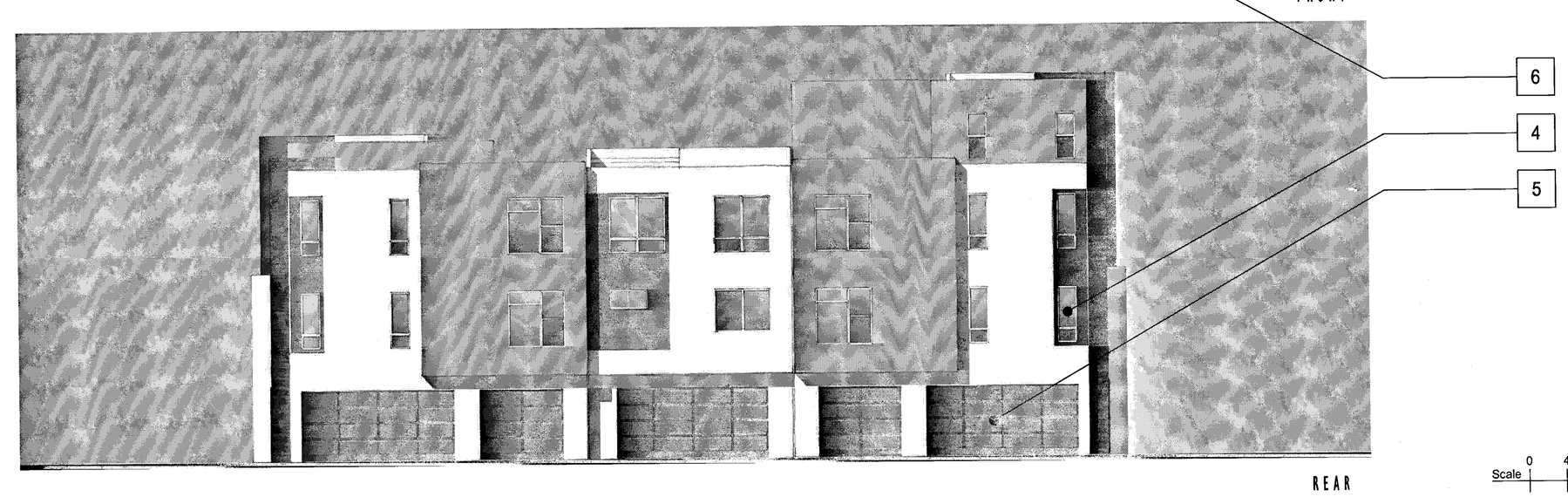

REAR

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City of San Jose
PBCE ~ PLANNING
By:
Date:

5-PLEX CONTEMPORARY B - GL - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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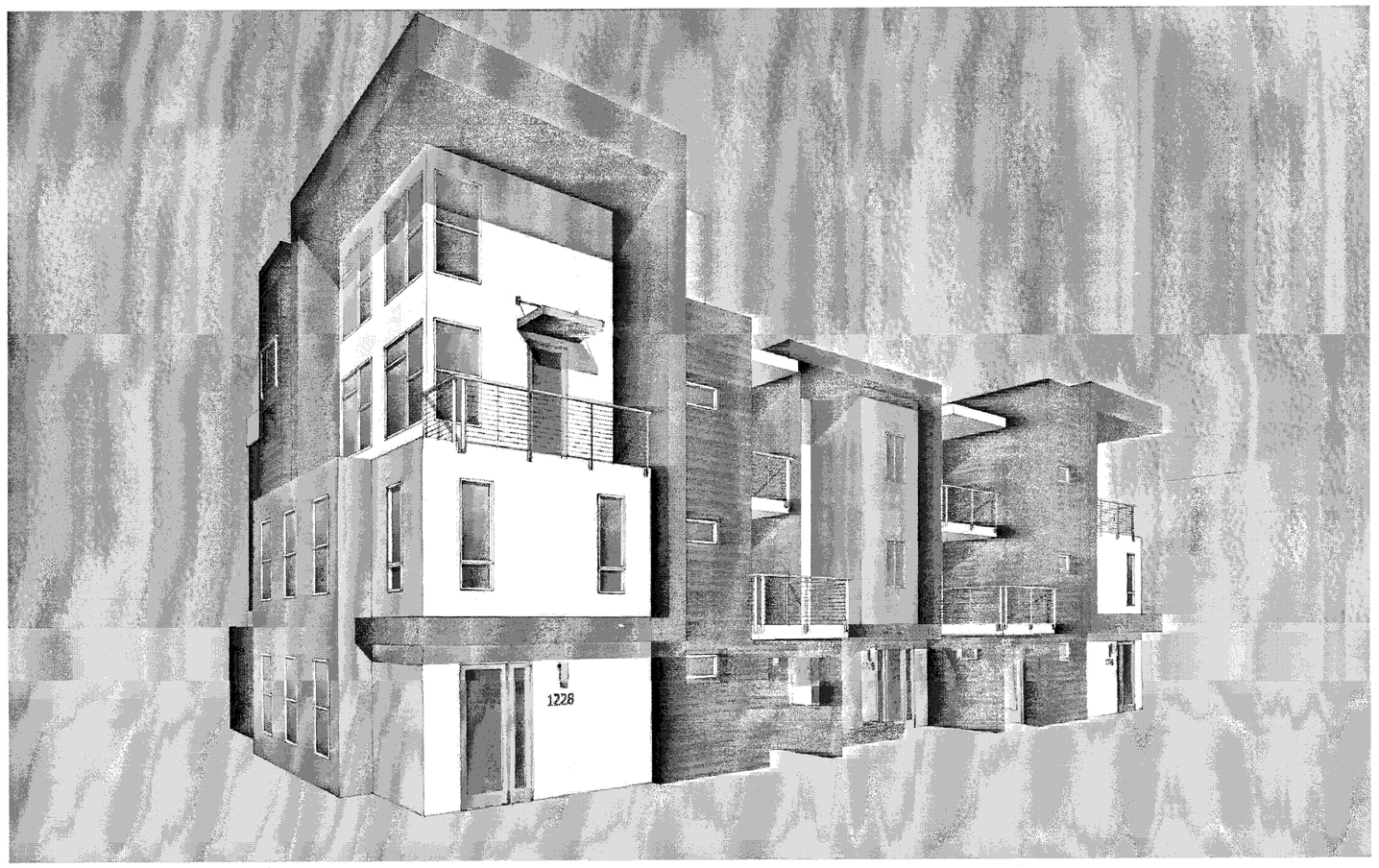
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD FILENAME:	5-PLEX CONTEMPORARY B - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET



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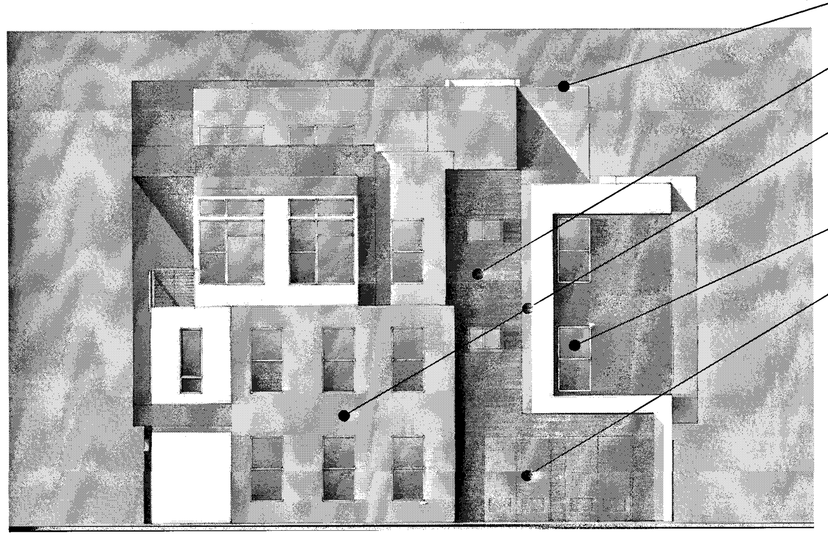

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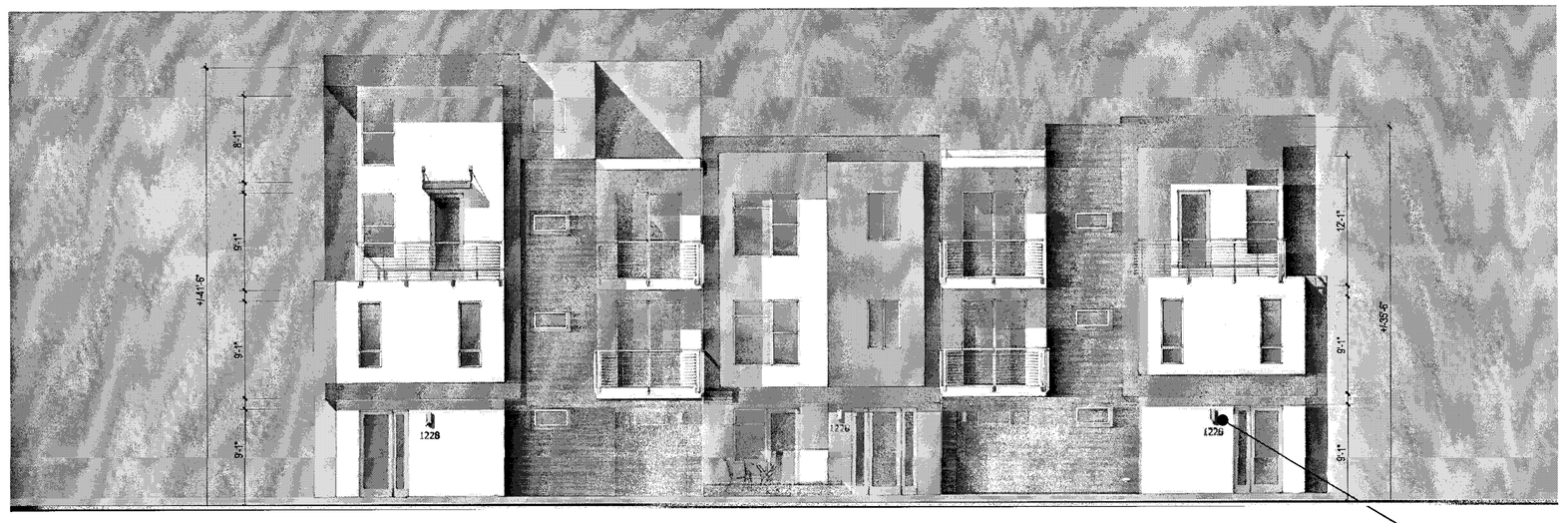

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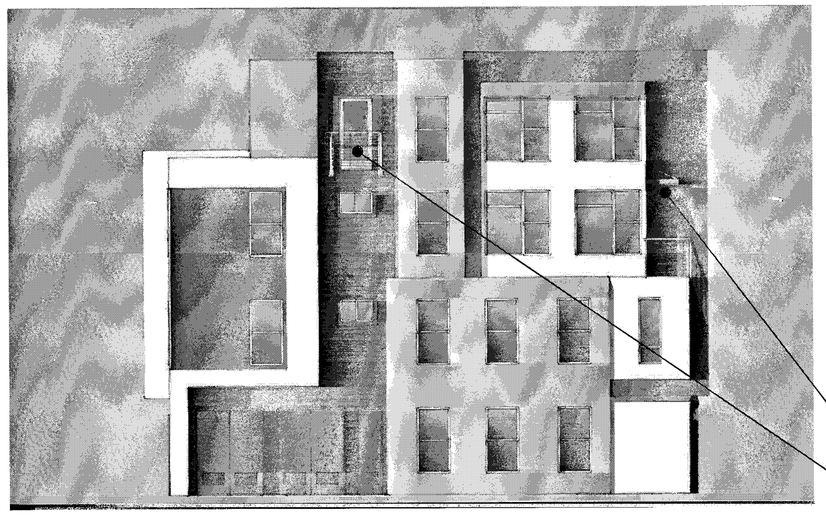

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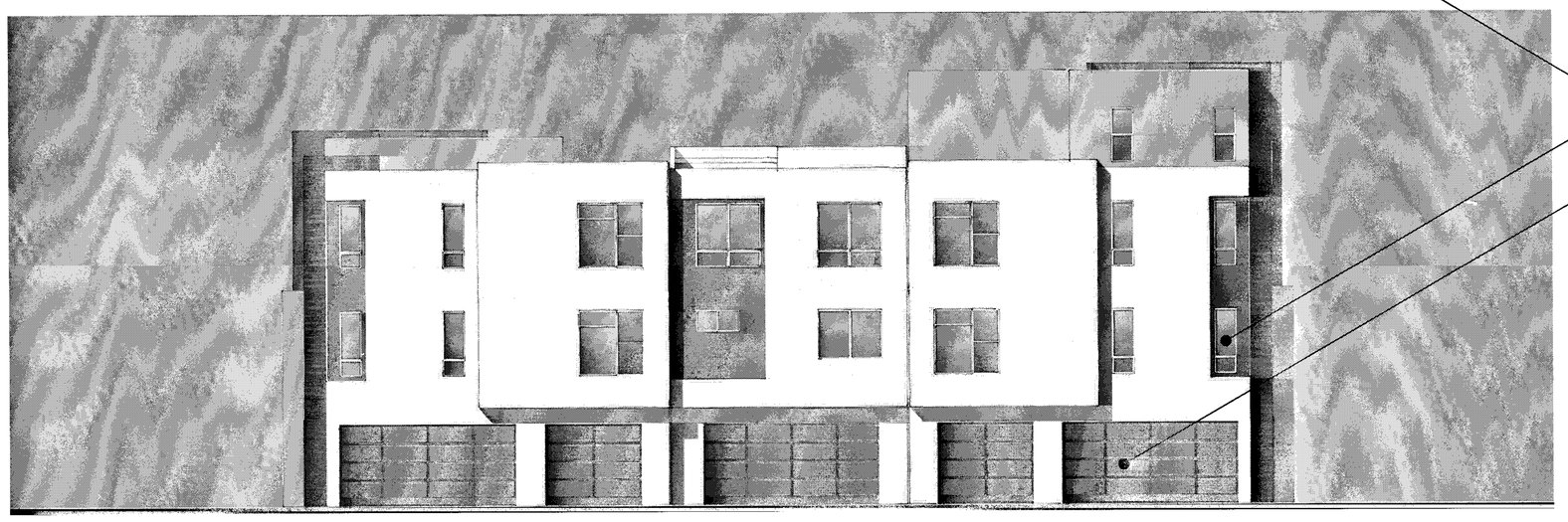

REAR

Scale 0 4 8 16

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By:
Date:

5-PLEX CONTEMPORARY B - GL - COLOR OPTION 2

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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

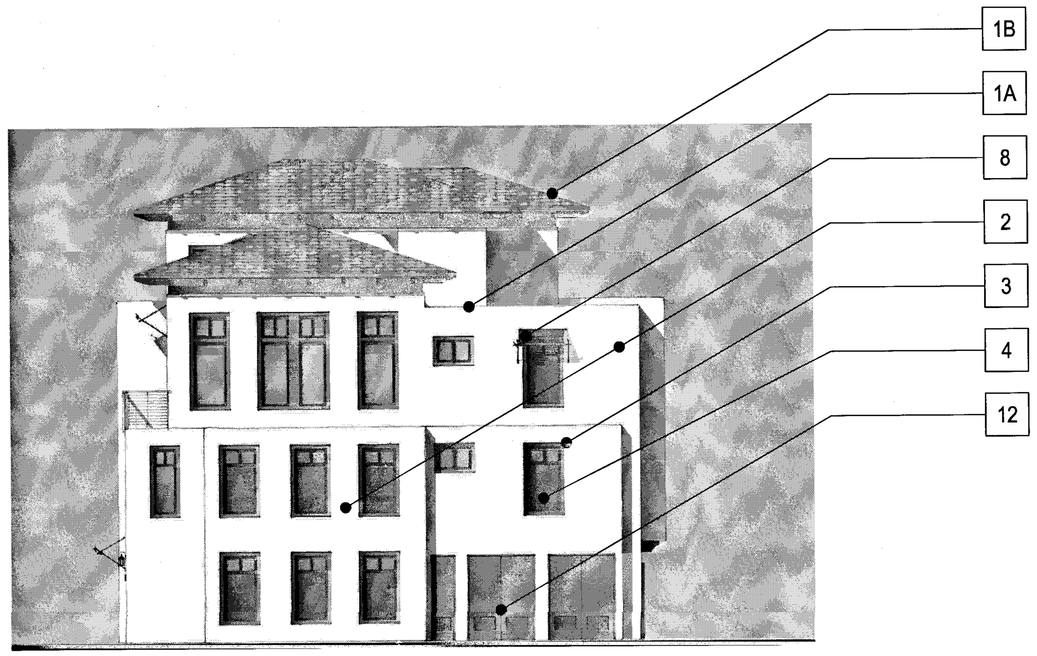
PROJECT NO:	3636.60
9-4.1 5-PLEX CONTEMPORARY B - GL - COLOR OPTION 2.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9-4.1

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET

PERSPECTIVE



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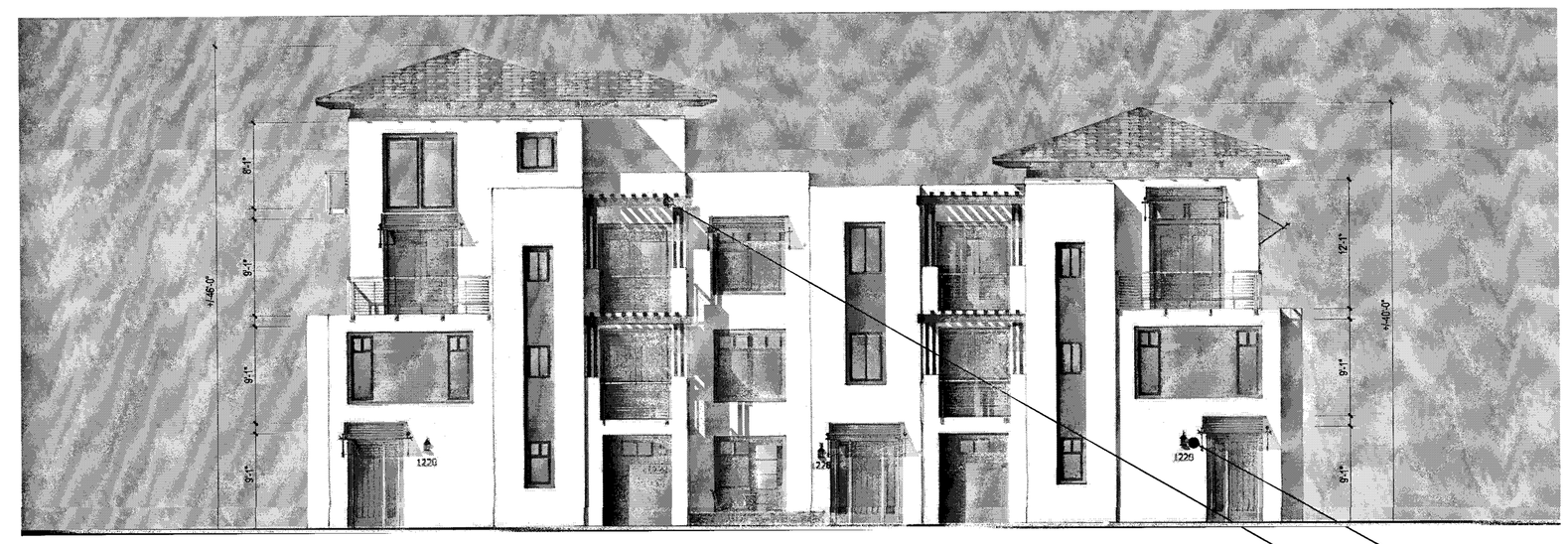

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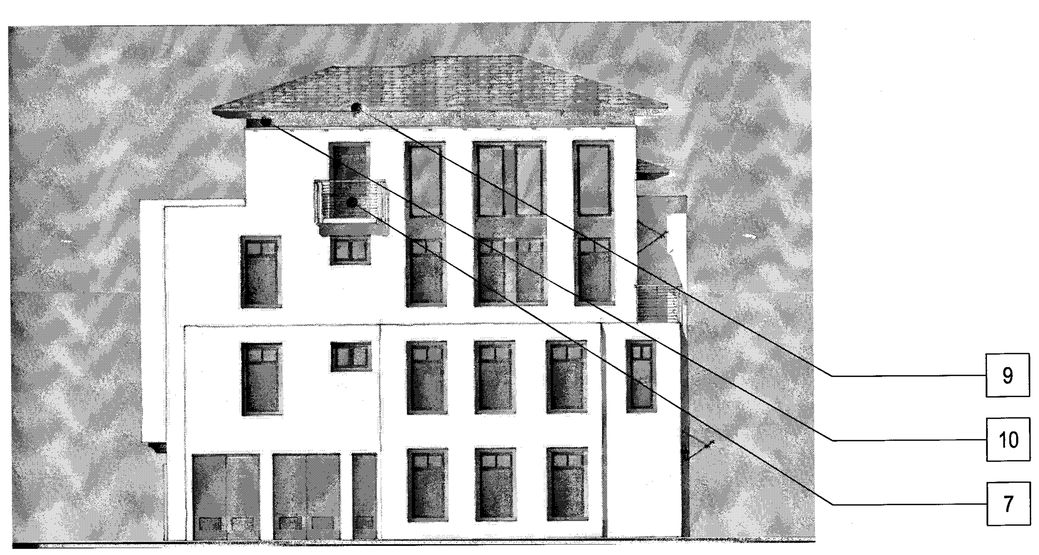

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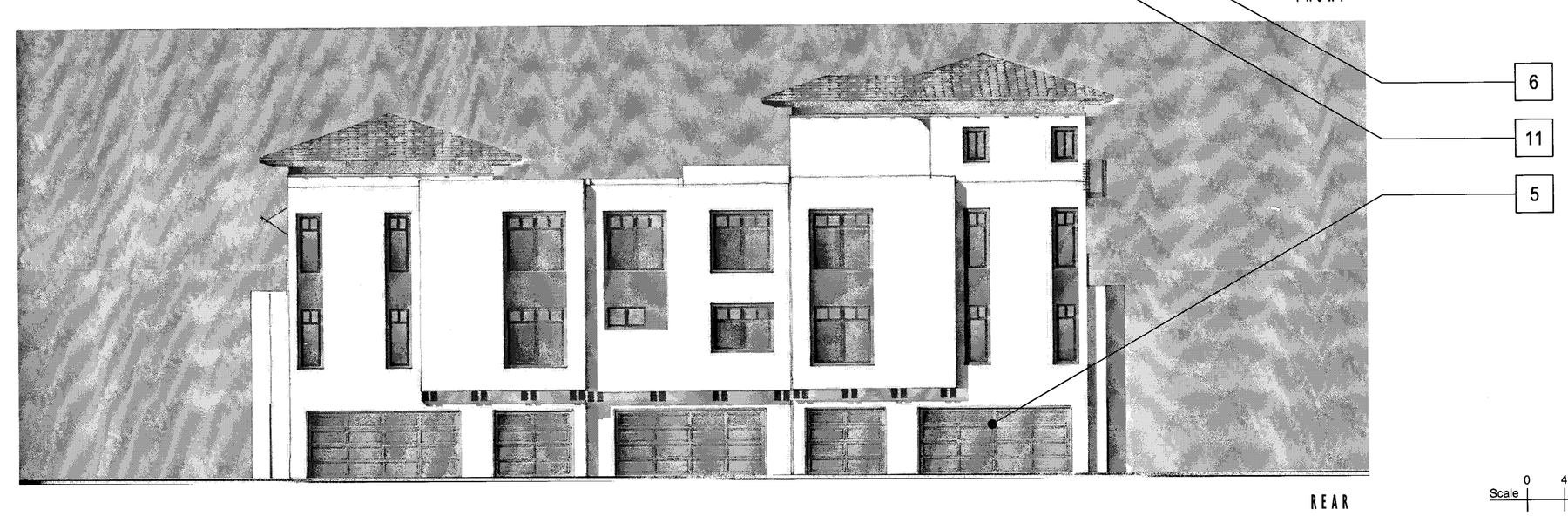

REAR

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City of San Jose
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By:
Date:

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5-PLEX TRANSITIONAL - GL - COLOR OPTION 1

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

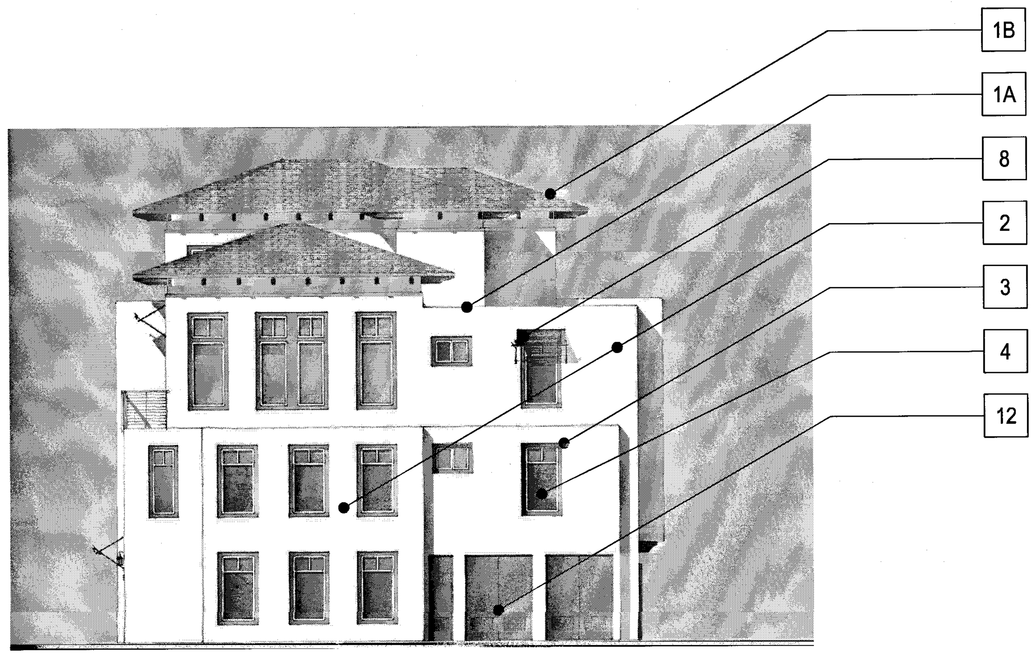
PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET

PERSPECTIVE



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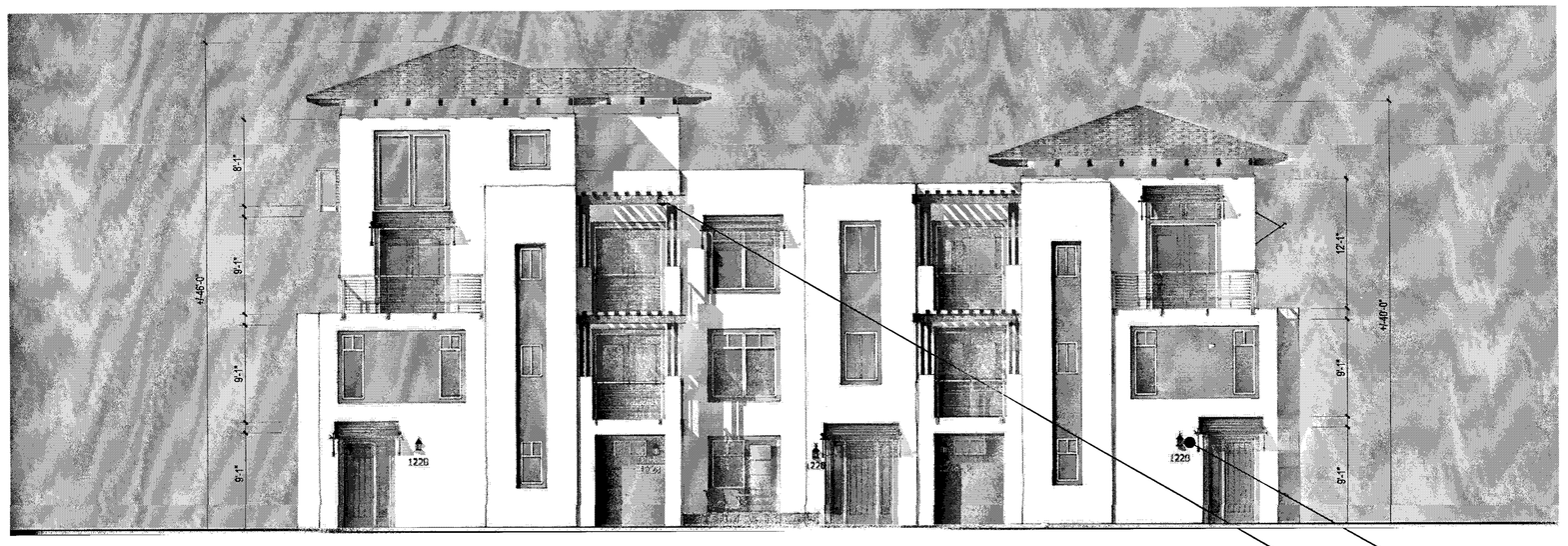

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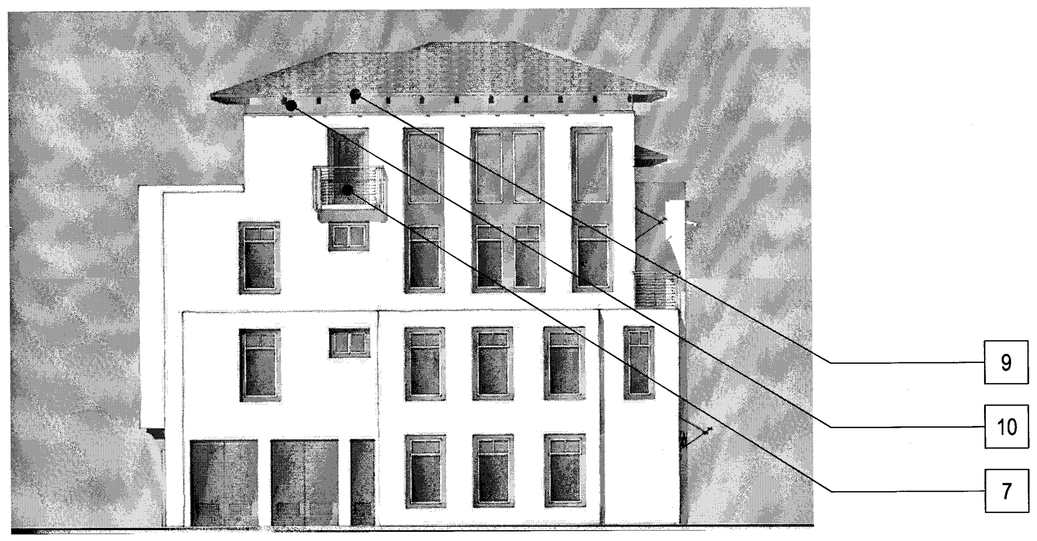

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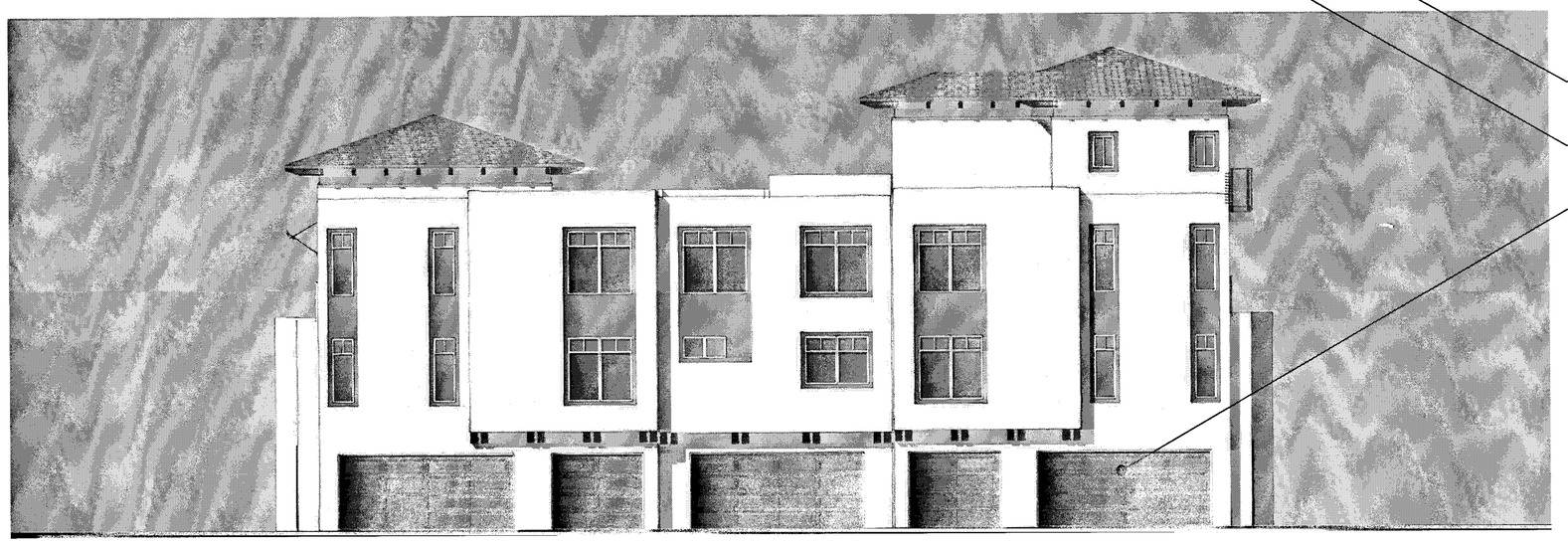

REAR

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City of San Jose
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Date:

5-PLEX TRANSITIONAL - GL - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

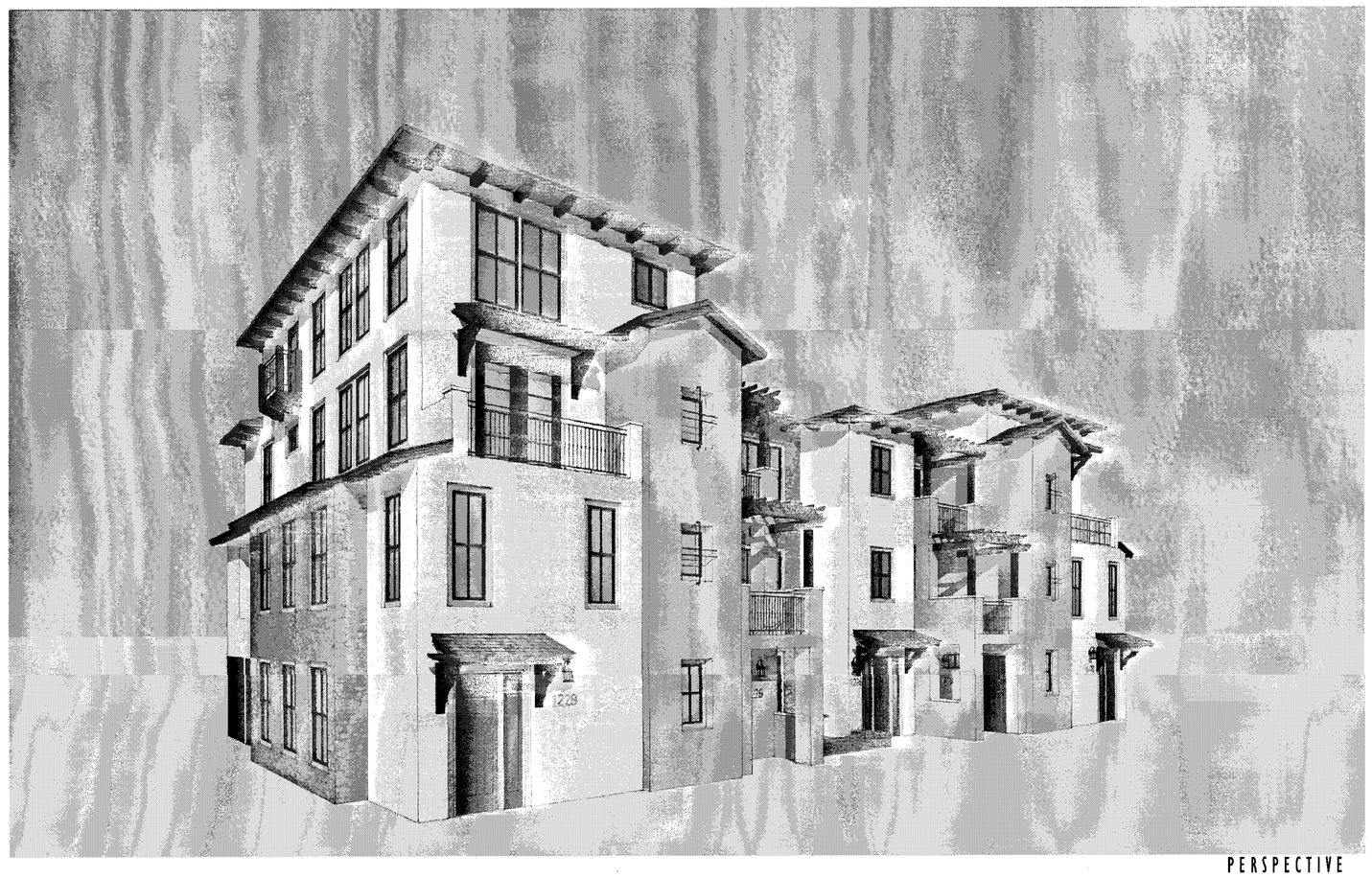
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. DECORATIVE DECK CORBELS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. WOOD TRELLIS
16. UTILITY CLOSET



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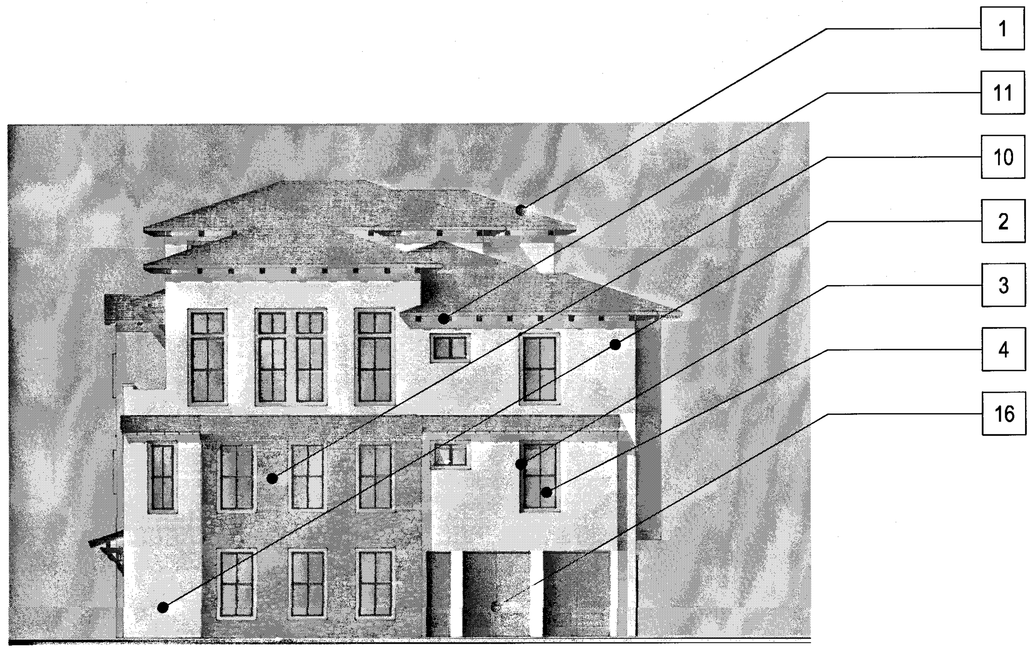

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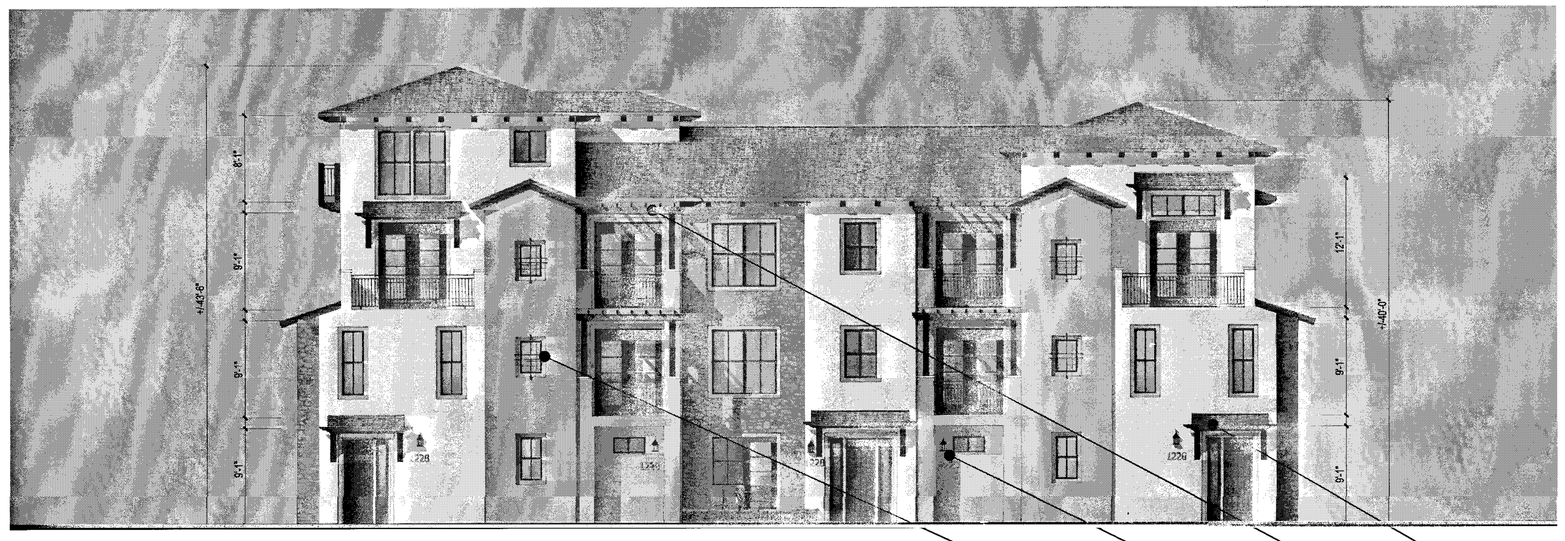

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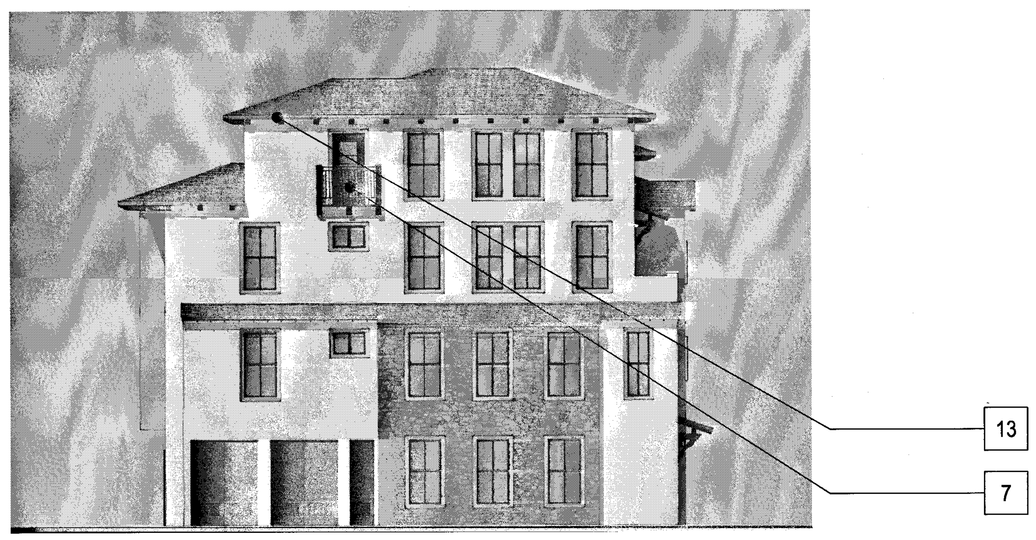

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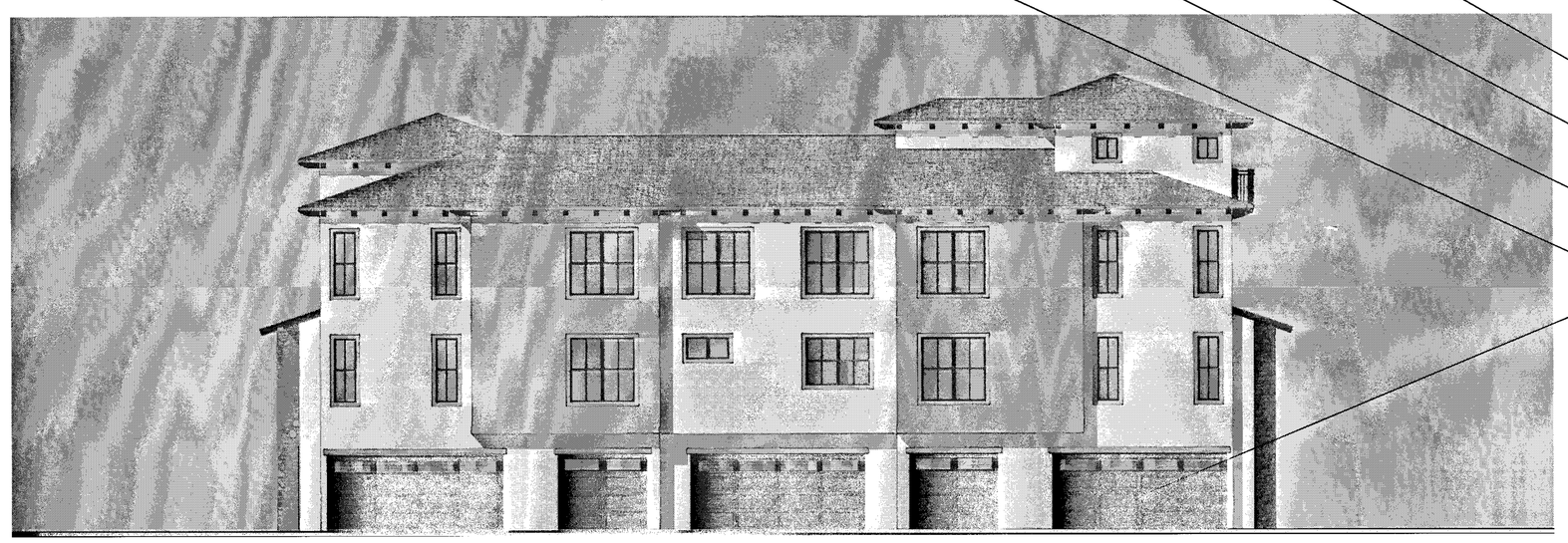

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5-PLEX MEDITERRANEAN - GL - COLOR OPTION 1

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PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

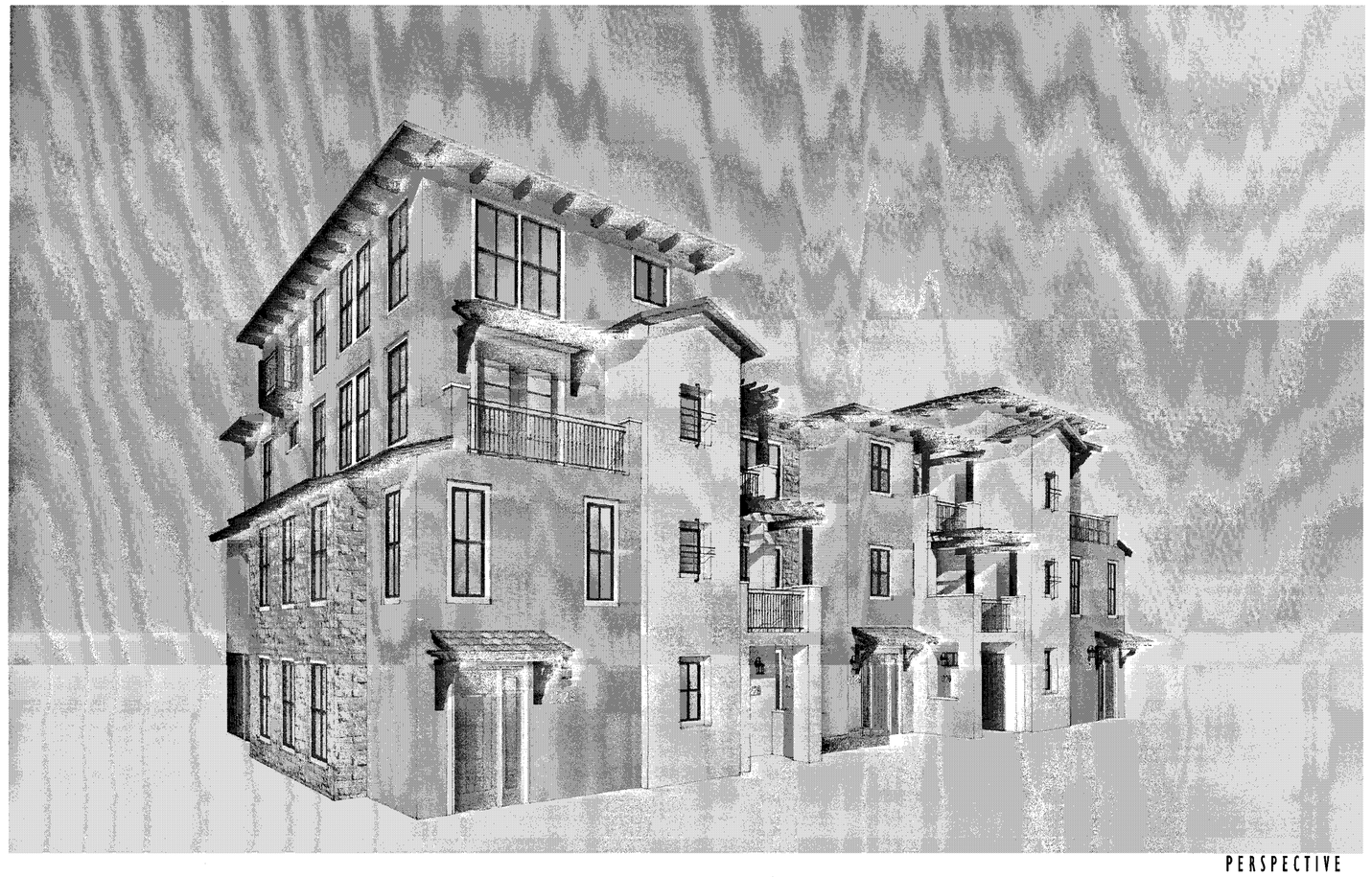
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	9-5-PLEX MEDITERRANEAN - GL - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. DECORATIVE DECK CORBELS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. WOOD TRELLIS
16. UTILITY CLOSET



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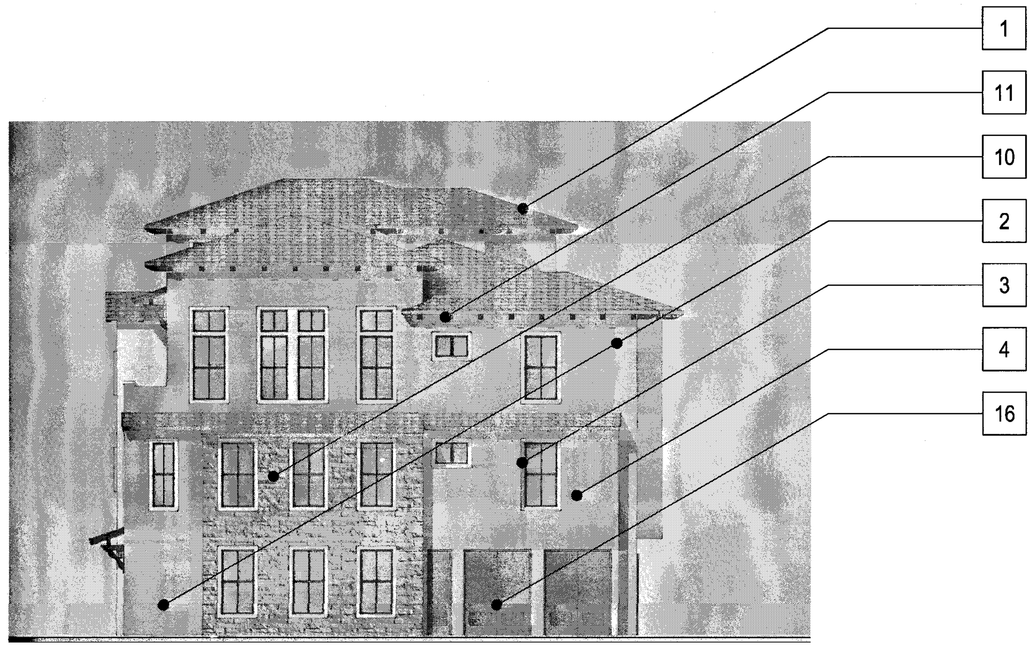

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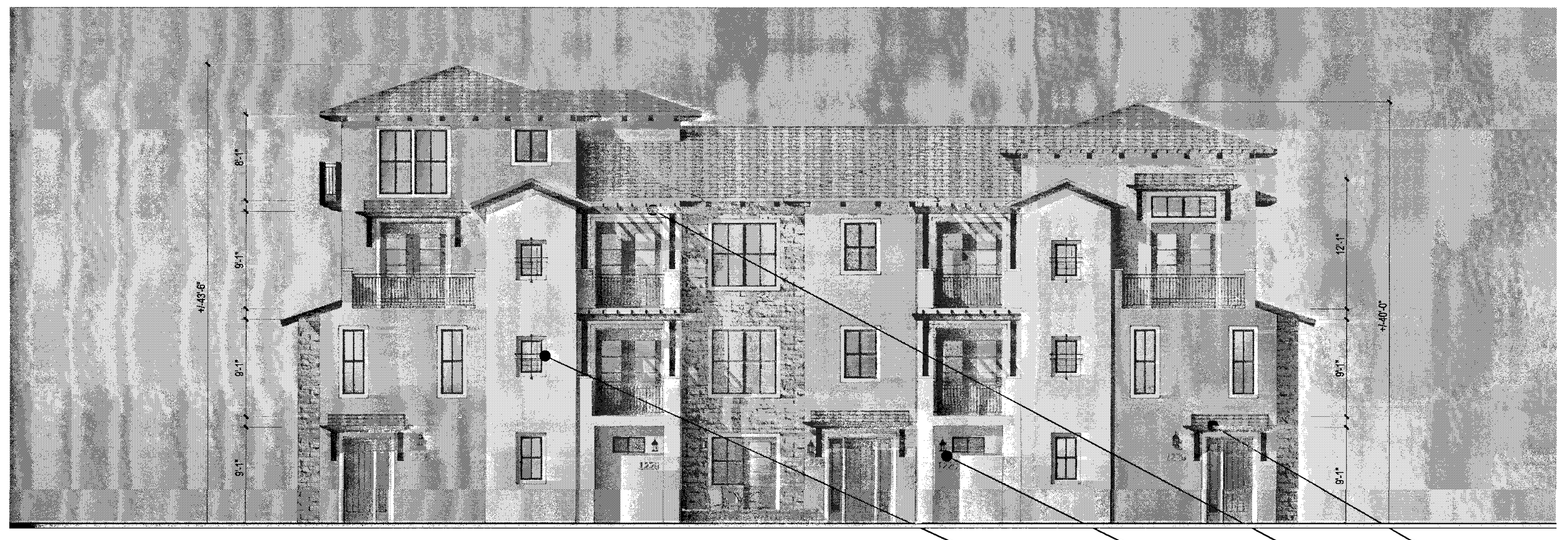

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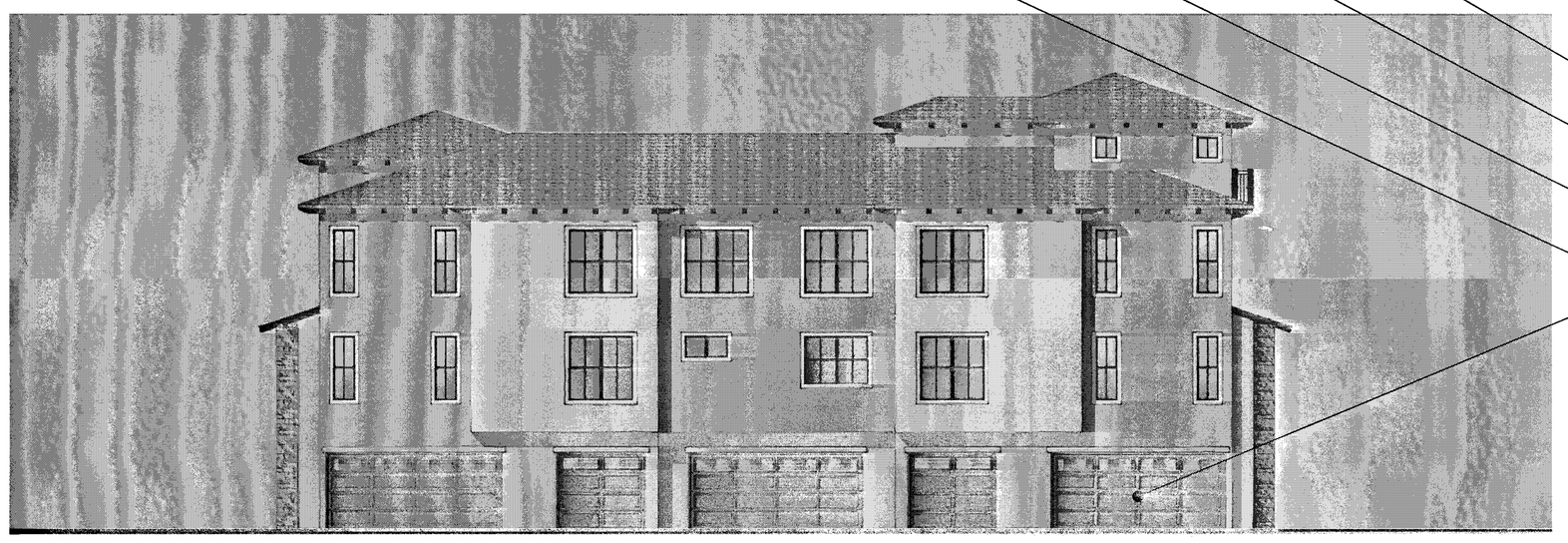

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Date:

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5-PLEX MEDITERRANEAN - GL - COLOR OPTION 2

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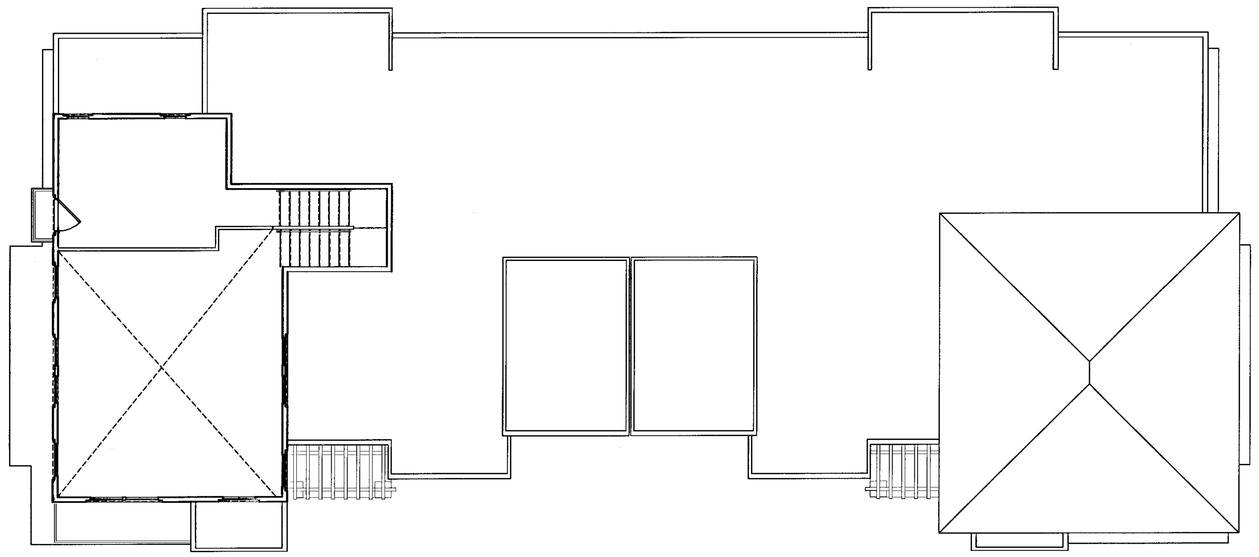
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

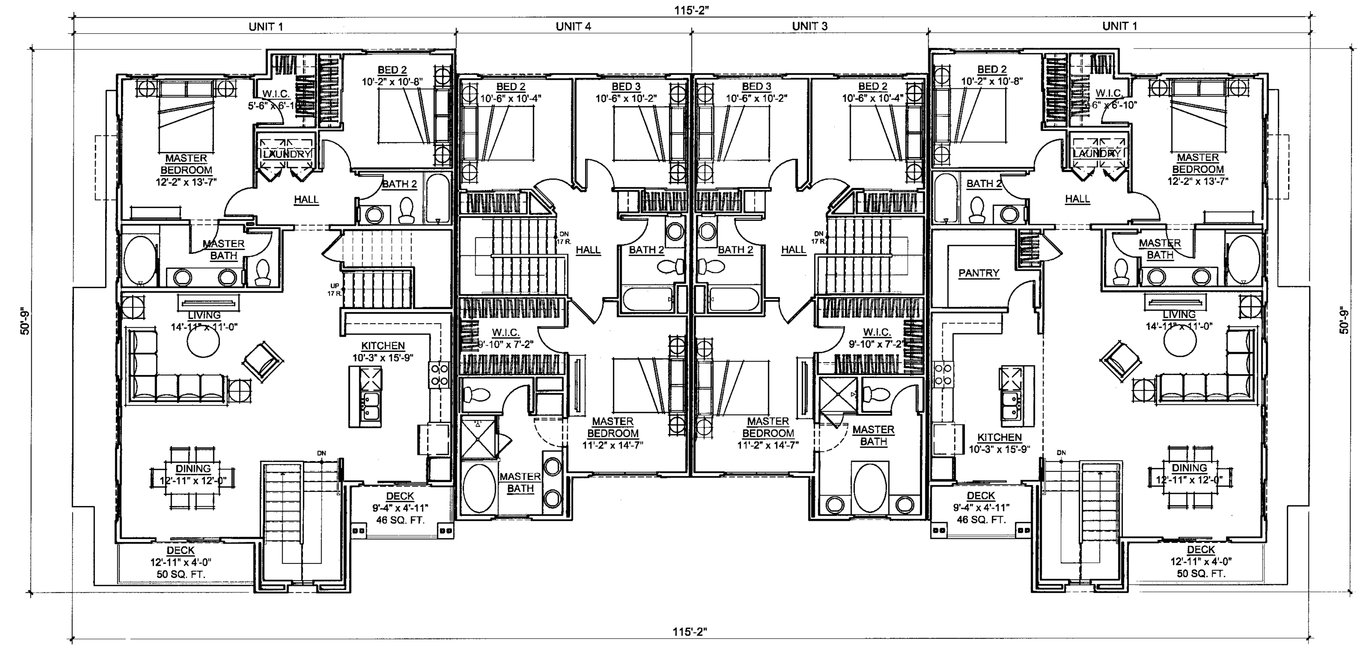
NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	9-1 MEDITERRANEAN - GL - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

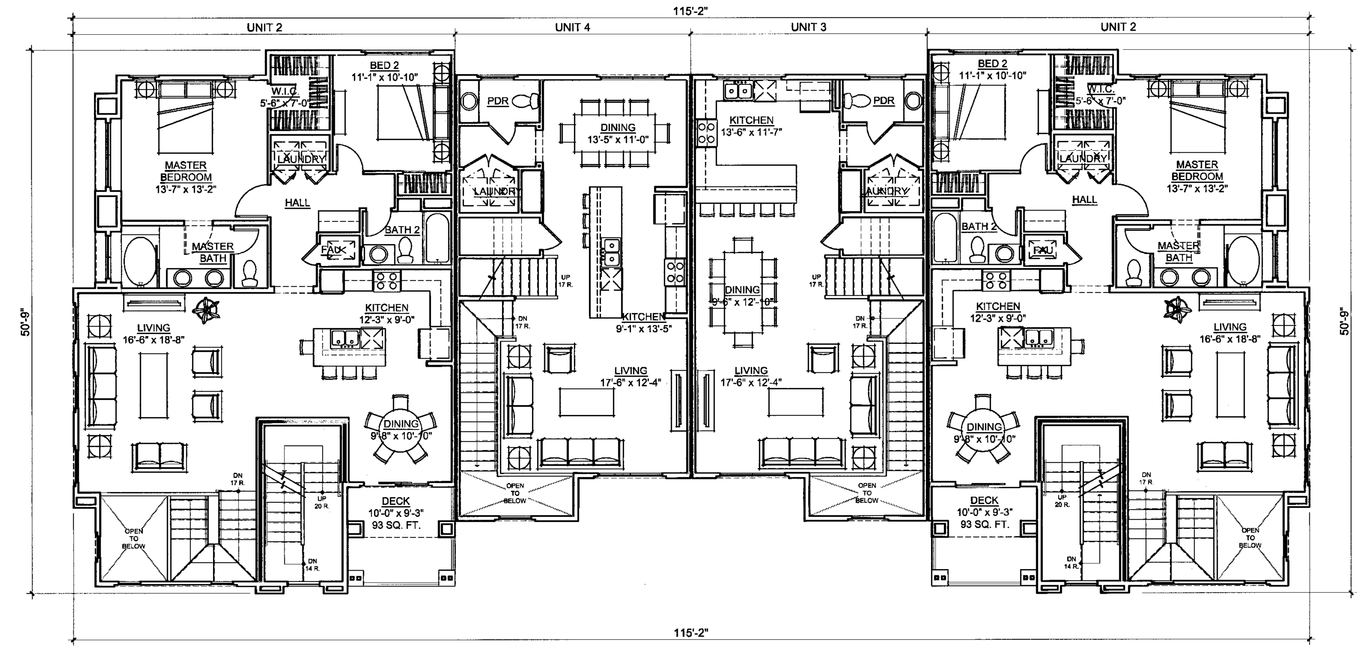
ATTACHED TOWNHOMES 9-6.1



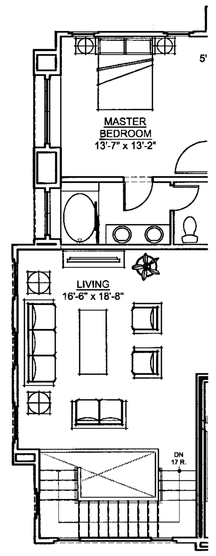
MEZZANINE PLAN / ROOF PLAN



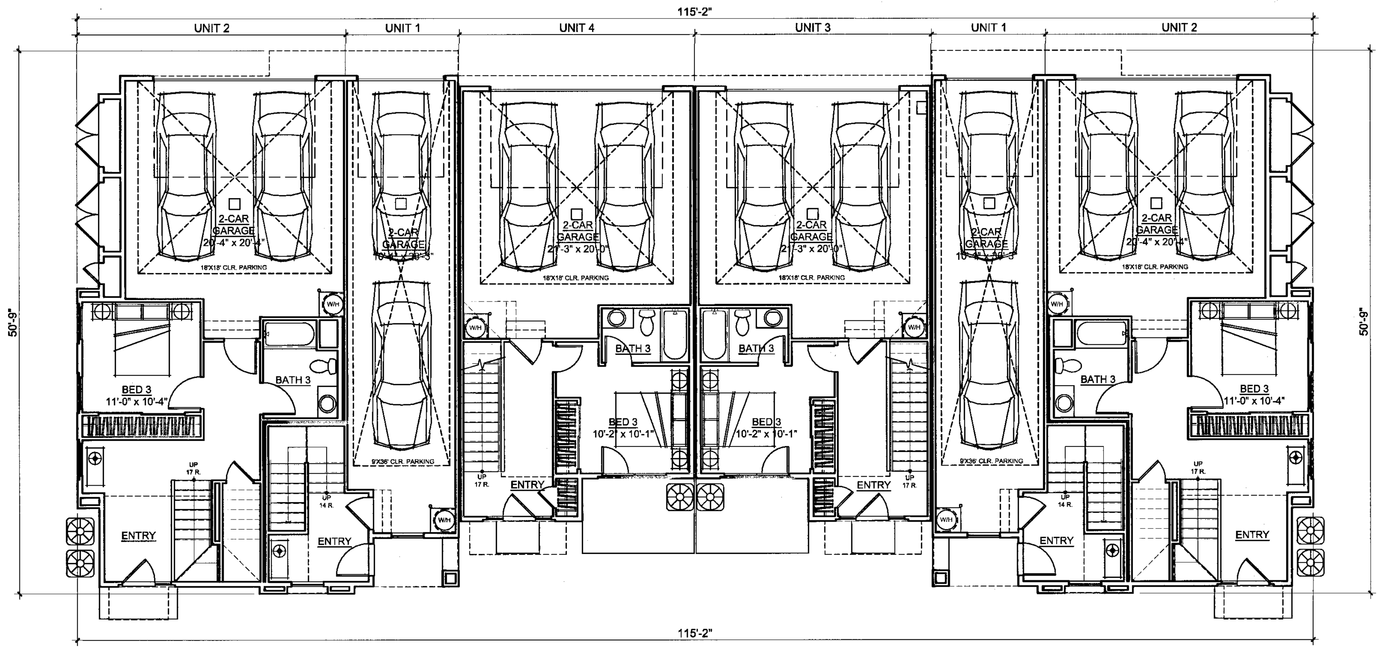
3RD LEVEL



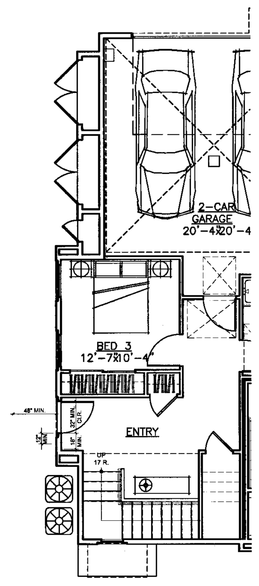
2ND LEVEL



2ND LEVEL AT SIDE ENTRY ALTERNATE



1ST LEVEL



1ST LEVEL AT SIDE ENTRY ALTERNATE

6-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	140	95	1403	NA	441	97	1638	2176
Plan 2	505	1332	0	NA	470	90	1837	2397
Plan 3	359	736	864	NA	487	73	1959	2519
Plan 4	359	736	864	NA	487	73	1959	2519
Plan 1 W/ MEZZANINE	140	95	1403	373	441	111	2011	2563
Plan 2 SIDE ENTRY	505	1332	NA	NA	470	90	1837	2397
Total	2008	4326	4534	373	2796	534	11241	14571

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City of San Jose
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By:
Date:

Scale 0 4 8 16

6-PLEX BUILDING PLANS - GL

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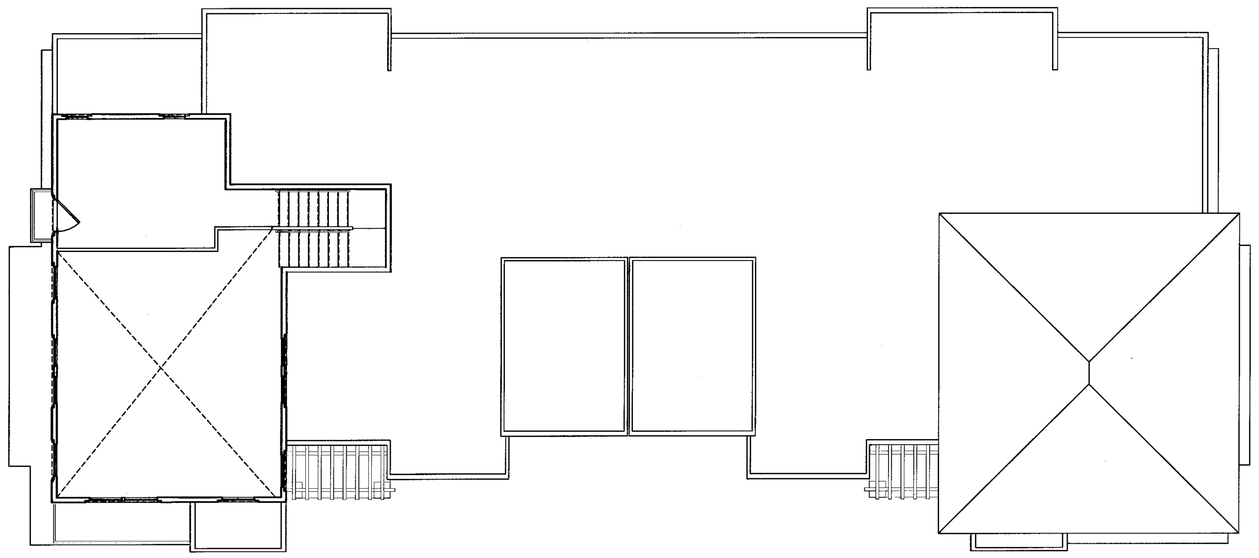
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

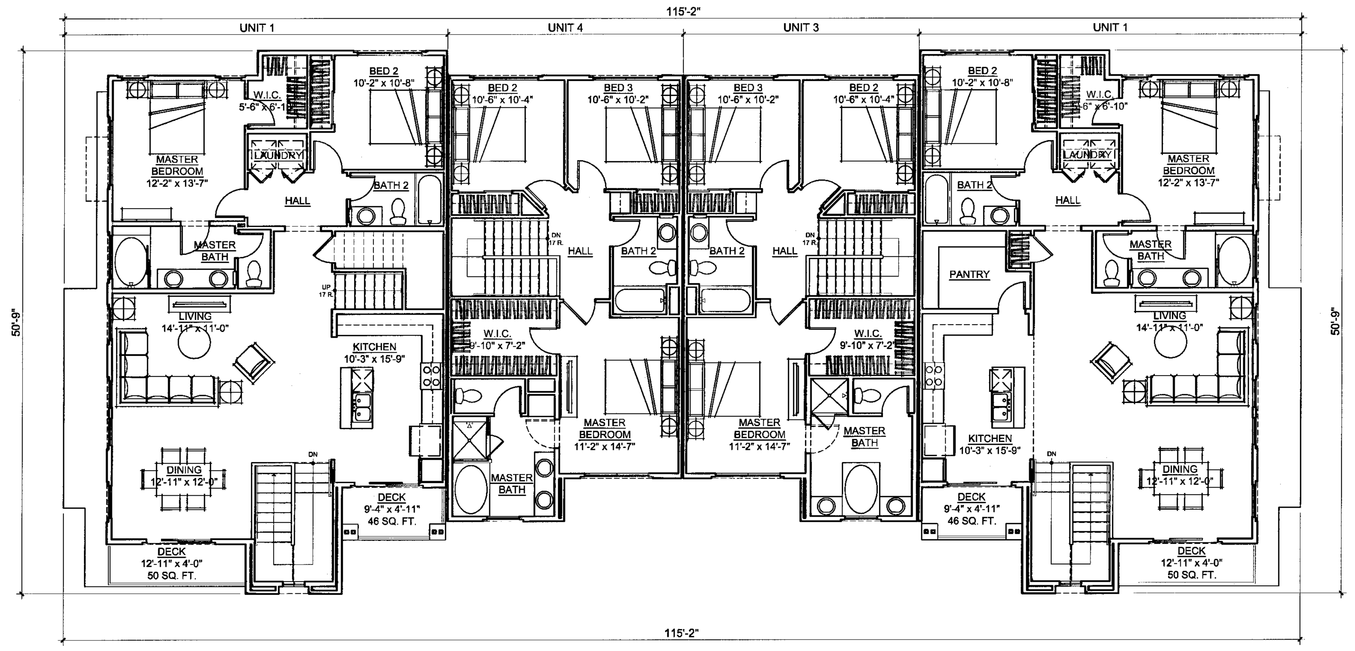
NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
A	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7 6-PLEX BUILDING PLANS - GL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

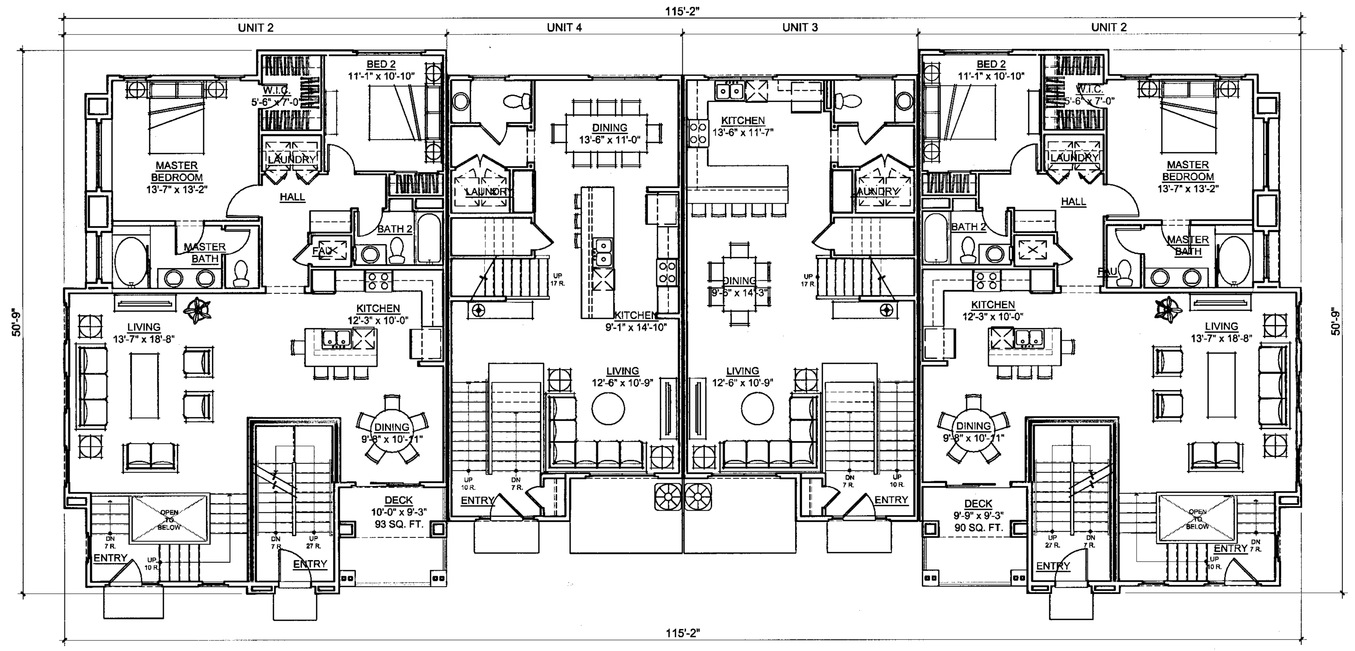
ATTACHED TOWNHOMES



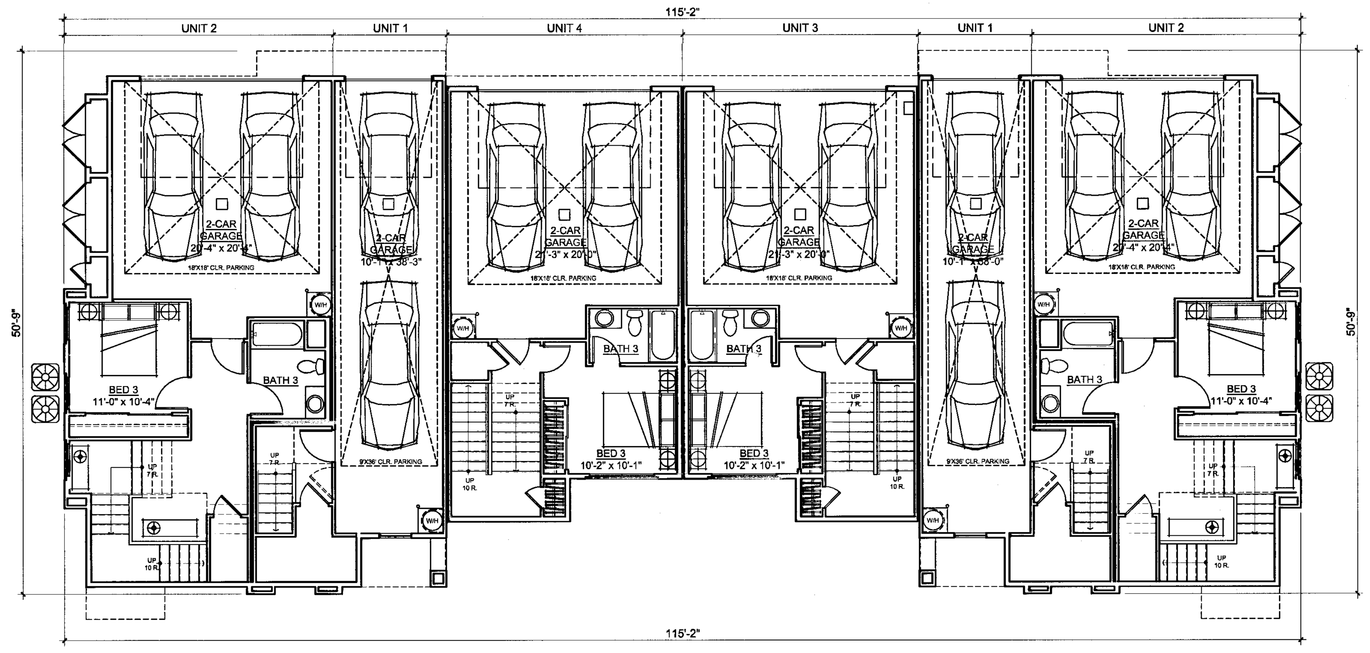
MEZZANINE PLAN / ROOF PLAN



3RD LEVEL



2ND LEVEL



1ST LEVEL

6-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	130	95	1403	NA	450	97	1628	2175
Plan 2	505	1340	0	NA	470	93	1845	2408
Plan 3	359	721	864	NA	487	73	1944	2504
Plan 4	359	721	864	NA	487	73	1944	2504
Plan 1 W/ MEZZANINE	130	95	1403	373	450	111	2001	2562
Total	1483	2972	4534	373	2344	447	9362	12153

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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6-PLEX BUILDING PLANS - ML

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Stormwater Compliance
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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	7.1 6-PLEX BUILDING PLANS - ML.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

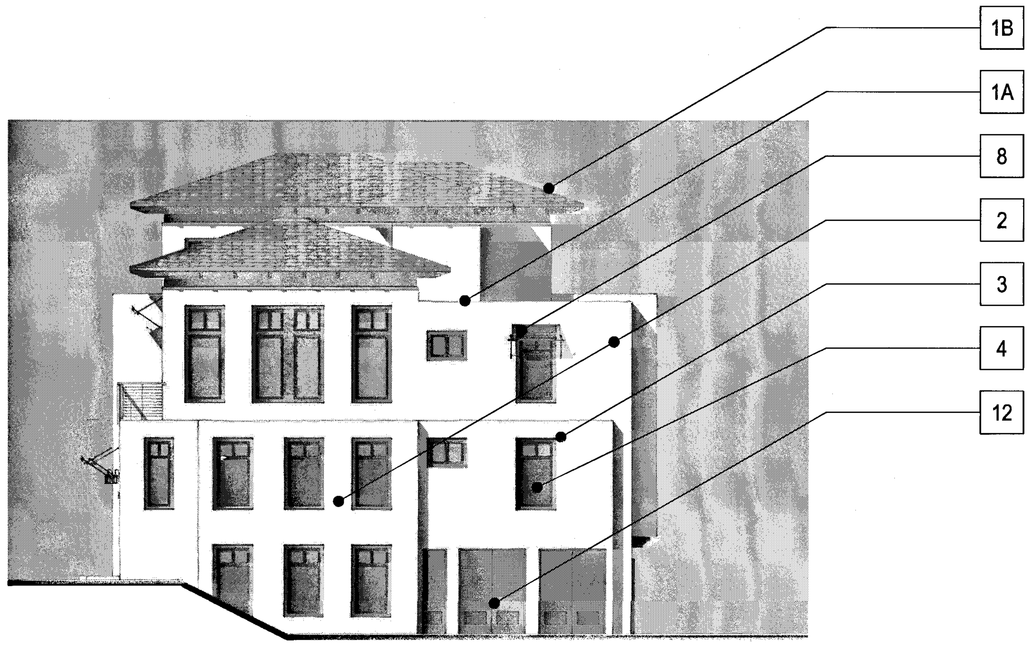
ATTACHED TOWNHOMES

9-7.1

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET

PERSPECTIVE



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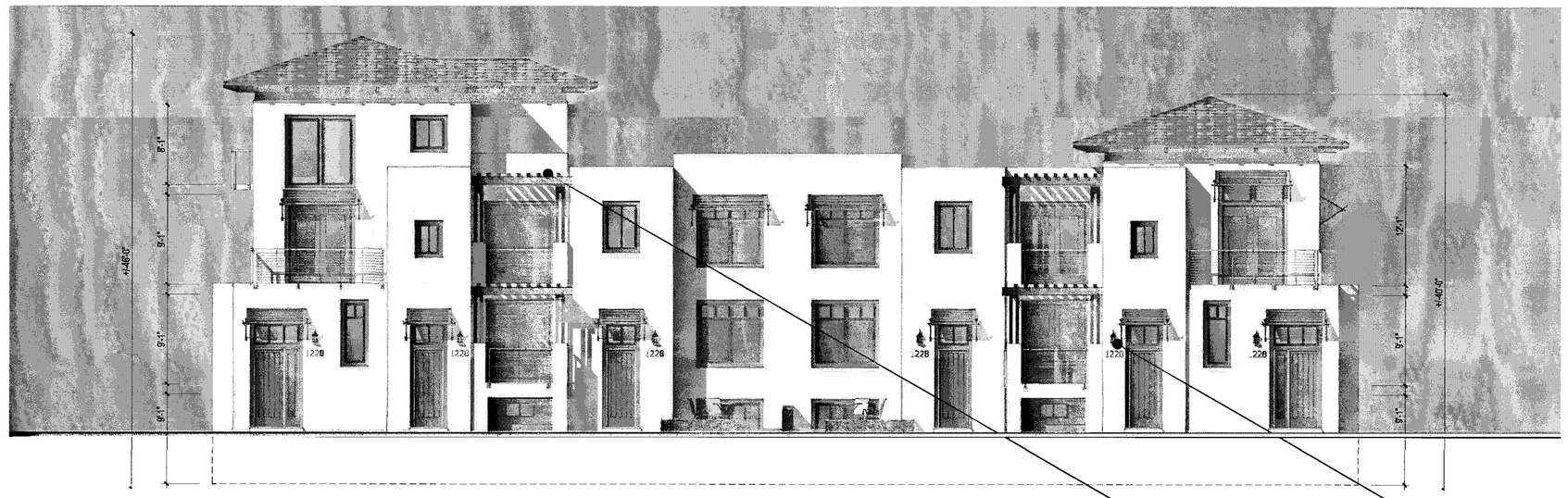

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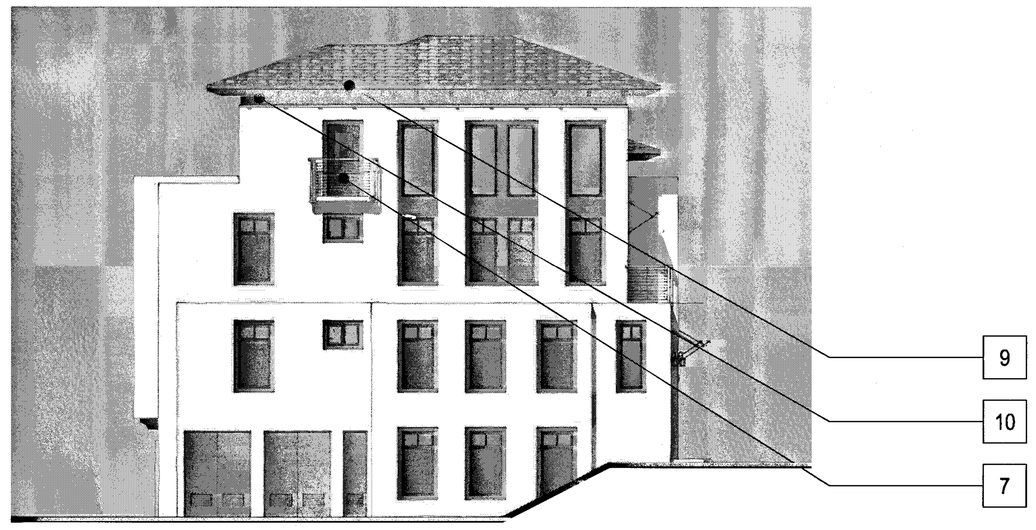


LEFT

REAR

Scale 0 4 8 16

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

6-PLEX TRANSITIONAL - ML - COLOR OPTION I

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHco.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

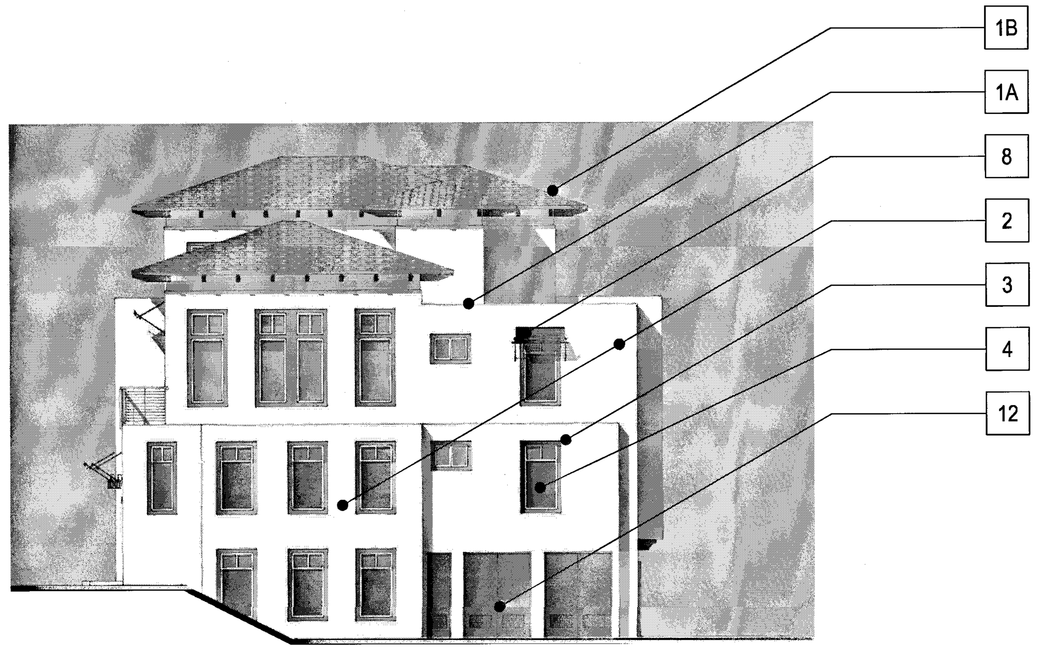
PROJECT NO:	3636.60
CAD DWG FILE:	6-PLEX TRANSITIONAL - ML - COLOR OPTION I.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET

PERSPECTIVE



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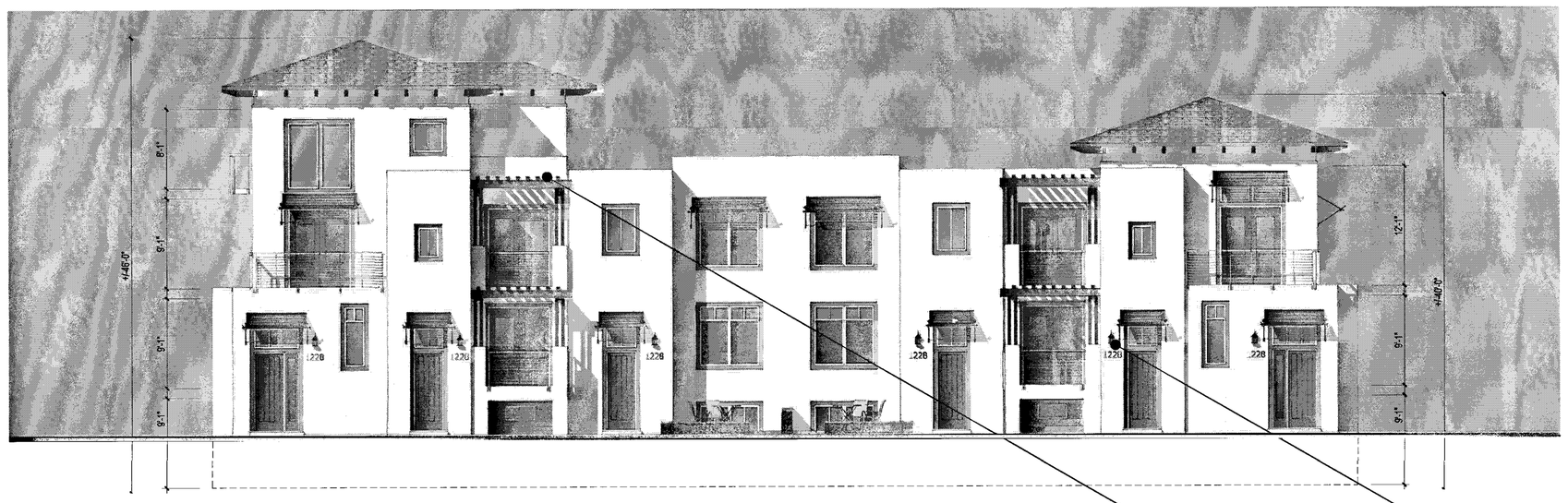

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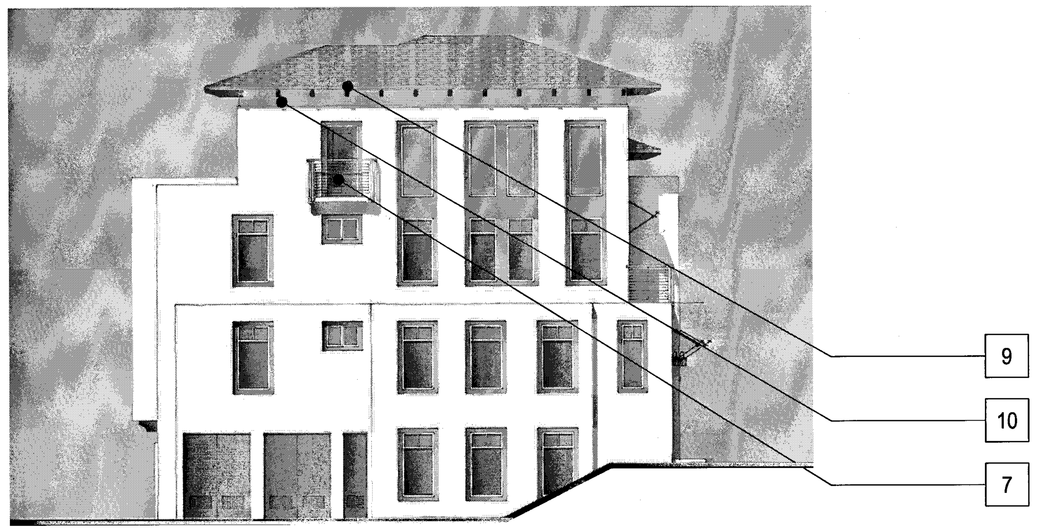

LEFT

REAR

Scale 0 4 8 16

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

6-PLEX TRANSITIONAL - ML - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	2/6/2015	PER CITY COMMENTS
1	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
FILENAME:	6-PLEX TRANSITIONAL - ML - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9-10.1

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
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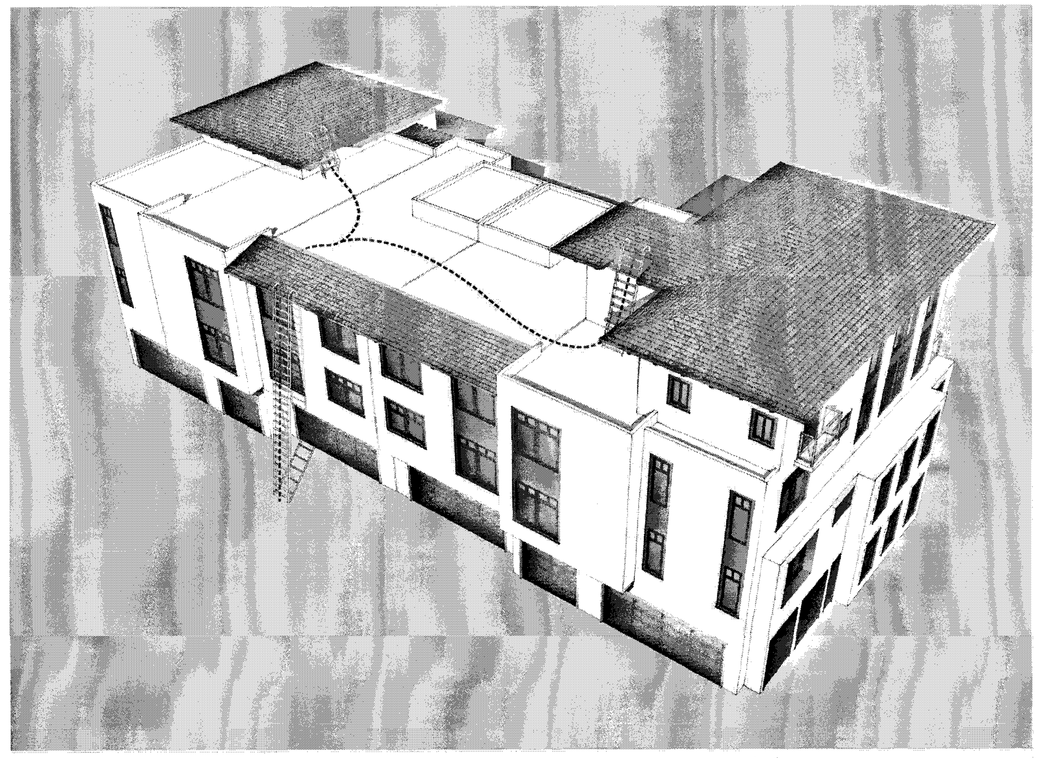
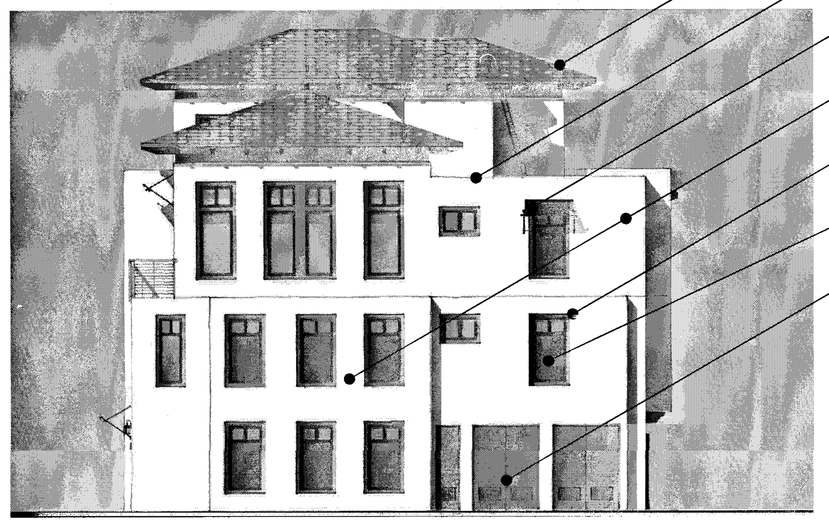
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET



ROOF FIRE ACCESS DIAGRAM

PERSPECTIVE



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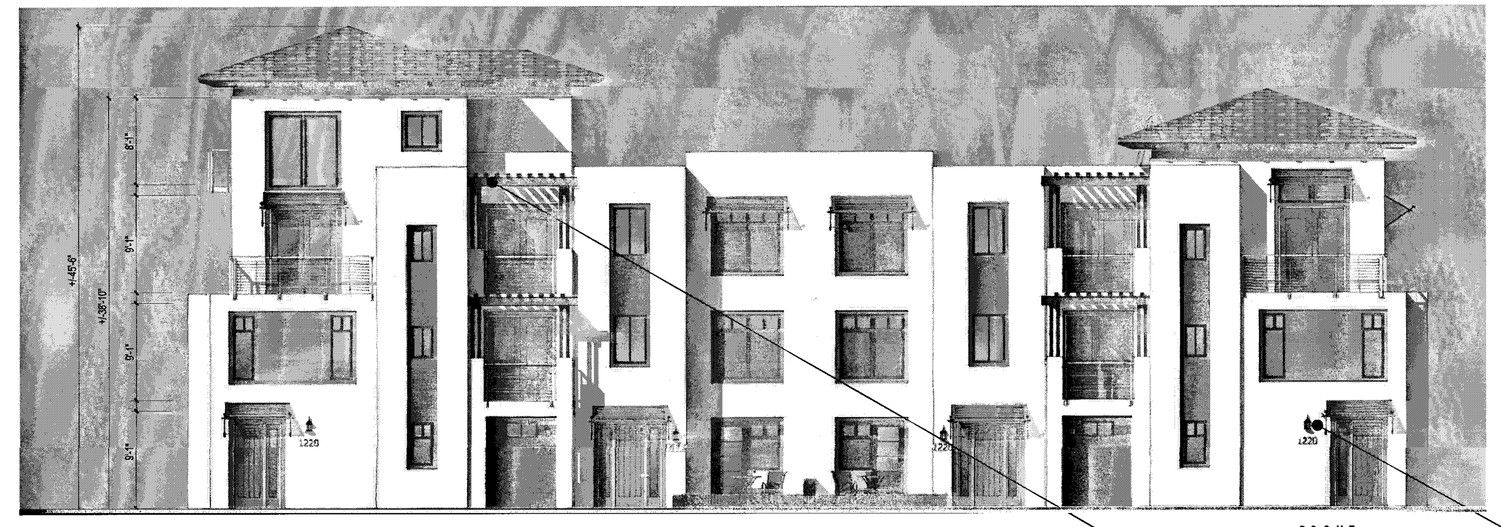
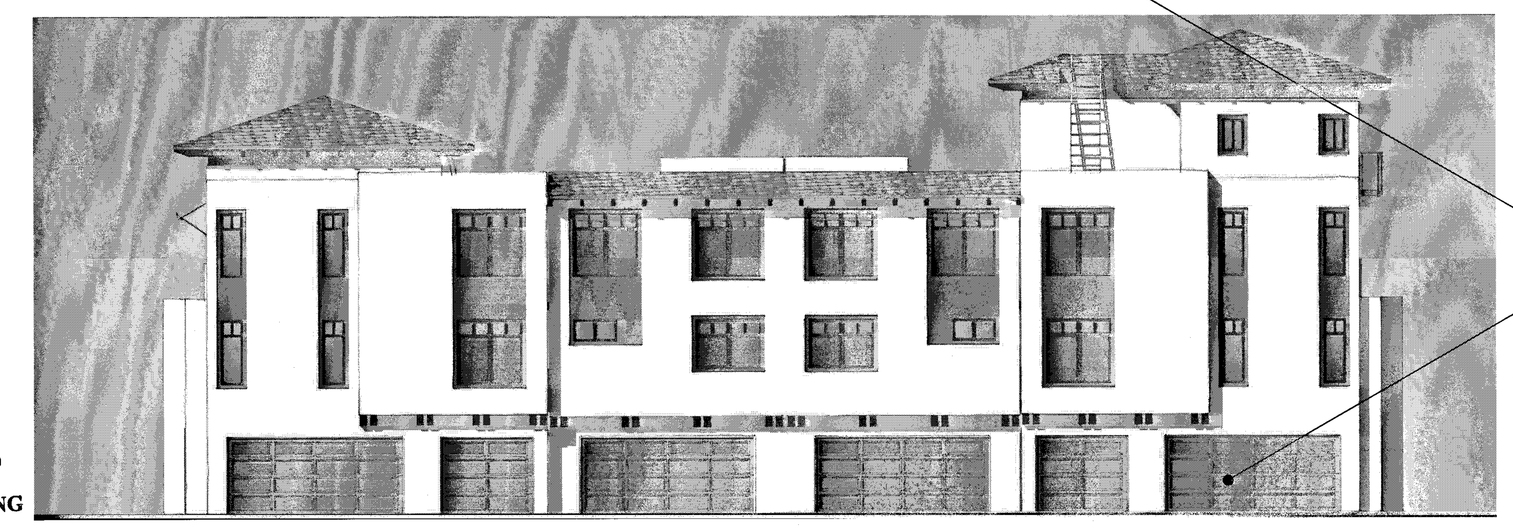


FRONT

LEFT



BACK

APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

Scale 0 4 8 16

6-PLEX TRANSITIONAL - GL FIRE ACCESS

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
	10/31/2014	PER CITY COMMENTS

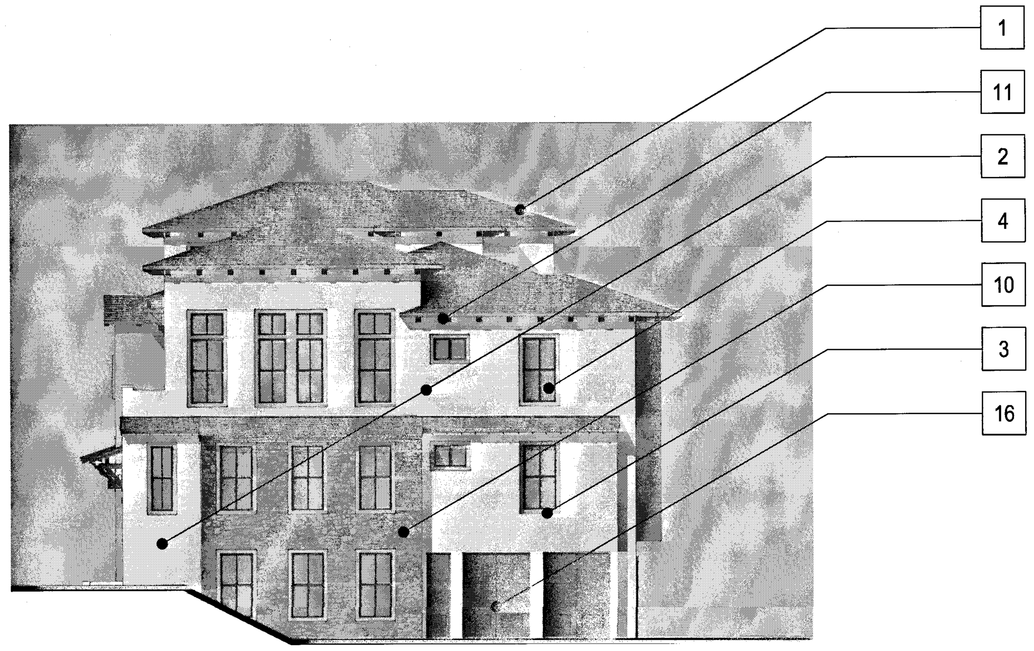
PROJECT NO:	3636.60
CAD DWG FILE:	TRANSITIONAL - GL FIRE ACCESS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9-10.2

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. DECORATIVE DECK CORBELS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. WOOD TRELLIS
16. UTILITY CLOSET

PERSPECTIVE



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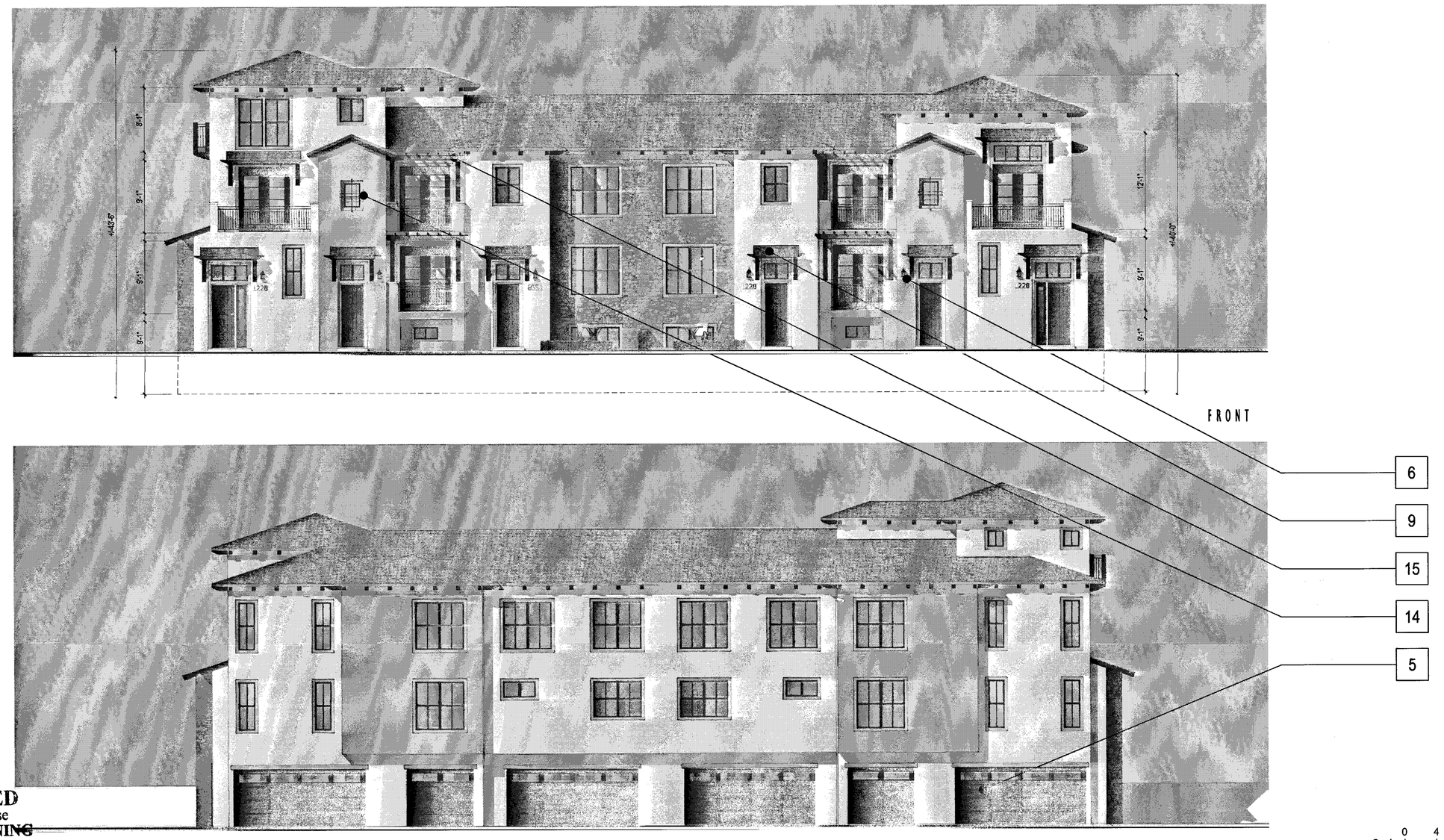

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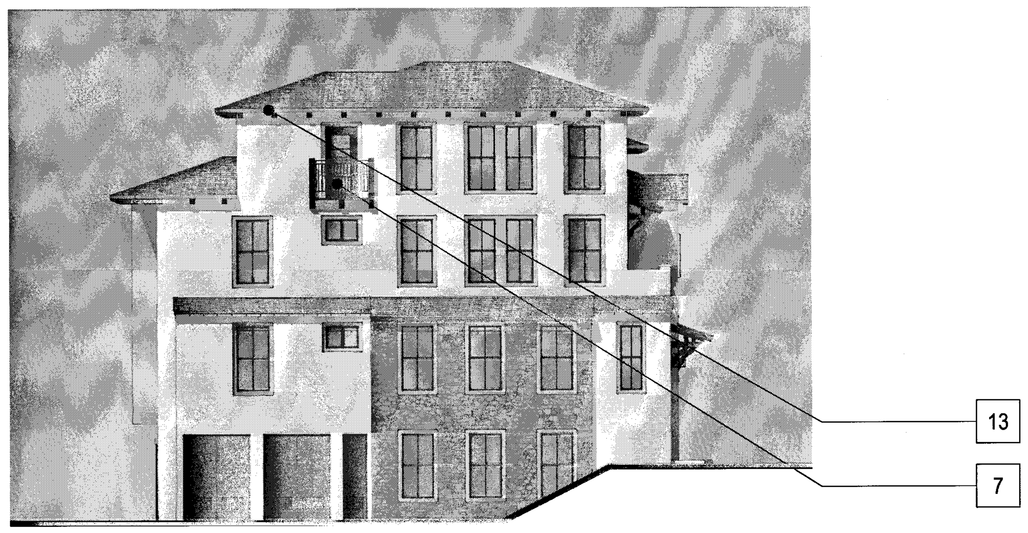

LEFT

REAR

Scale 0 4 8 16

APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

6-PLEX MEDITERRANEAN - ML - COLOR OPTION 1

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
A	10/31/2014	PER CITY COMMENTS

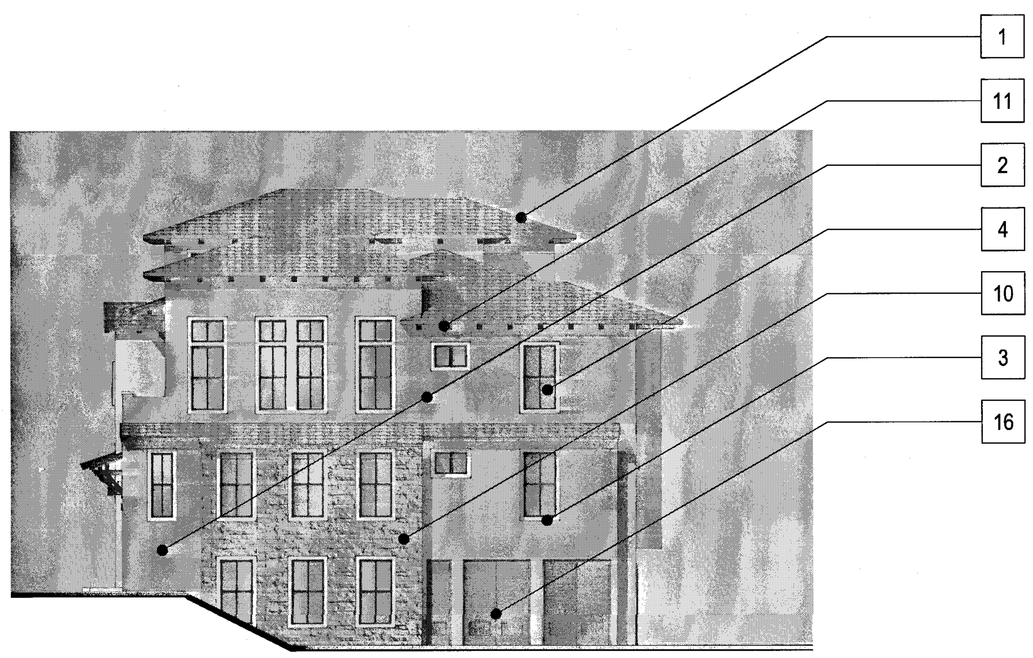
PROJECT NO:	3636.60
FILE NAME:	9-16 6-PLEX MEDITERRANEAN - ML - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. DECORATIVE DECK CORBELS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. WOOD TRELLIS
16. UTILITY CLOSET

PERSPECTIVE



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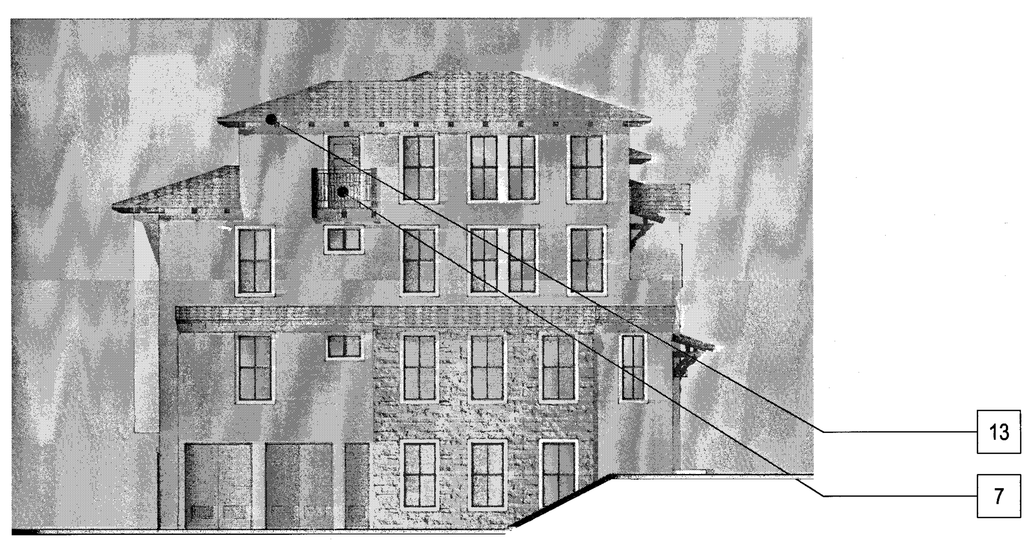

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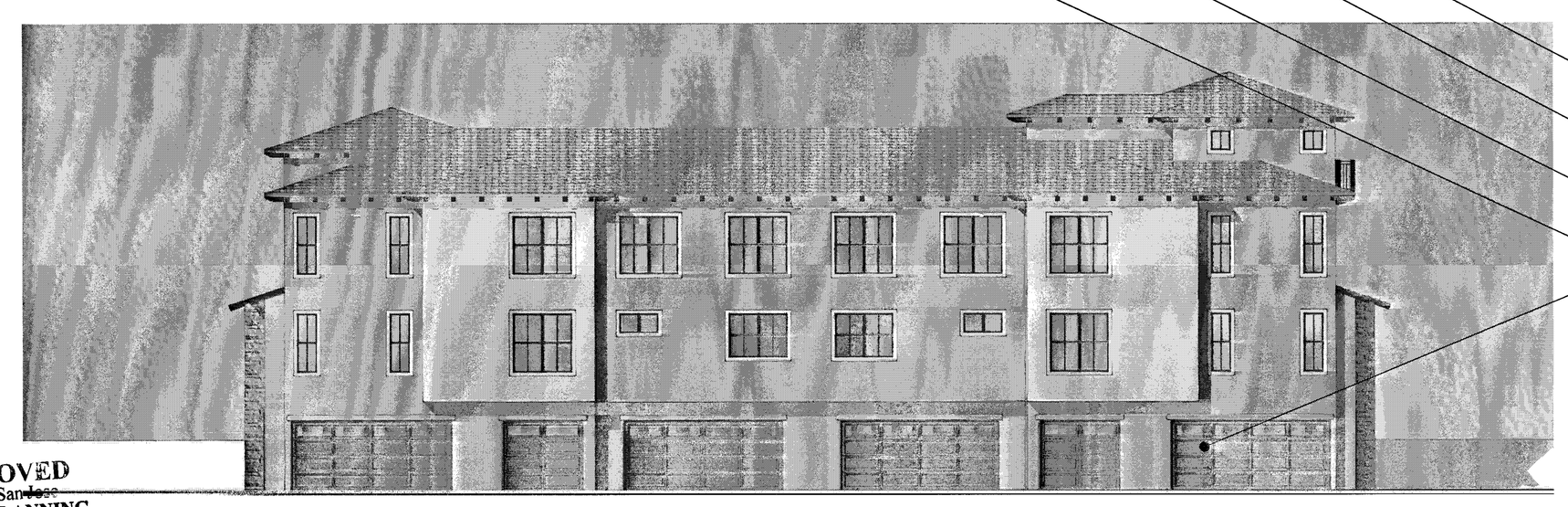

REAR

Scale 0 4 8 16

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

6-PLEX MEDITERRANEAN - ML - COLOR OPTION 2

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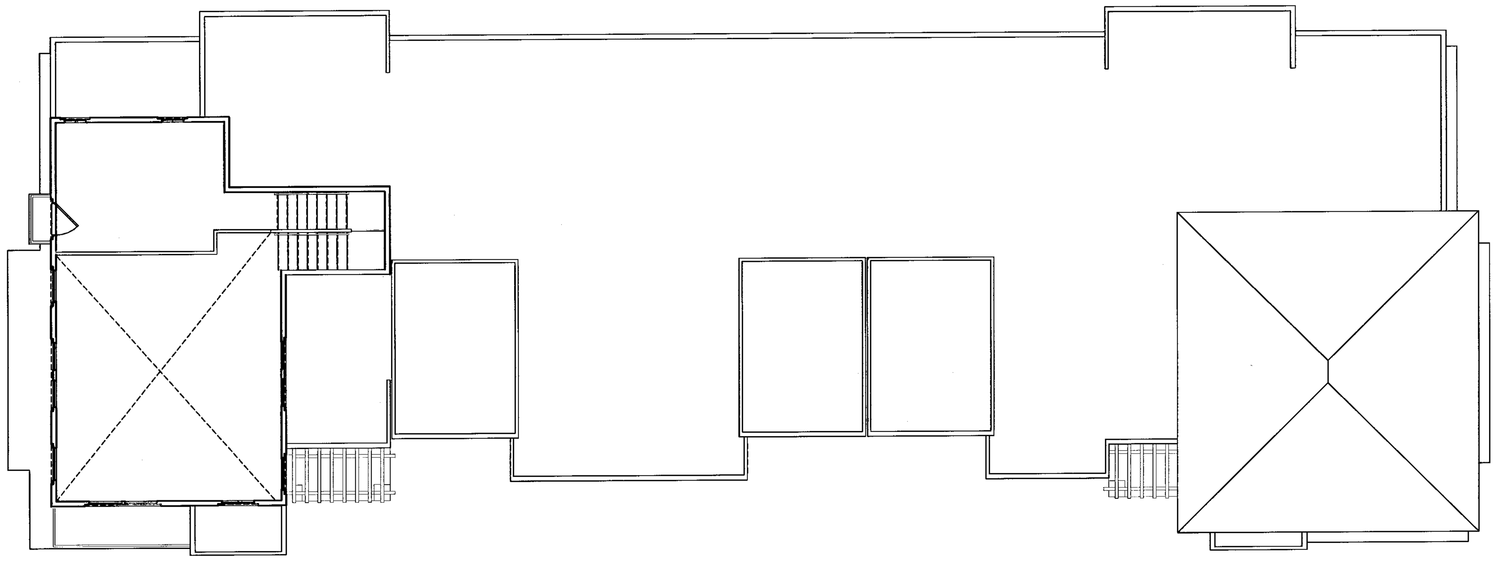
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

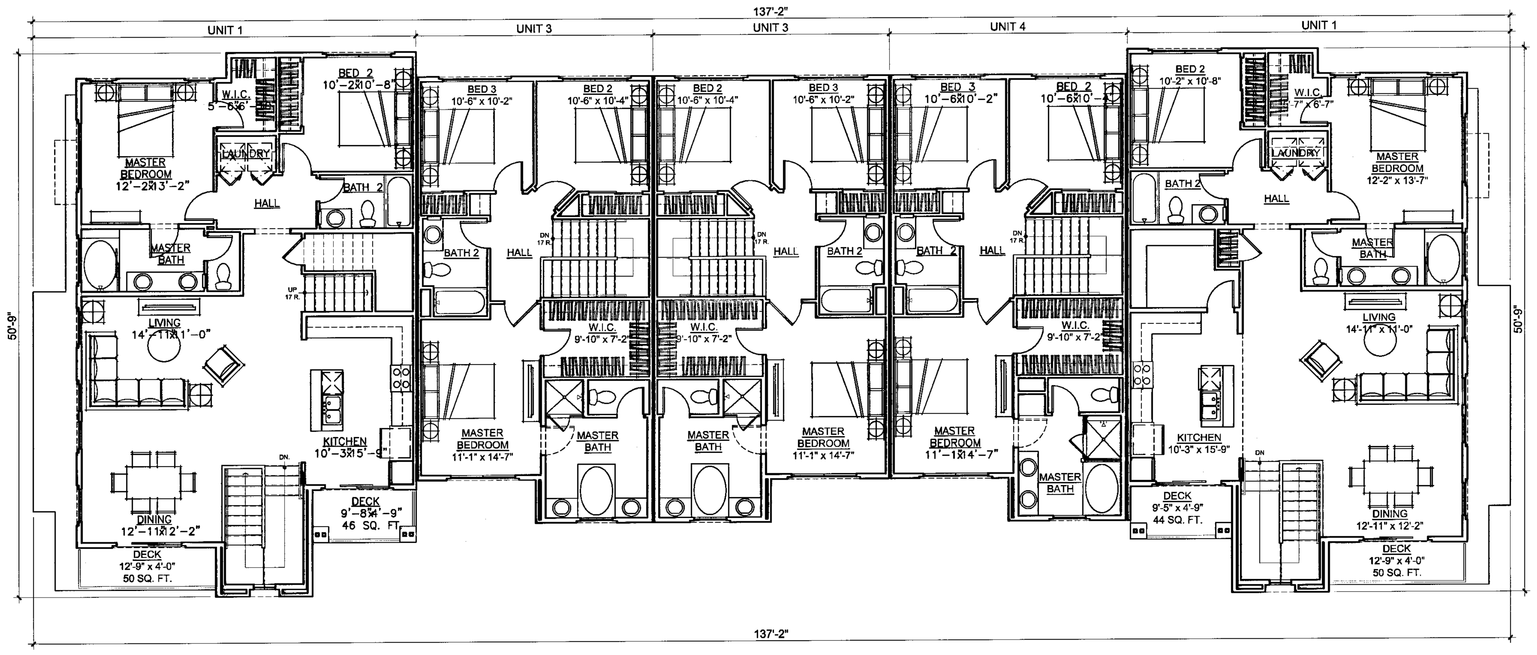
NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
6-PLEX MEDITERRANEAN - ML - COLOR OPTION 2.DWG	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

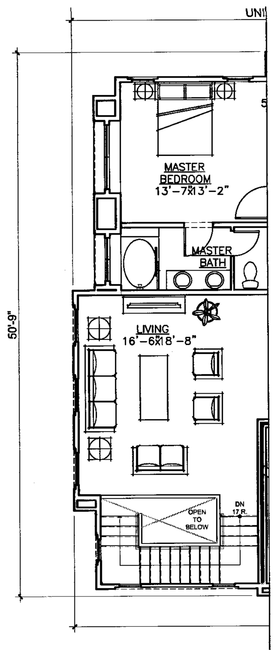
ATTACHED TOWNHOMES 9-11.1



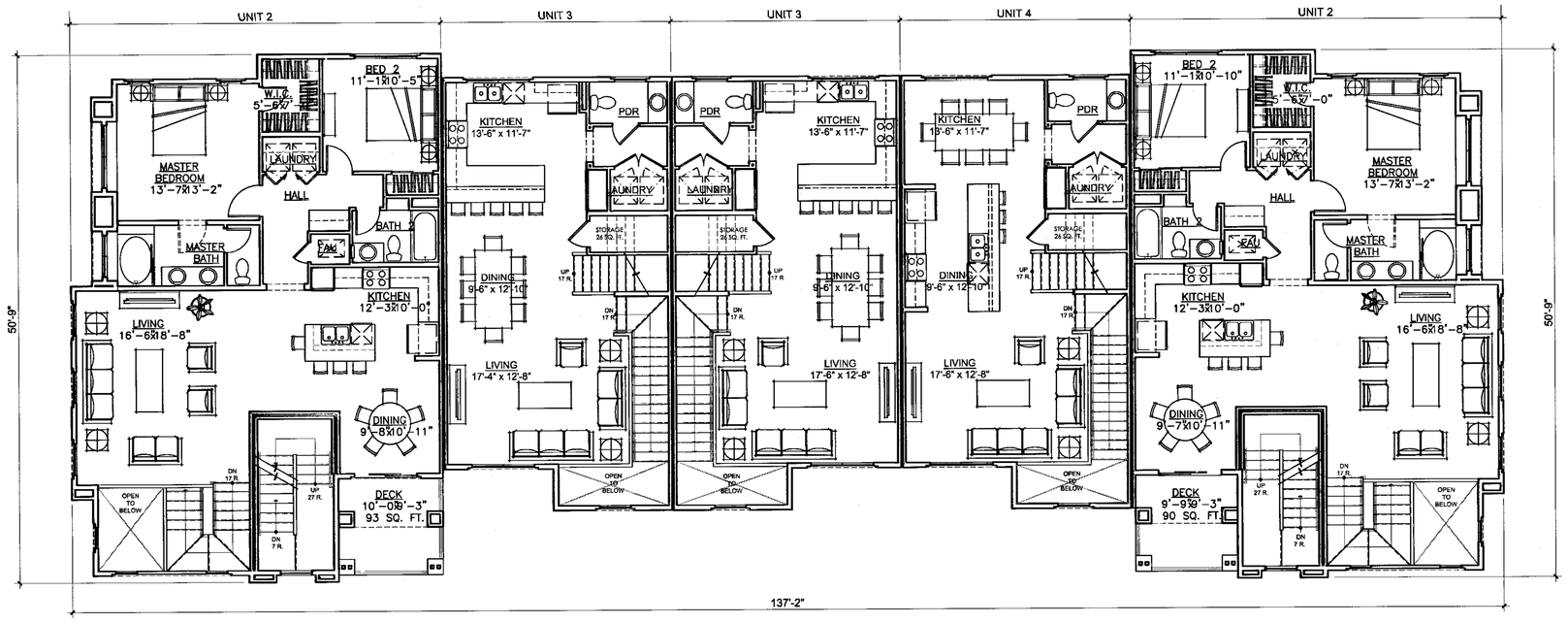
MEZZANINE PLAN / ROOF PLAN



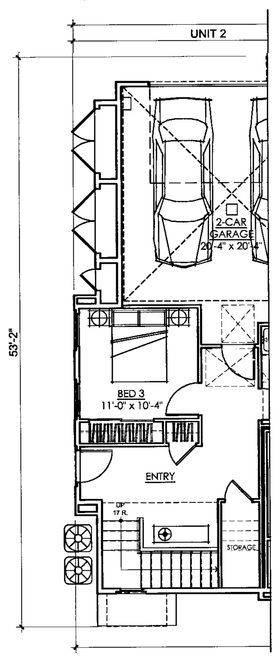
3RD LEVEL



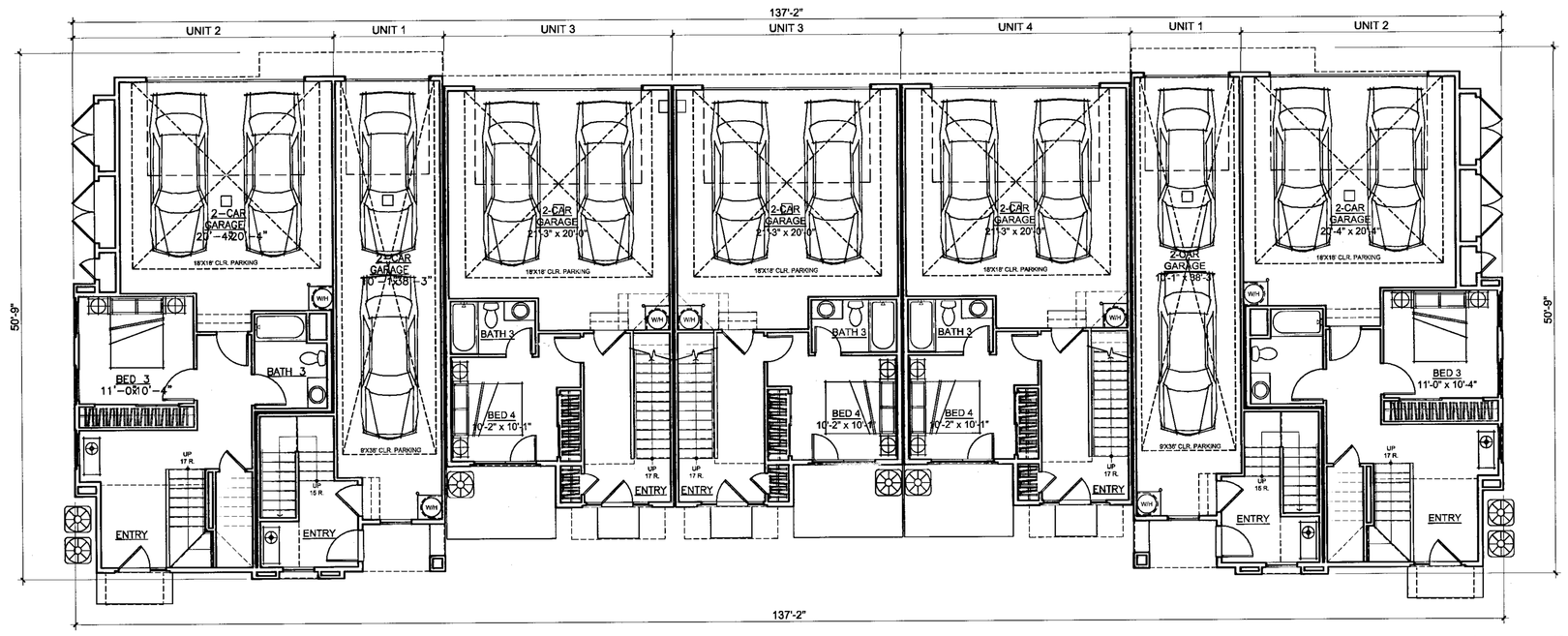
2ND LEVEL AT SIDE ENTRY ALTERNATE



2ND LEVEL



1ST LEVEL AT SIDE ENTRY ALTERNATE



1ST LEVEL

Scale 0 4 8 16

7-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	140	95	1401	NA	441	97	1636	2174
Plan 2	505	1332	0	NA	470	93	1837	2400
Plan 3	359	736	864	NA	487	73	1959	2519
Plan 4	359	736	864	NA	487	73	1959	2519
Plan 1 W/ MEZZANINE	140	95	1401	373	441	111	2009	2561
Plan 2 SIDE ENTRY	505	1336	NA	NA	470	93	1841	2404
Total	2008	4330	4530	373	2796	540	11241	14577

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

7-PLEX BUILDING PLANS - GL

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KB HOME

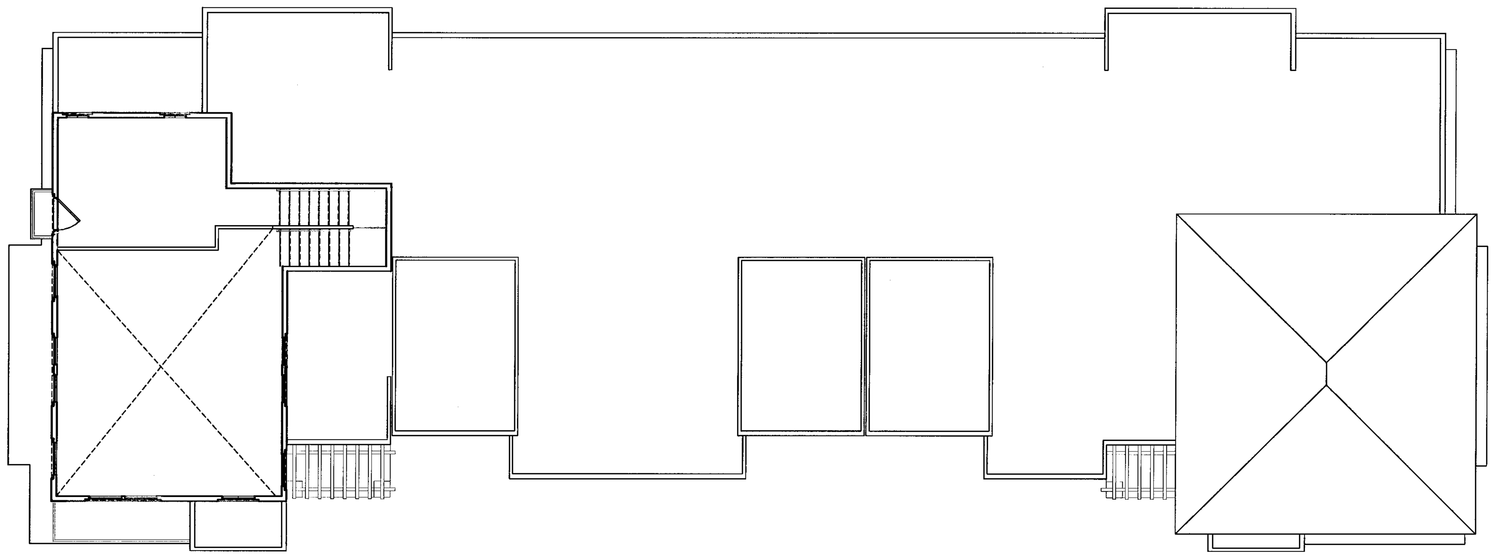
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

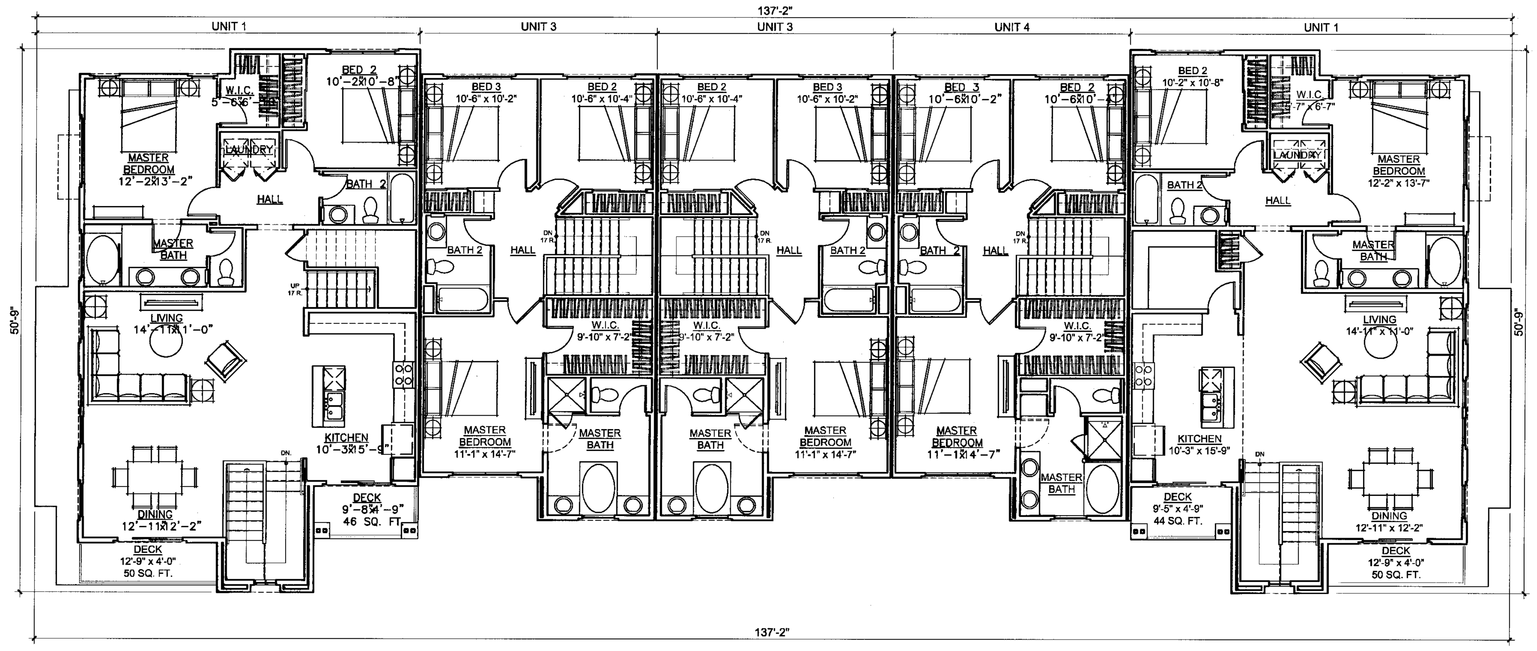
PROJECT NO:	3636.60
CAD DWG FILE:	12 7-PLEX BUILDING PLANS - GL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES

COMMUNICATIONS HILL
San Jose, California



MEZZANINE PLAN / ROOF PLAN



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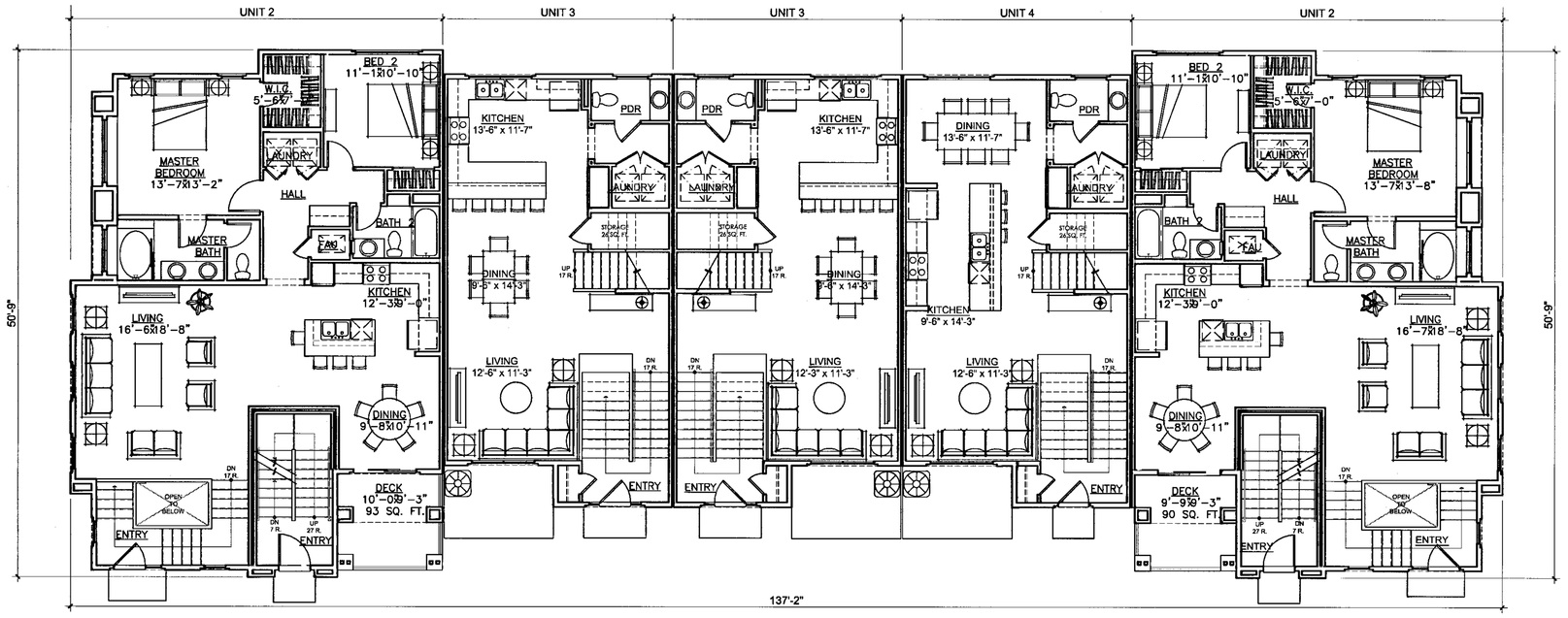

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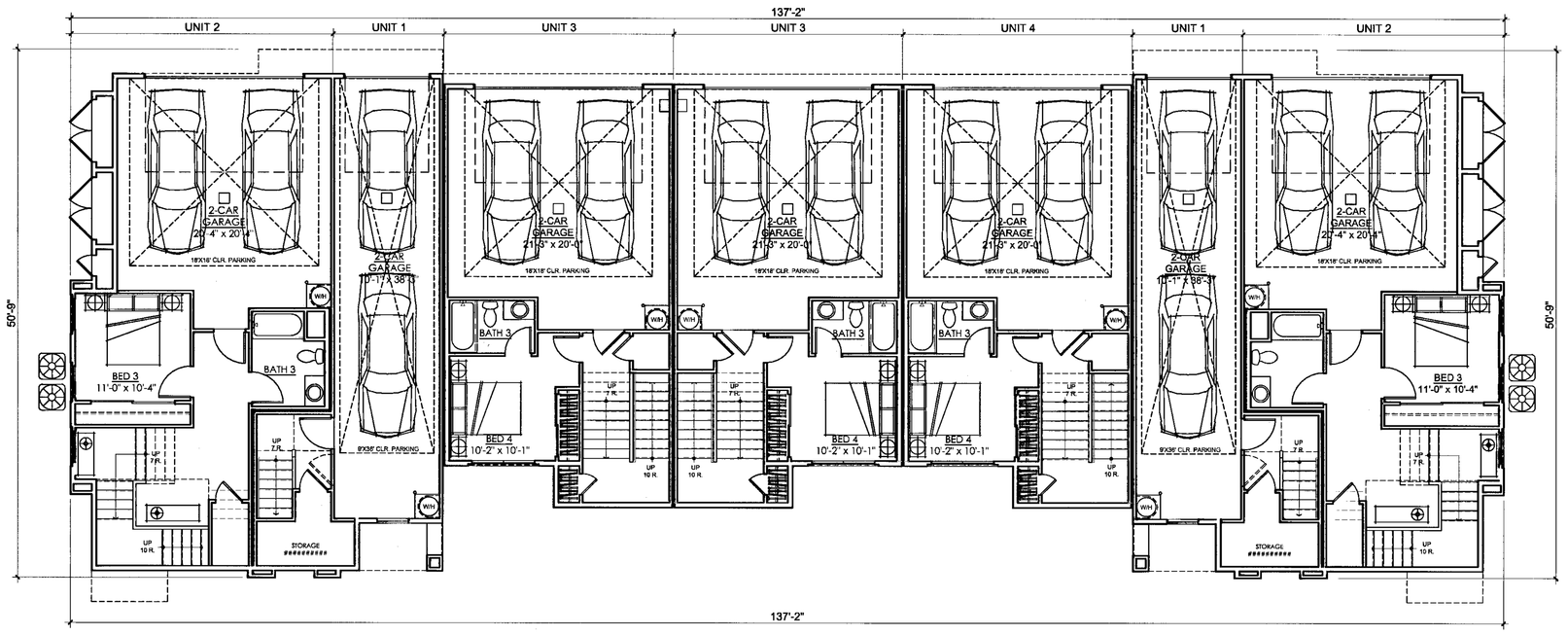

1ST LEVEL

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

7-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	130	95	1401	NA	450	97	1626	2173
Plan 2	505	1332	NA	NA	470	93	1837	2400
Plan 3	359	721	864	NA	487	73	1944	2504
Plan 4	359	721	864	NA	487	73	1944	2504
Plan 1 W/ MEZZANINE	130	95	1401	373	450	111	1999	2560
Total	1483	2964	4530	373	2344	447	9350	12141

Scale 0 4 8 16

7-PLEX BUILDING PLANS - ML

Strangis Properties
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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	12.1 7-PLEX BUILDING PLANS - ML.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9- 12.1

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
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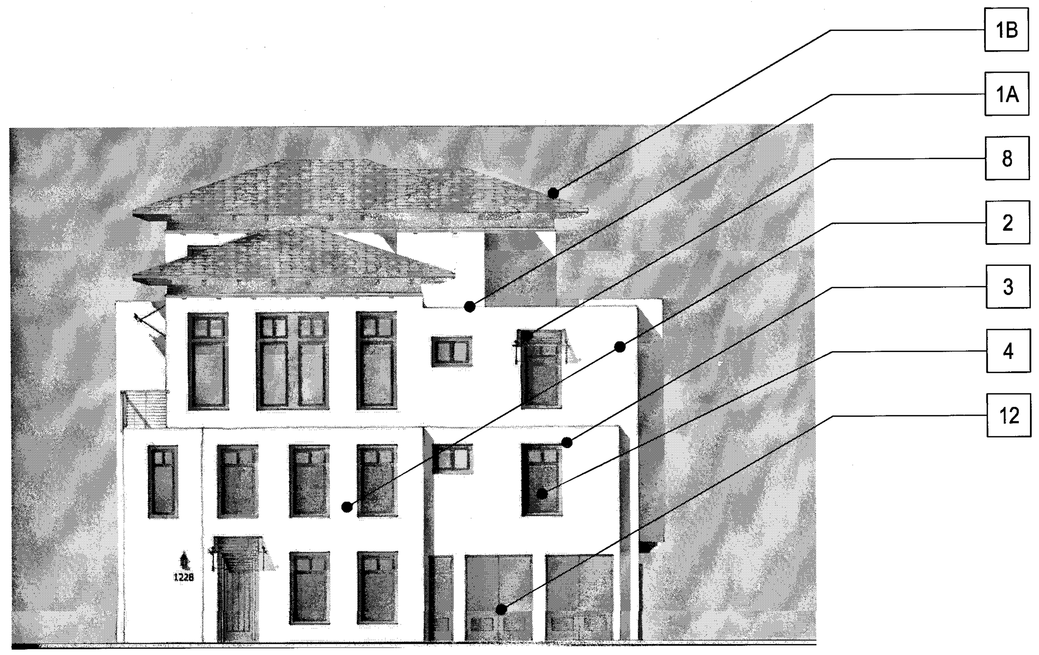
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET

PERSPECTIVE



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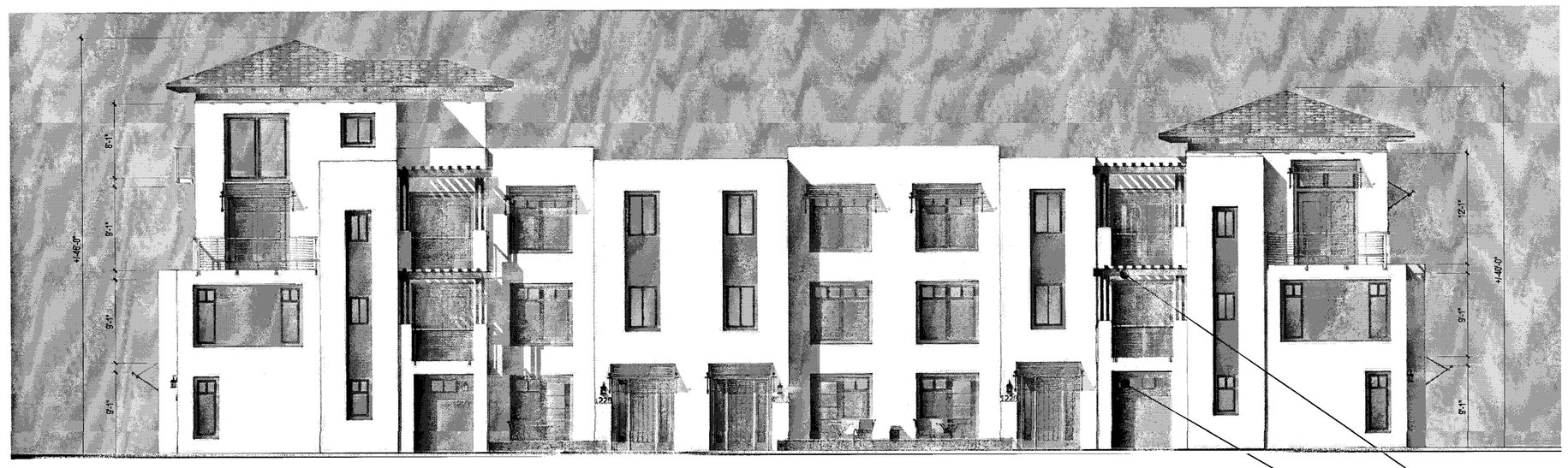
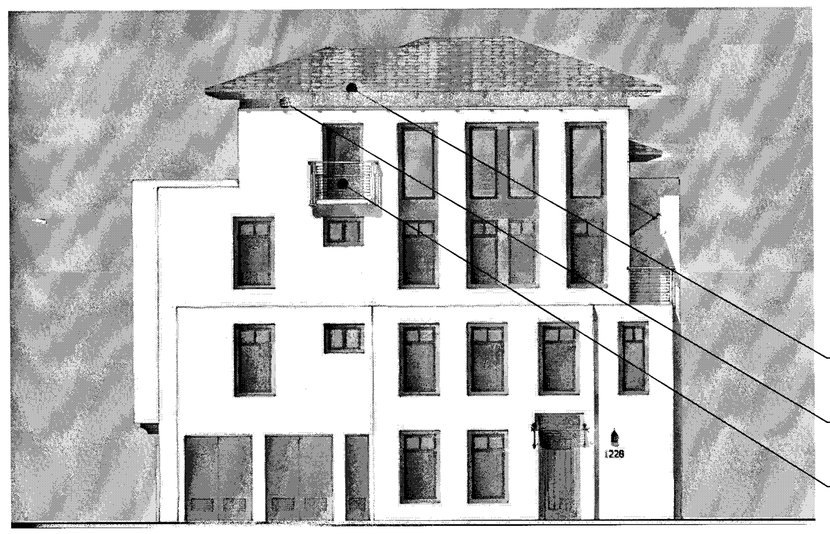
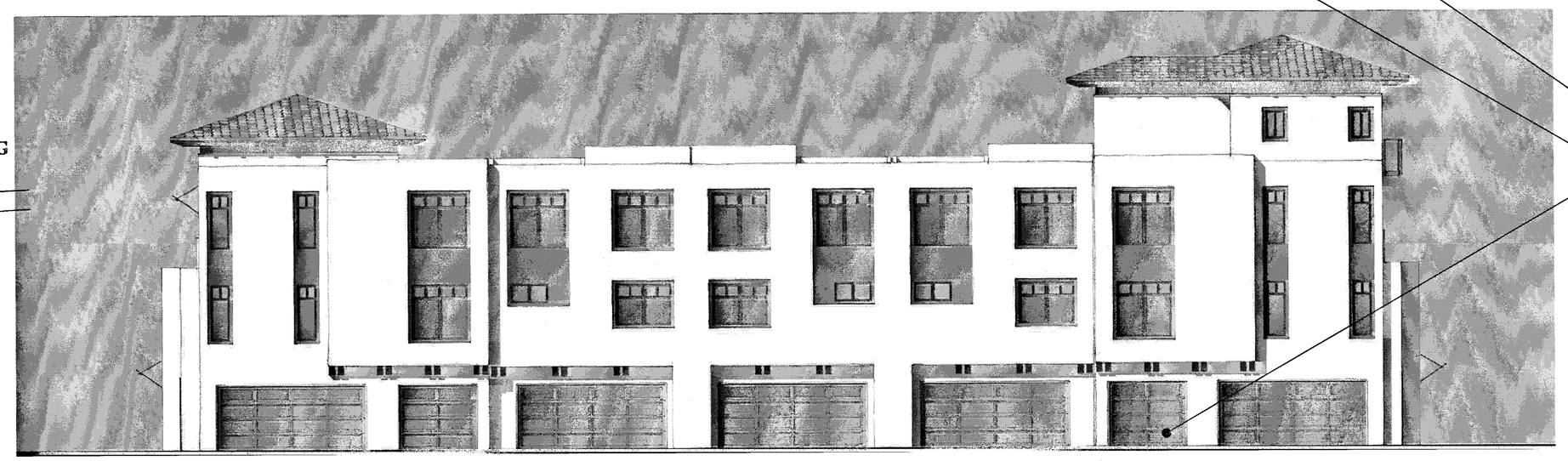


FRONT



LEFT

APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



REAR

Scale 0 4 8 16

7-PLEX TRANSITIONAL - GL SIDE ENTRY - COLOR OPTION 1

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		9-15-7-PLEX
2	2/6/2015	PER CITY COMMENTS
3	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
4	10/31/2014	PER CITY COMMENTS

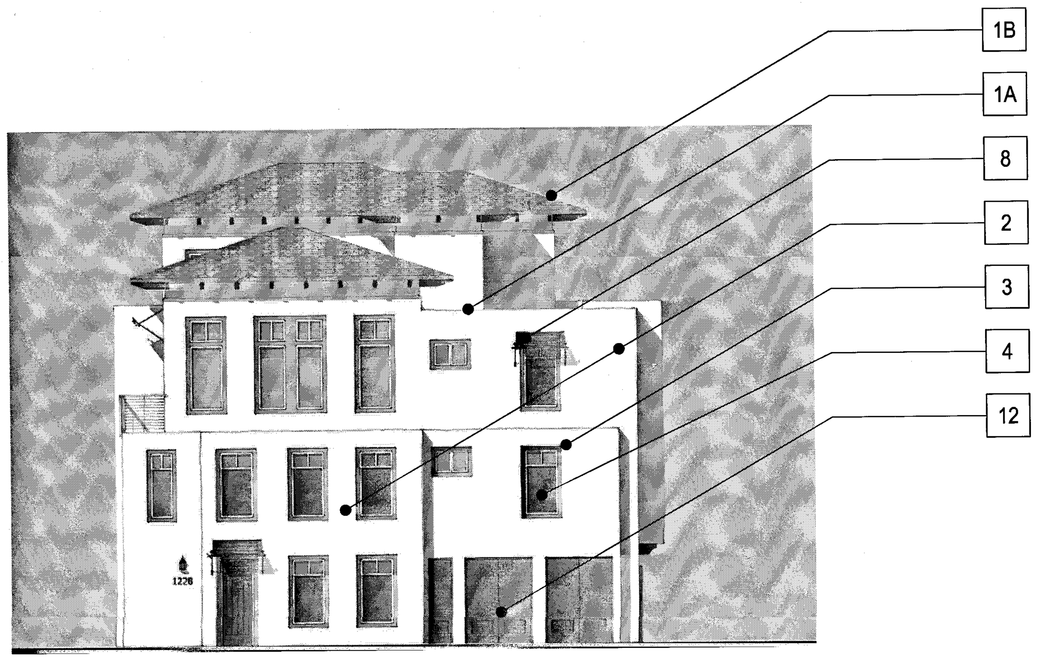
PROJECT NO:	3636.60
FILE:	7-PLEX GL SIDE ENTRY - COLOR OPTION 1.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9-15

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING
- 9 WOOD FASCIA BOARD
- 10 WOOD GRAIN POLYSTYRENE CORBELS
- 11 WOOD TRELLIS
- 12 UTILITY CLOSET

PERSPECTIVE



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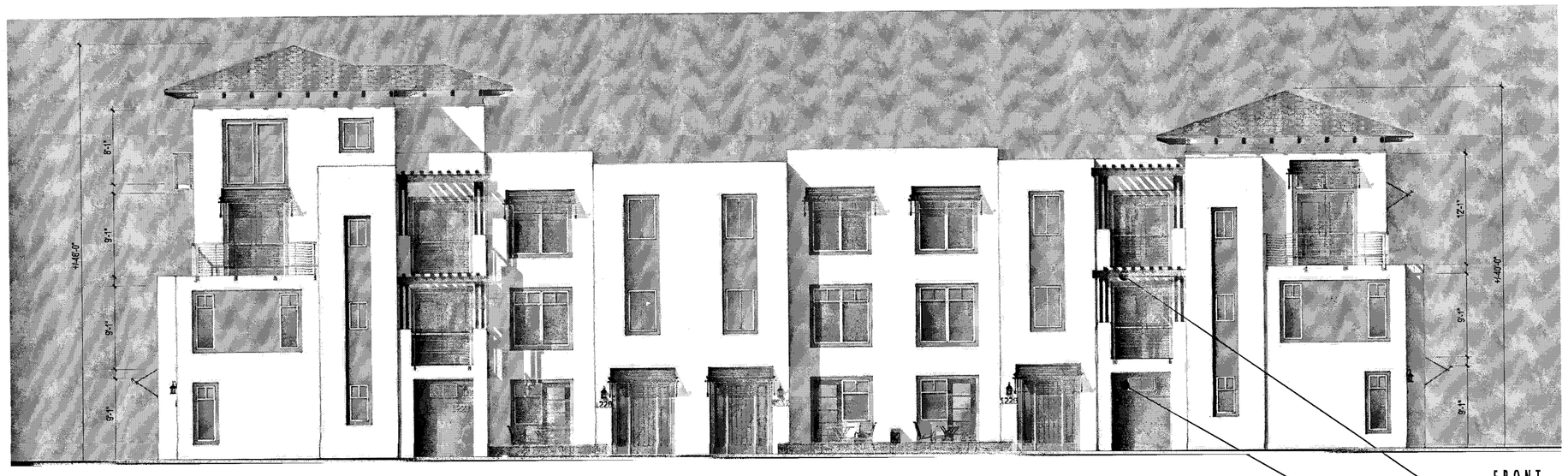

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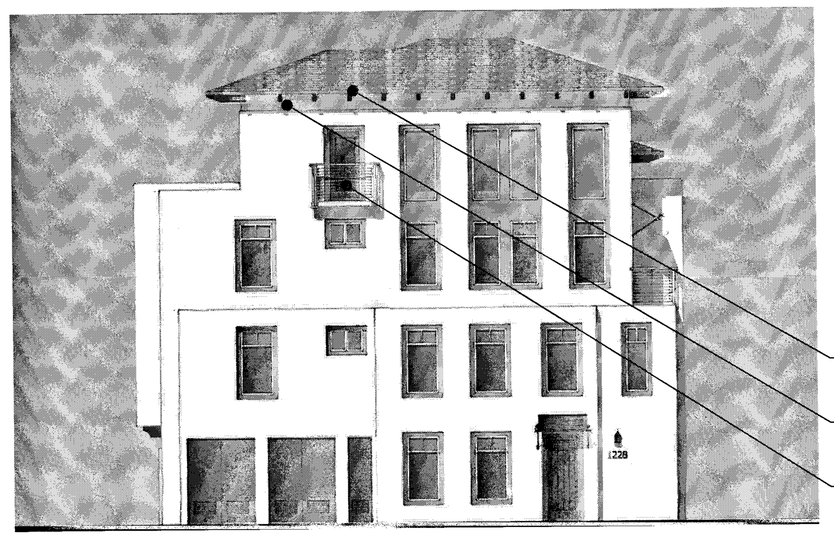


LEFT

APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

REAR

Scale 0 4 8 16

7-PLEX TRANSITIONAL - GL SIDE ENTRY - COLOR OPTION 2

Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
△		
△		9- 15.1 7-PLEX
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

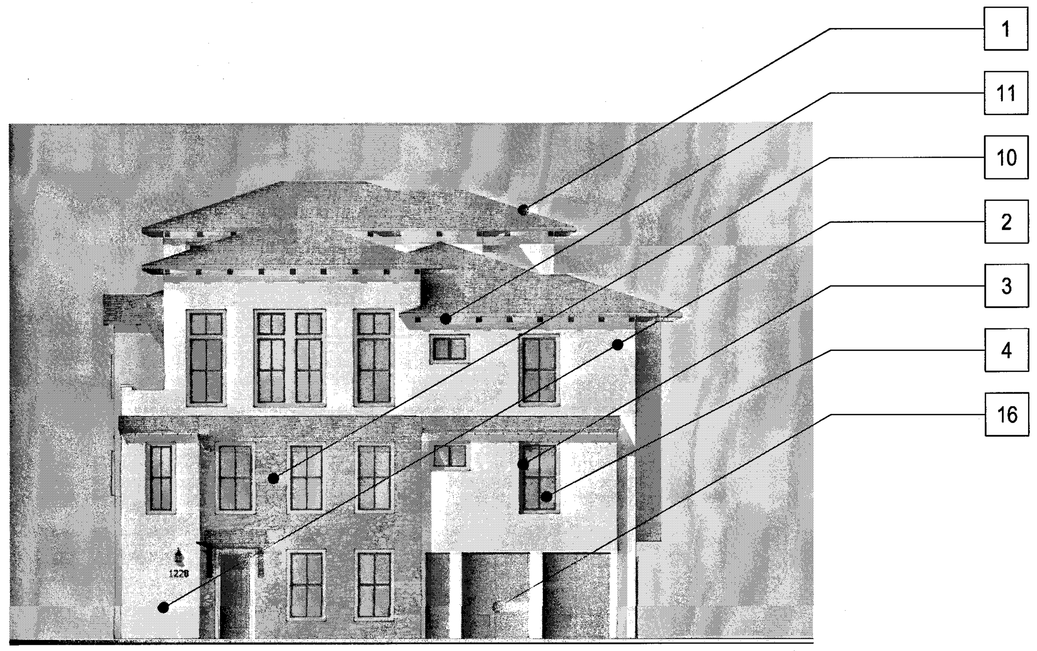
PROJECT NO:	3636.60
FILE:	7-PLEX GL SIDE ENTRY - COLOR OPTION 2.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9- 15.1

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. DECORATIVE DECK CORBELS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. WOOD TRELLIS
16. UTILITY CLOSET

PERSPECTIVE

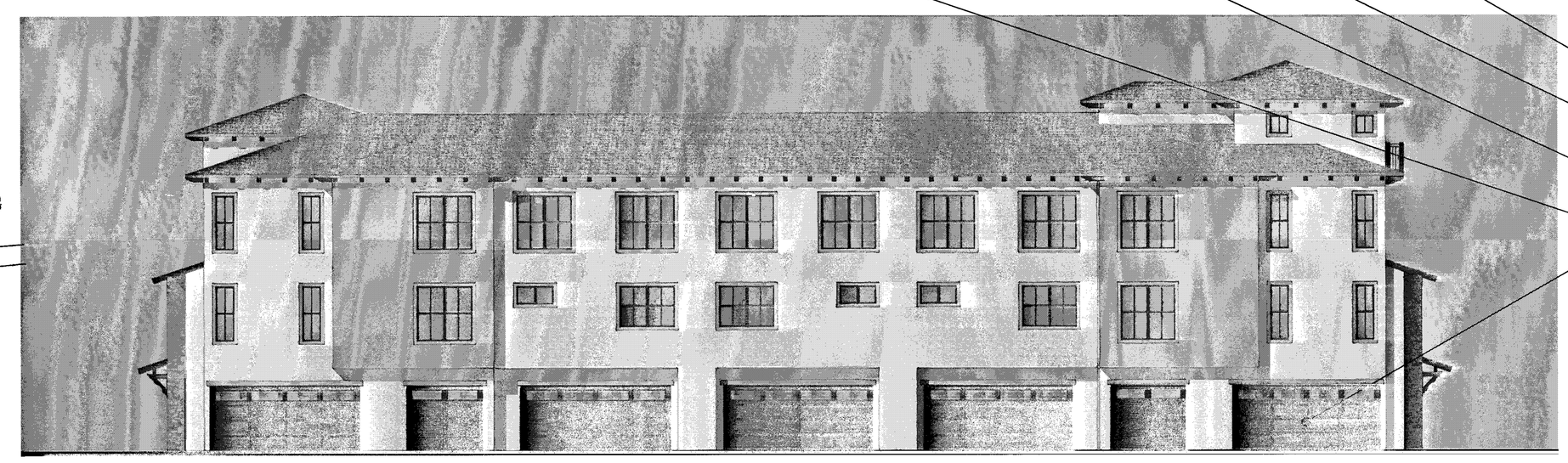


RIGHT

FRONT

LEFT

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



REAR

Scale 0 4 8 16

7-PLEX MEDITERRANEAN - GL SIDE ENTRY - COLOR OPTION I

Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

9- 16 7-PLEX MEDITERRANEAN - GL SIDE ENTRY - COLOR OPTION I.DWG

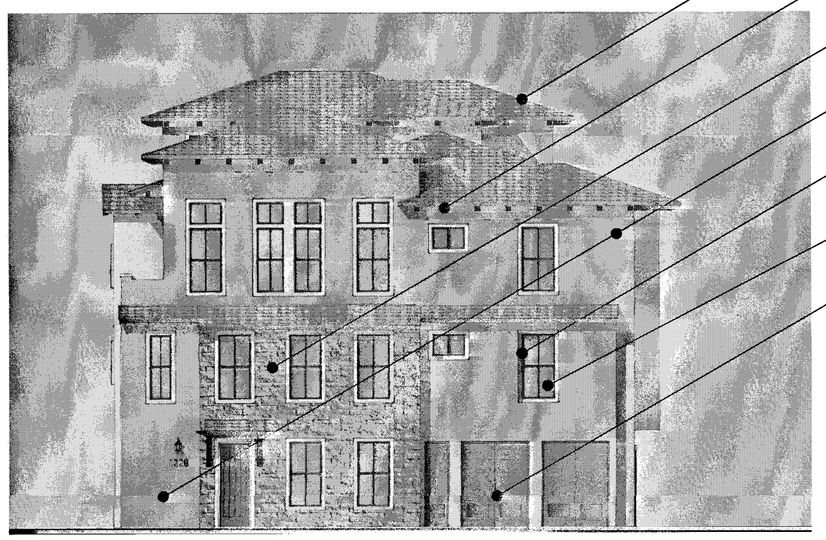
PROJECT NO:	3636.60
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	8.20.14
SCALE:	

ATTACHED TOWNHOMES 9- 16

MATERIAL LEGEND

1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING W/ CONCRETE 'S' TILES
10. CORONADO STONE VENEER
11. WOOD GRAIN POLYSTYRENE CORBELS
12. DECORATIVE DECK CORBELS
13. WOOD FASCIA BOARD
14. DECORATIVE WROUGHT IRON
15. WOOD TRELLIS
16. UTILITY CLOSET

PERSPECTIVE



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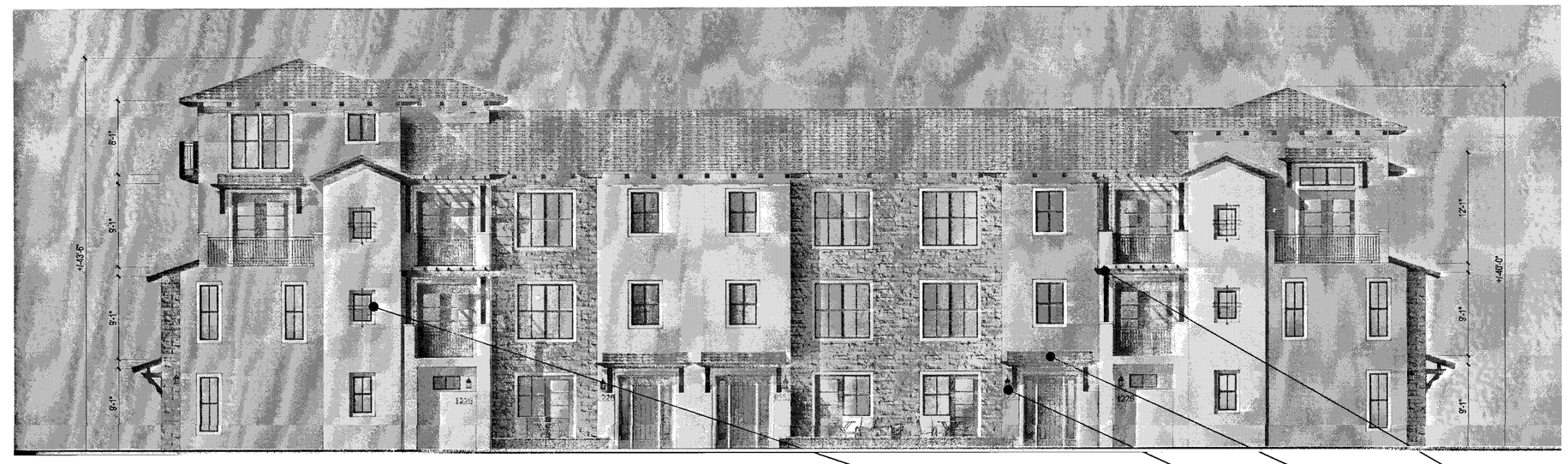

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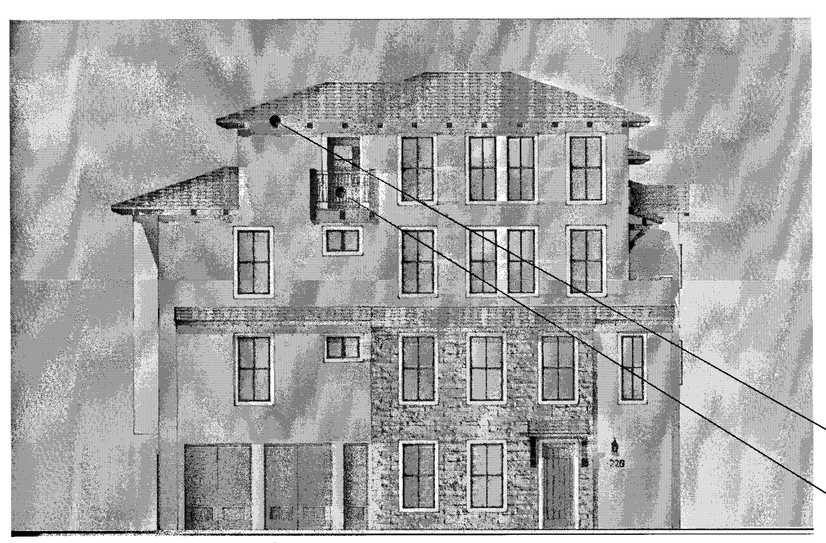

LEFT

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

REAR

Scale 0 4 8 16

7-PLEX MEDITERRANEAN - GL SIDE ENTRY - COLOR OPTION 2

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2		9-16.1 7-PLEX MEDITERRANEAN - GL SIDE ENTRY - COLOR OPTION 2.DWG
3	2/6/2015	PER CITY COMMENTS
4	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
5	10/31/2014	PER CITY COMMENTS

PROJECT NO: 3636.60
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 8.20.14
SCALE:

ATTACHED TOWNHOMES 9-16.1

COMMUNICATIONS HILL
San Jose, California

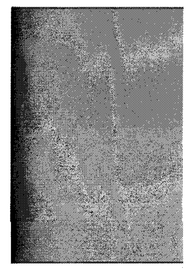
COLOR OPTION 1

STUCCO: OMEGA STUCCO

20 / 30 SAND FINISH

PAINT: SHERWIN WILLIAMS

STUCCO - 1

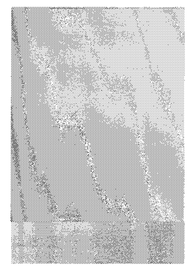


PEPPERCORN
(SW 7674)

STUCCO - 2

DOVETAIL
(SW 7018)

STUCCO - 3



SHOJI WHITE
(SW 7042)

STUCCO - 4

PURE WHITE
(SW 7005)

ACCENT

URBANE BRONZE
(SW 7048)

SIDING: DALTILE

ACACIA VALLEY
COLORBODY PORCELAIN

ARK

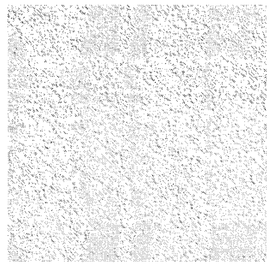
SIDING: CORONADO STONE
(ALTERNATE SIDING OPTIONS)

WOOD STONE

RED OAK

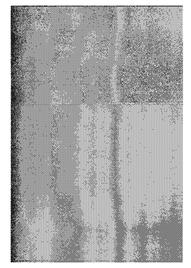
OTHER ALTERNATIVE SIDING OPTION:
FIBER CEMENT COLORMAX STAIN - MAHOGANY & MAPLE BLEND

COLOR OPTION 2



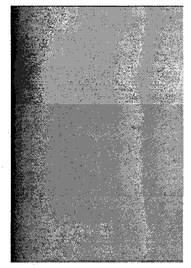
20 / 30 SAND FINISH

STUCCO - 1



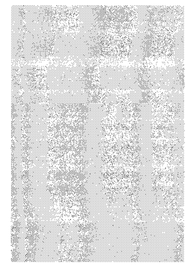
RYEGRASS
(SW 6423)

STUCCO - 2



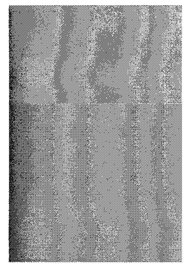
DOVETAIL
(SW 7018)

STUCCO - 3



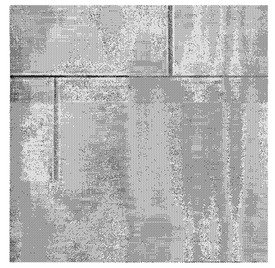
PURE WHITE
(SW 7005)

STUCCO - 4



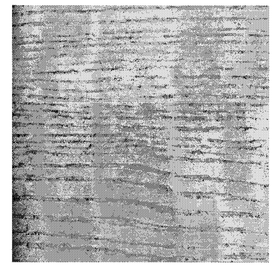
STICKS & STONES
(SW 7503)

TERRACE
COLORBODY PORCELAIN



BIANCO
P100

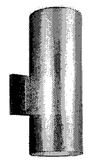
WOOD STONE



ANTIQUE WHITE

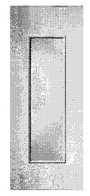
OTHER ALTERNATIVE SIDING OPTION:
ALLURE : FIBER CEMENT - 007 DESERT TAN

LIGHTING



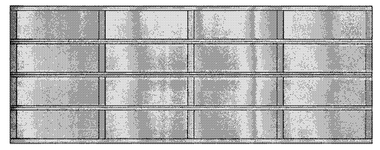
SEAGULL LIGHTING
8413891S-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



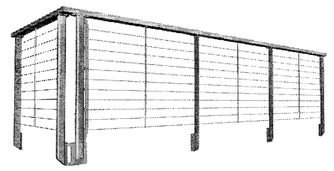
THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



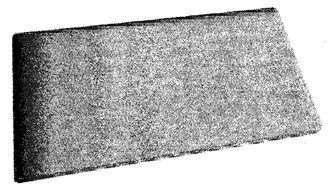
WAYNE DALTON
16' WIDE - 4 PANEL WITH
WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME:
BLACK ANODIZED ALUMINUM

BALCONY RAILING



METAL RAILING

CONCRETE BLOCK VENEER



CORONADO STONE
PRECISION BLOCK
1 X 8 X 16
COLOR: COMMUNICATION HILL

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL BOARD - CON A

Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
ktgy
HMH
HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3		
2		
1	2/6/2015	PER CITY COMMENTS
0	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
A	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	10- 1 MATERIAL BOARD - CON A.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	3.06.15
SCALE:	

ATTACHED TOWNHOMES

10- 1

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

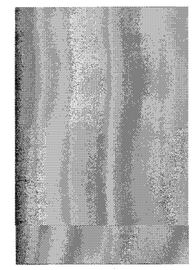
SIDING: DALTILE

SIDING: CORONADO STONE
(ALTERNATE SIDING OPTIONS)

COLOR OPTION 1

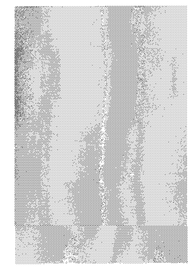
20 / 30 SAND FINISH

STUCCO - 1



DORIAN GRAY
(SW 7017)

STUCCO - 2

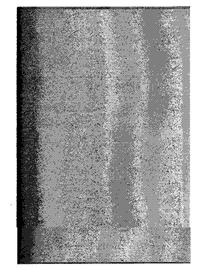


NUANCE
(SW 7049)

STUCCO - 3

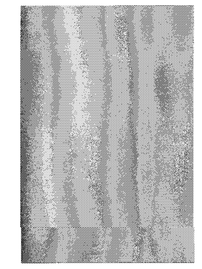
PURE WHITE
(SW 7005)

TRIM



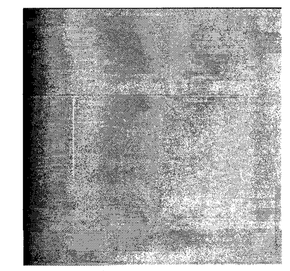
GRIFFIN
(SW 7026)

ACCENT



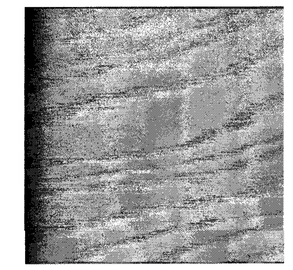
NEW COLONIAL YELLOW
(SW 2853)

TERRACE
COLORBODY PORCELAIN



ESPRESSO
P105

WOOD STONE

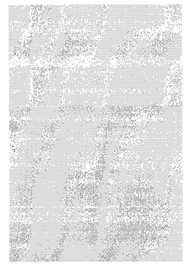


BLACKENED OAK
OTHER ALTERNATIVE SIDING OPTION:
FIBER CEMENT COLORMAX STAIN - MAHOGANY & MAPLE BLEND

COLOR OPTION 2

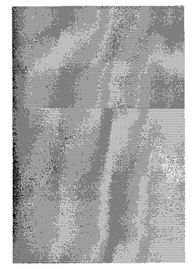
20 / 30 SAND FINISH

STUCCO - 1



PURE WHITE
(SW 7005)

STUCCO - 2

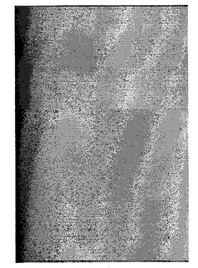


STONE LION
(SW 7507)

STUCCO - 3

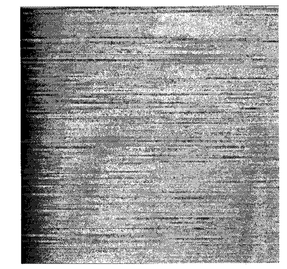
NATURAL CHOICE
(SW 7011)

ACCENT



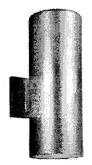
GRIFFIN
(SW 7026)

FABRIQUE
COLORBODY PORCELAIN



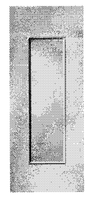
NOIR LINEN
P689

LIGHTING



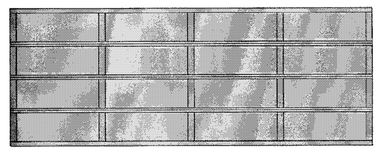
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



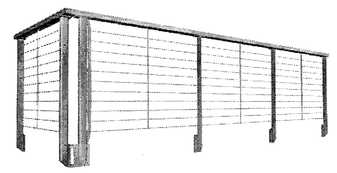
THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
16' WIDE - 4 PANEL WITH
WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME:
CLEAR ANODIZED ALUMINIUM

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL BOARD - CON B

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	10-2 MATERIAL BOARD - CON B.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	3.06.15
SCALE:	

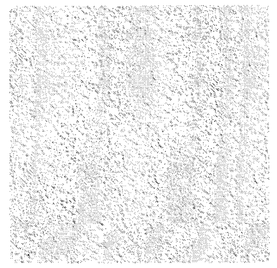
ATTACHED TOWNHOMES 10-2

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

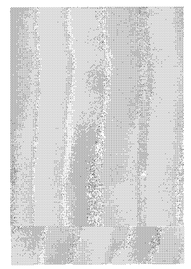
ROOFING: EAGLE ROOFING

COLOR OPTION 1



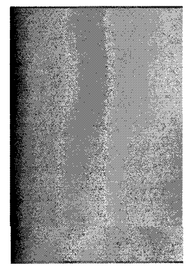
20 / 30 SAND FINISH

STUCCO - 1



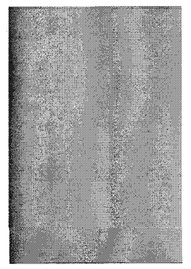
ZURICH WHITE
(SW 7626)

TRIM



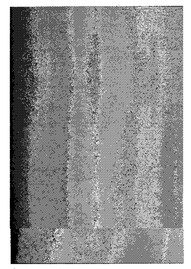
SMOKEHOUSE
(SW 7040)

ACCENT 1



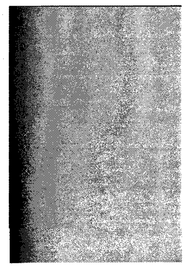
TRANQUIL AQUA
(SW 7611)

ACCENT 2



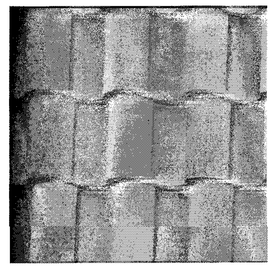
RIVERWAY
(SW 6222)

WROUGHT IRON



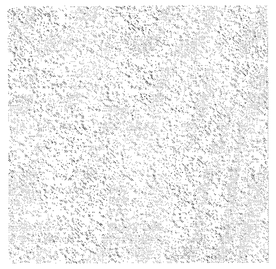
IRON ORE
(SW 7069)

CAPISTRANO



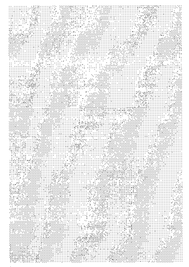
SMC8402 SANTA CRUZ

COLOR OPTION 2



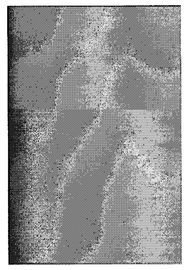
20 / 30 SAND FINISH

STUCCO - 1



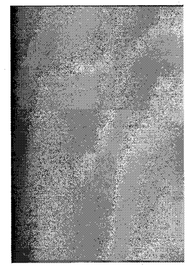
PURE WHITE
(SW 7005)

TRIM - 1



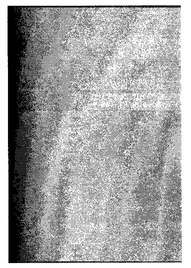
CLOUDBURST
(SW 6487)

TRIM - 2



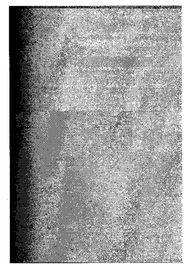
BRAINSTORM BRONZE
(SW 7033)

ACCENT



STATUS BRONZE
(SW 7034)

WROUGHT IRON



IRON ORE
(SW 7069)

CAPISTRANO

3687 BROWN GRAY RANGE

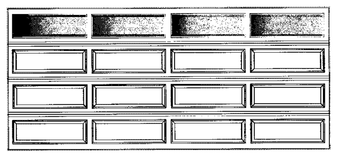
LIGHTING

SEAGULL LIGHTING
89136PBLE-08
TEXTURED RUST PATINA (08)

ENTRY DOORS

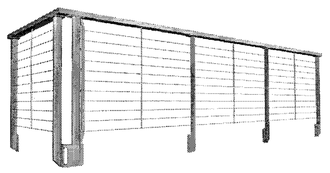
THERMA-TRU® DOOR
FIBERGLASS ENTRY DOOR SYSTEM
CCR8005
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
RANCH W/ CLEAR II PANELS
(COLOR PER ELEVATION STYLE)

BALCONY RAILING



METAL RAILING

APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

MATERIAL BOARD - TRA

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PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3836.60
CAD DWG FILE:	10- 3 MATERIAL BOARD - TRA.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	3.06.15
SCALE:	

ATTACHED TOWNHOMES 10- 3

COMMUNICATIONS HILL
San Jose, California

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

ROOFING: EAGLE ROOFING

STONE: CORONADO STONE

COLOR OPTION 1

	STUCCO - 1	STUCCO - 2	TRIM	ACCENT	WROUGHT IRON	CAPISTRANO	ITALIAN VILLA STONE
20 / 30 SAND FINISH	MODERATE WHITE (SW 6140)	BITTERSWEET STEM (SW 7536)	TONY TAUPE (SW 7038)	STATUS BRONZE (SW 7034)	IRON ORE (SW 7069)	SMC8402 SANTA CRUZ	VOLTERRA

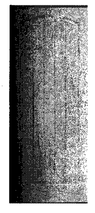
COLOR OPTION 2

	STUCCO - 1	STUCCO - 2	TRIM - 1	TRIM - 2	ACCENT	WROUGHT IRON	CAPISTRANO	QUICK STACK
20 / 30 SAND FINISH	NEUTRAL GROUND (SW 7568)	MACADAMIA (SW 6142)	KAFFEE (SW 6104)	STATUS BRONZE (SW 7034)	ECLIPSE (SW 6166)	IRON ORE (SW 7069)	SHC 8708 DEL ORO BLEND	CAPECOD GRAY

LIGHTING

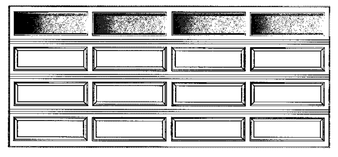
SEAGULL LIGHTING
89136PBLE-08
TEXTURED RUST PATINA (08)

ENTRY DOORS



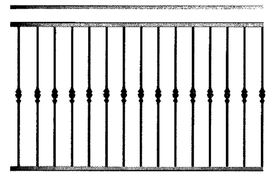
THERMA-TRU® DOOR
FIBERGLASS ENTRY DOOR SYSTEM
CCR8005
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
RANCH W/ CLEAR II PANELS
(COLOR PER ELEVATION STYLE)

BALCONY RAILING



WROUGHT IRON RAILING

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL BOARD - MED

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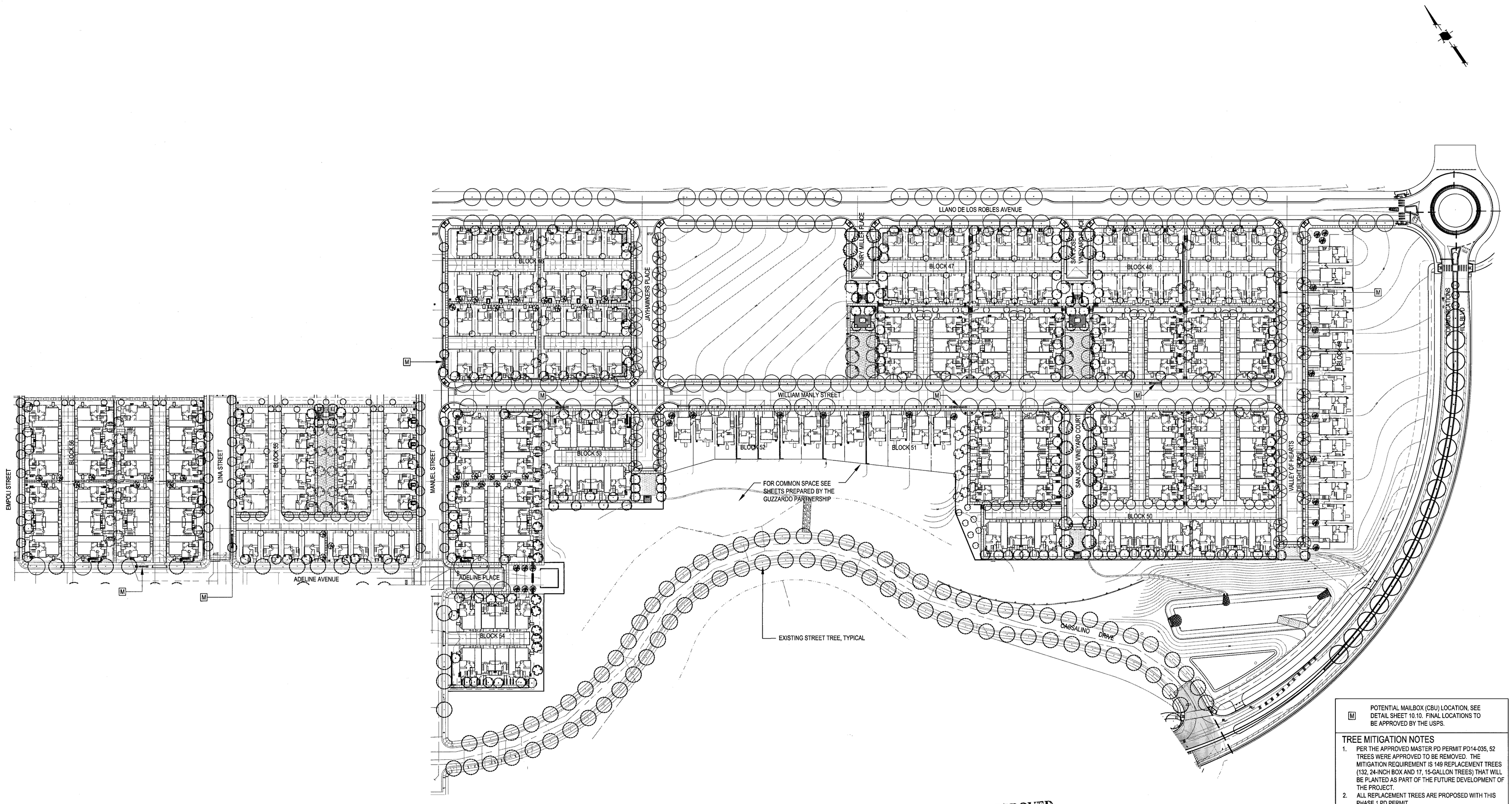
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	2/6/2015	PER CITY COMMENTS
2	1/5/2015	PER CITY COMMENTS-ARCH. ONLY
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.00
CAD DWG FILE:	10- 4 MATERIAL BOARD - MED.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	3.06.15
SCALE:	

ATTACHED TOWNHOMES 10- 4



M POTENTIAL MAILBOX (CBU) LOCATION, SEE DETAIL SHEET 10.10. FINAL LOCATIONS TO BE APPROVED BY THE USPS.

TREE MITIGATION NOTES

1. PER THE APPROVED MASTER PD PERMIT PD14-035, 52 TREES WERE APPROVED TO BE REMOVED. THE MITIGATION REQUIREMENT IS 149 REPLACEMENT TREES (132, 24-INCH BOX AND 17, 15-GALLON TREES) THAT WILL BE PLANTED AS PART OF THE FUTURE DEVELOPMENT OF THE PROJECT.
2. ALL REPLACEMENT TREES ARE PROPOSED WITH THIS PHASE 1 PD PERMIT.
3. NO FURTHER MITIGATION IS REQUIRED.

NOTES

1. SEE SHEET 10.9 FOR PLANTING LEGEND.
2. SEE SHEET 10.4 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.5 FOR ATTACHED AND DETACHED TOWN HOME ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
5. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

GRAPHIC SCALE
60 0 30 60 120 240
(In Feet)
1 inch = 60 feet

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Landscape Architecture
Civil Engineering
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Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT PDA14-035-01

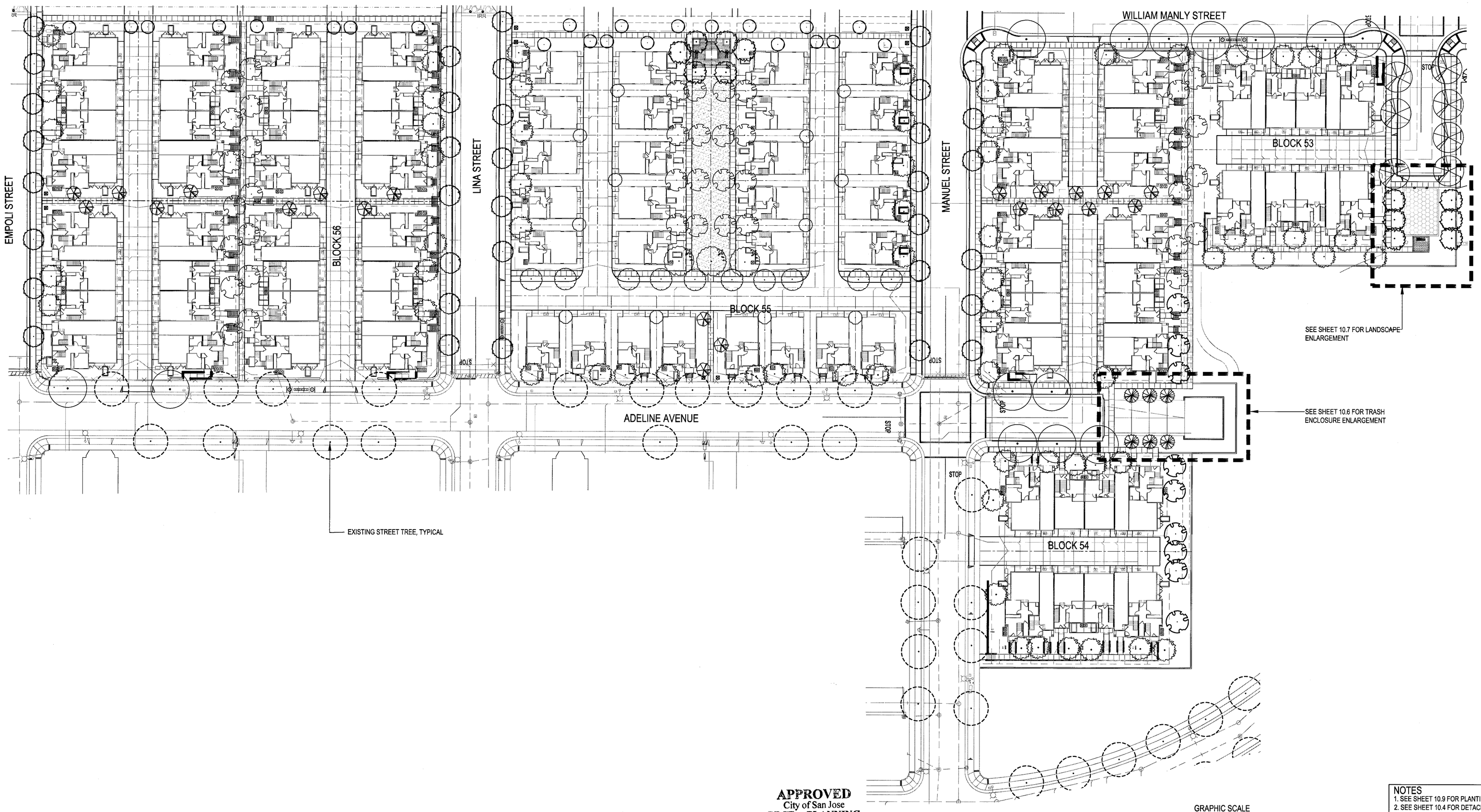
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=60'

LANDSCAPE PLAN

10.0



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

GRAPHIC SCALE
30 0 15 30 60 120
(In Feet)
1 inch = 30 feet

NOTES
1. SEE SHEET 10.9 FOR PLANTING LEGEND.
2. SEE SHEET 10.4 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.5 FOR ATTACHED AND DETACHED TOWN HOME ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
5. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

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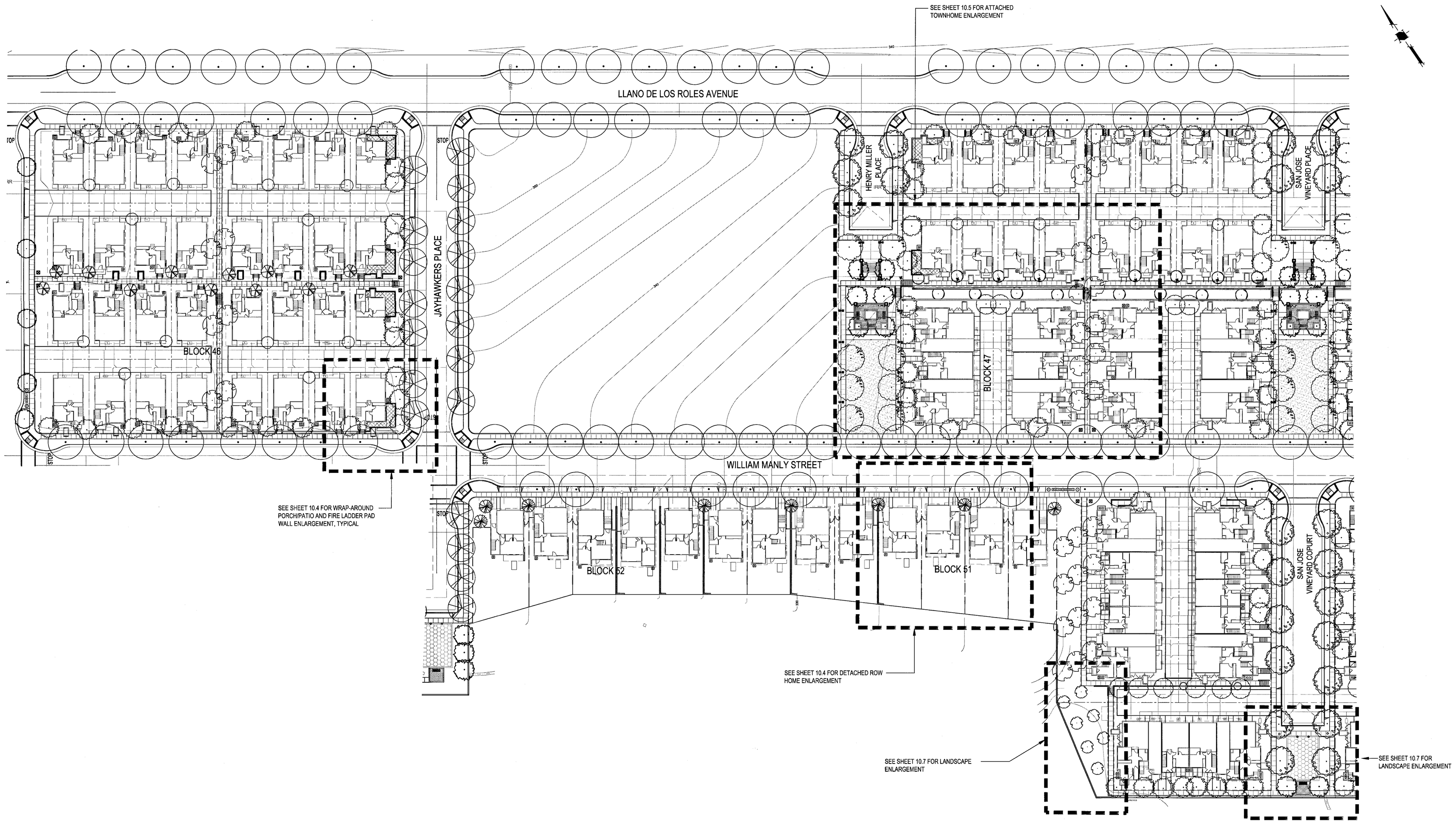
PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
5		
4	3/9/2015	PER CITY COMMENTS
3	2/6/2015	PER CITY COMMENTS
2	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=30'

LANDSCAPE PLAN

10.1



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

GRAPHIC SCALE
30 0 15 30 60 120
(In Feet)
1 inch = 30 feet

NOTES
1. SEE SHEET 10.9 FOR PLANTING LEGEND.
2. SEE SHEET 10.4 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.5 FOR ATTACHED AND DETACHED TOWN HOME ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
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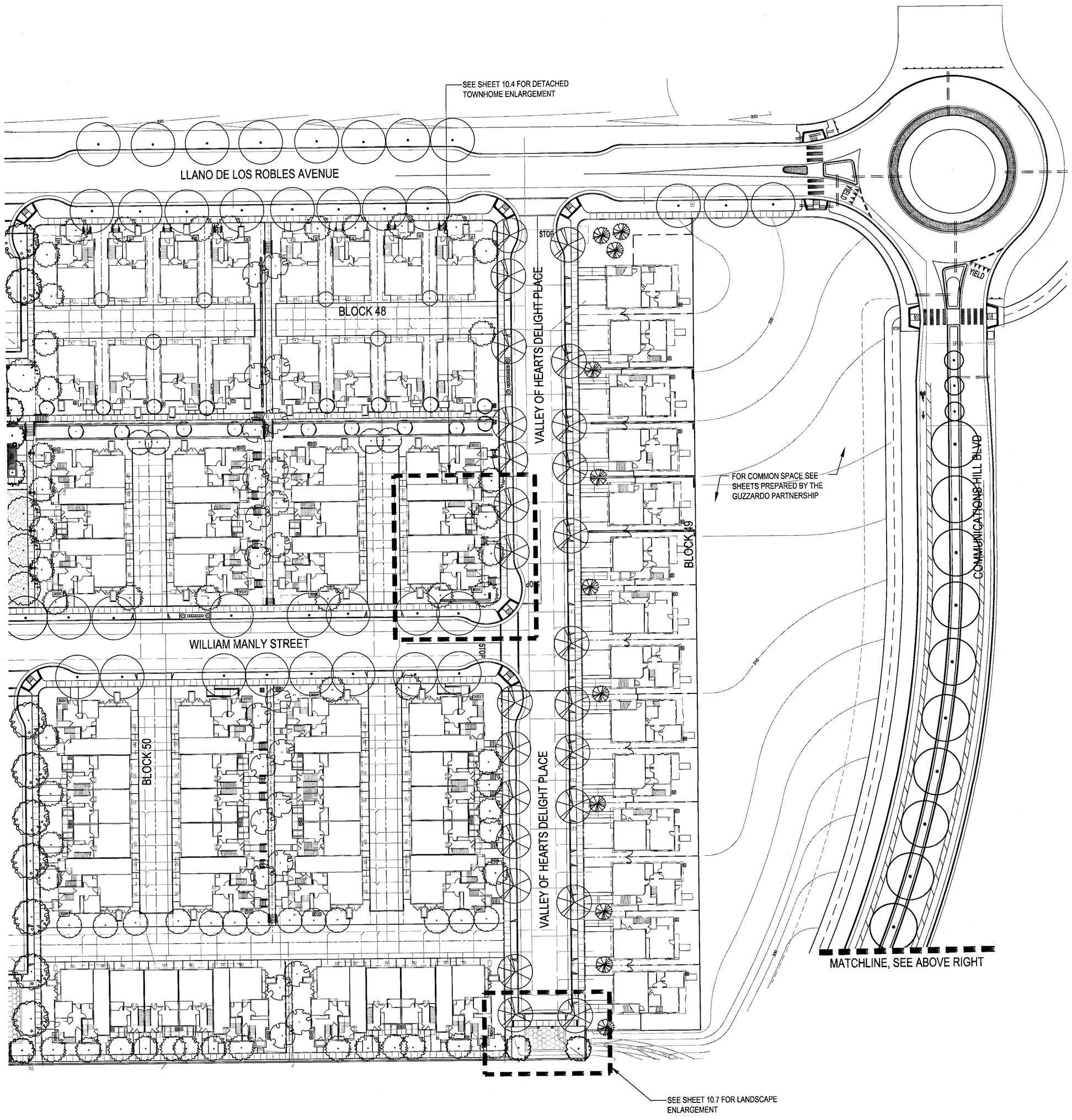
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

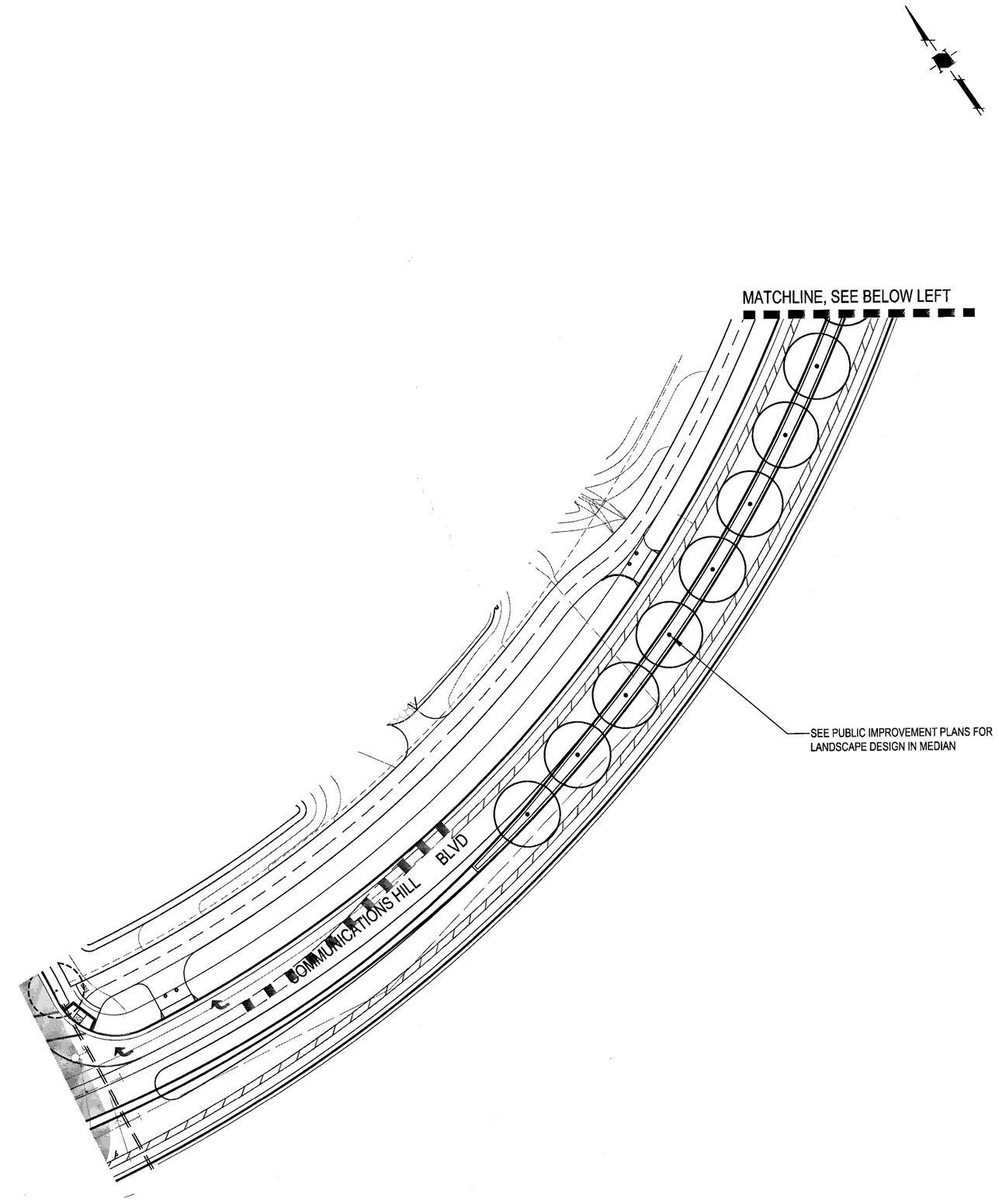
NO	DATE	DESCRIPTION
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=30'

LANDSCAPE PLAN

10.2





APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

GRAPHIC SCALE
30 0 15 30 60 120
(In Feet)
1 inch = 30 feet

NOTES
1. SEE SHEET 10.9 FOR PLANTING LEGEND.
2. SEE SHEET 10.4 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.5 FOR ATTACHED AND DETACHED TOWN HOME ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
5. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

Strangis Properties

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

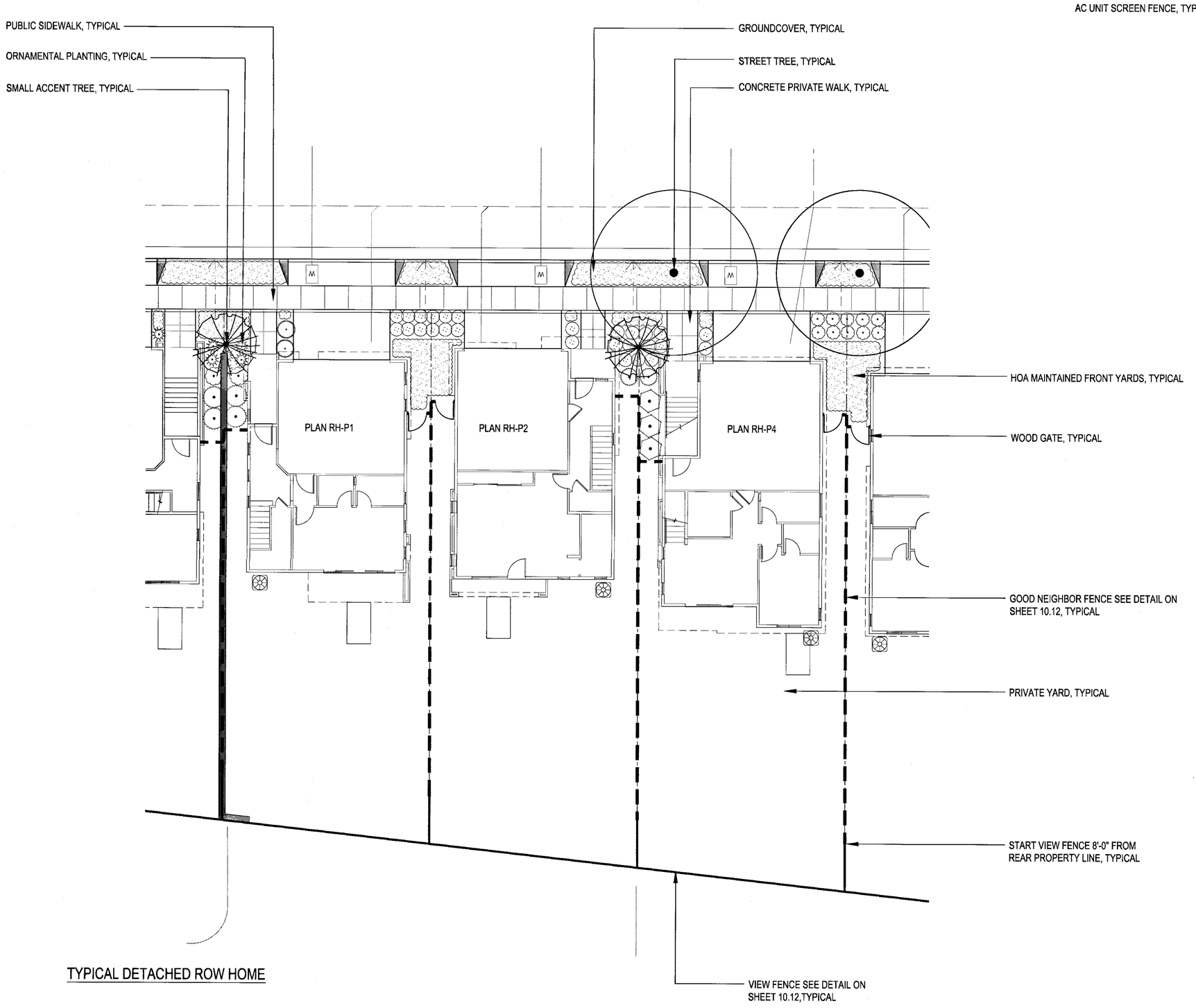
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4	3/9/2015	PER CITY COMMENTS
3	2/6/2015	PER CITY COMMENTS
2	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

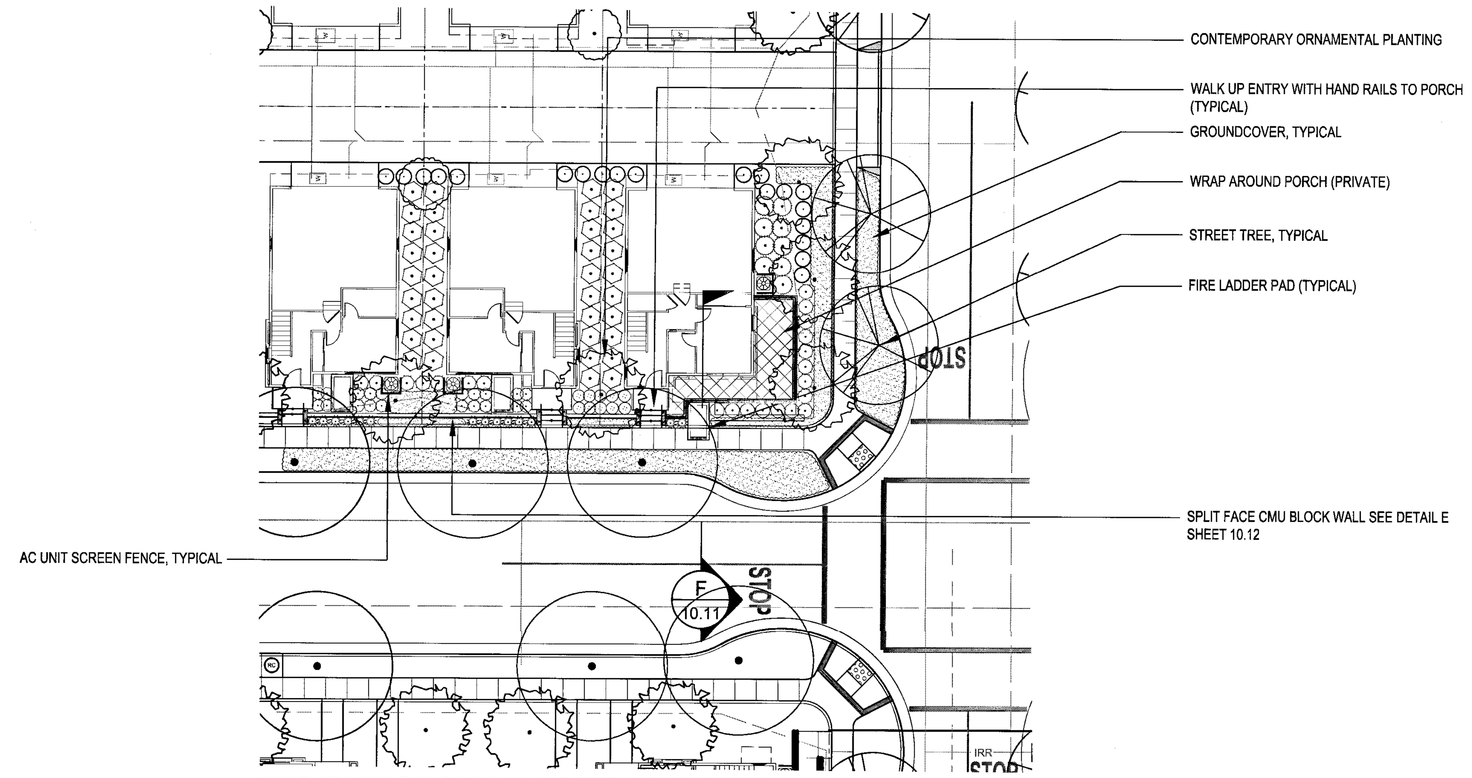
PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=30'

LANDSCAPE PLAN

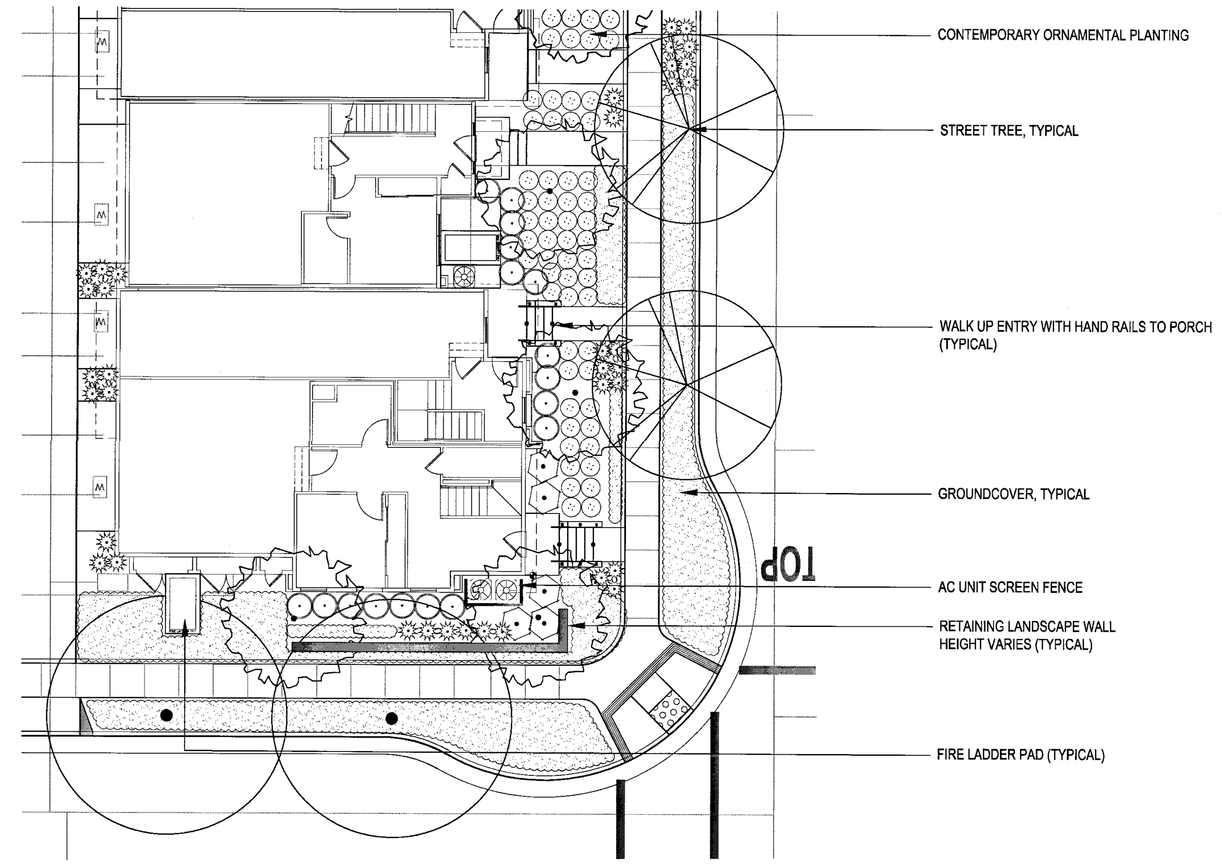
10.3



TYPICAL DETACHED ROW HOME



WRAP-AROUND PATIO/PORCH AND FIRE LADDER PAD WALL ENLARGEMENT



TYPICAL ATTACHED TOWNHOME

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.9 FOR PLANTING LEGEND.
2. SEE SHEET 10.4 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.5 FOR ATTACHED AND DETACHED TOWN HOME ENLARGEMENT/TYPICAL.
4. LANDSCAPE MAINTENANCE SHALL BE EITHER HOA OR CFD.
5. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

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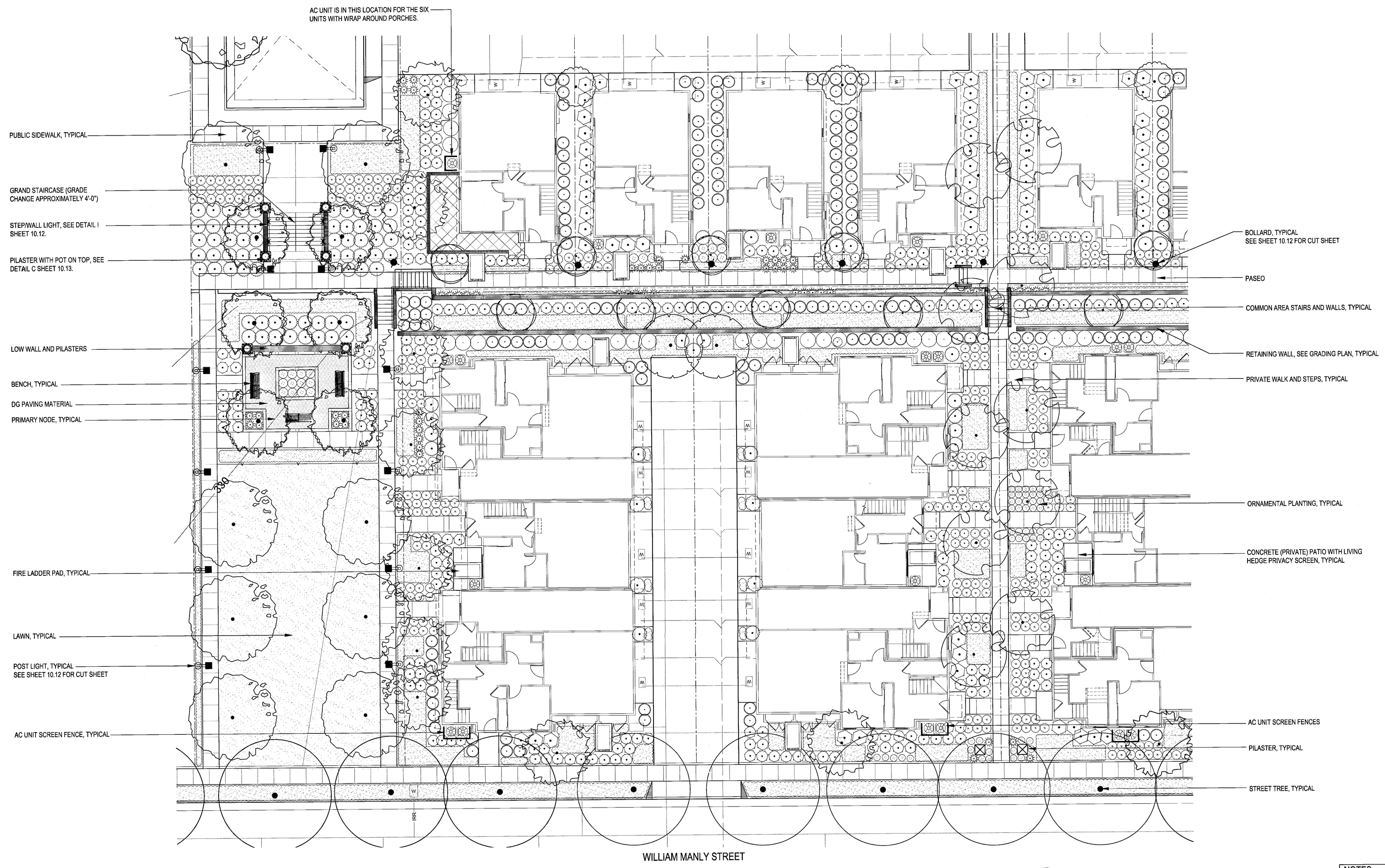
PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
1		
2	3/9/2015	PER CITY COMMENTS
3	2/6/2015	PER CITY COMMENTS
2	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=10'

LANDSCAPE TYPICALS AND ENLARGEMENTS

10.4



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City of San Jose
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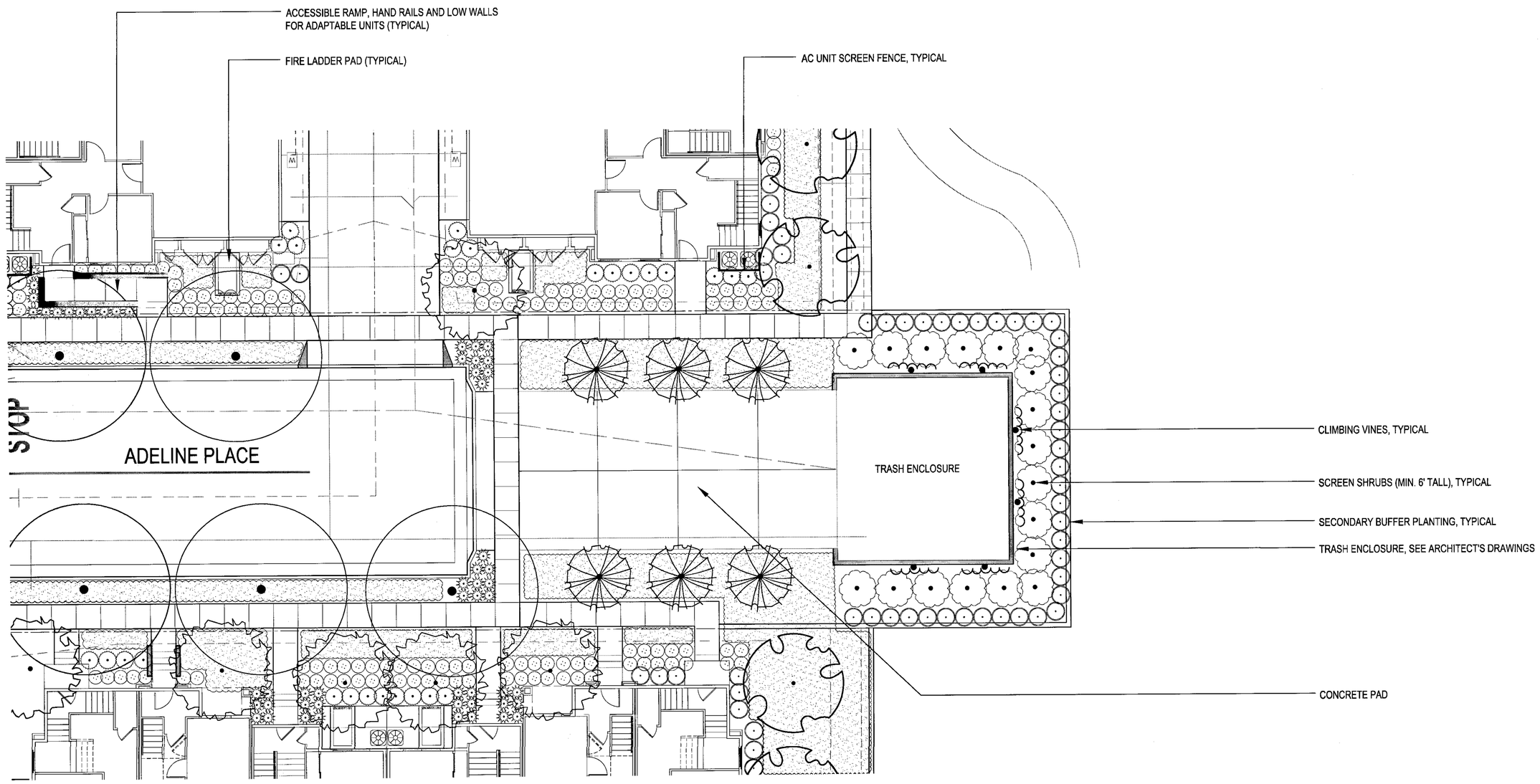
TOWN HOME TYPICAL

10.5



TRASH ENCLOSURE AREA ENLARGEMENT

APPROVED
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By:
Date:

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
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NO	DATE	DESCRIPTION
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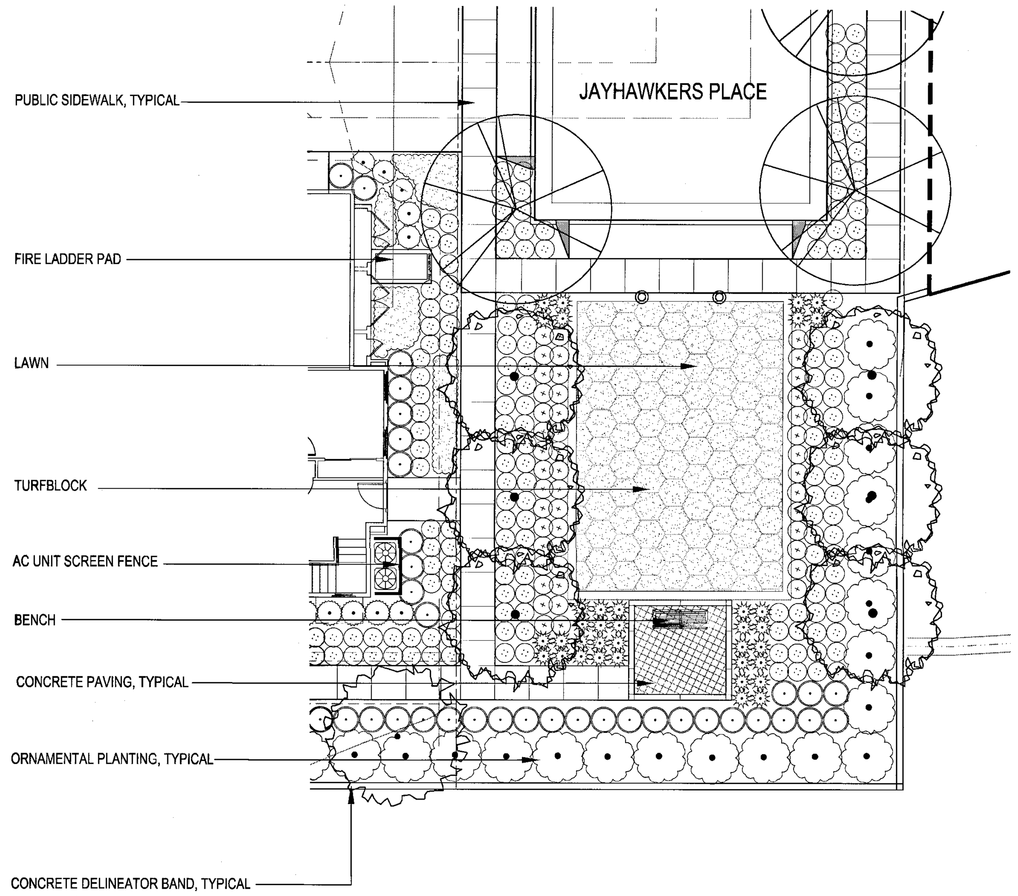
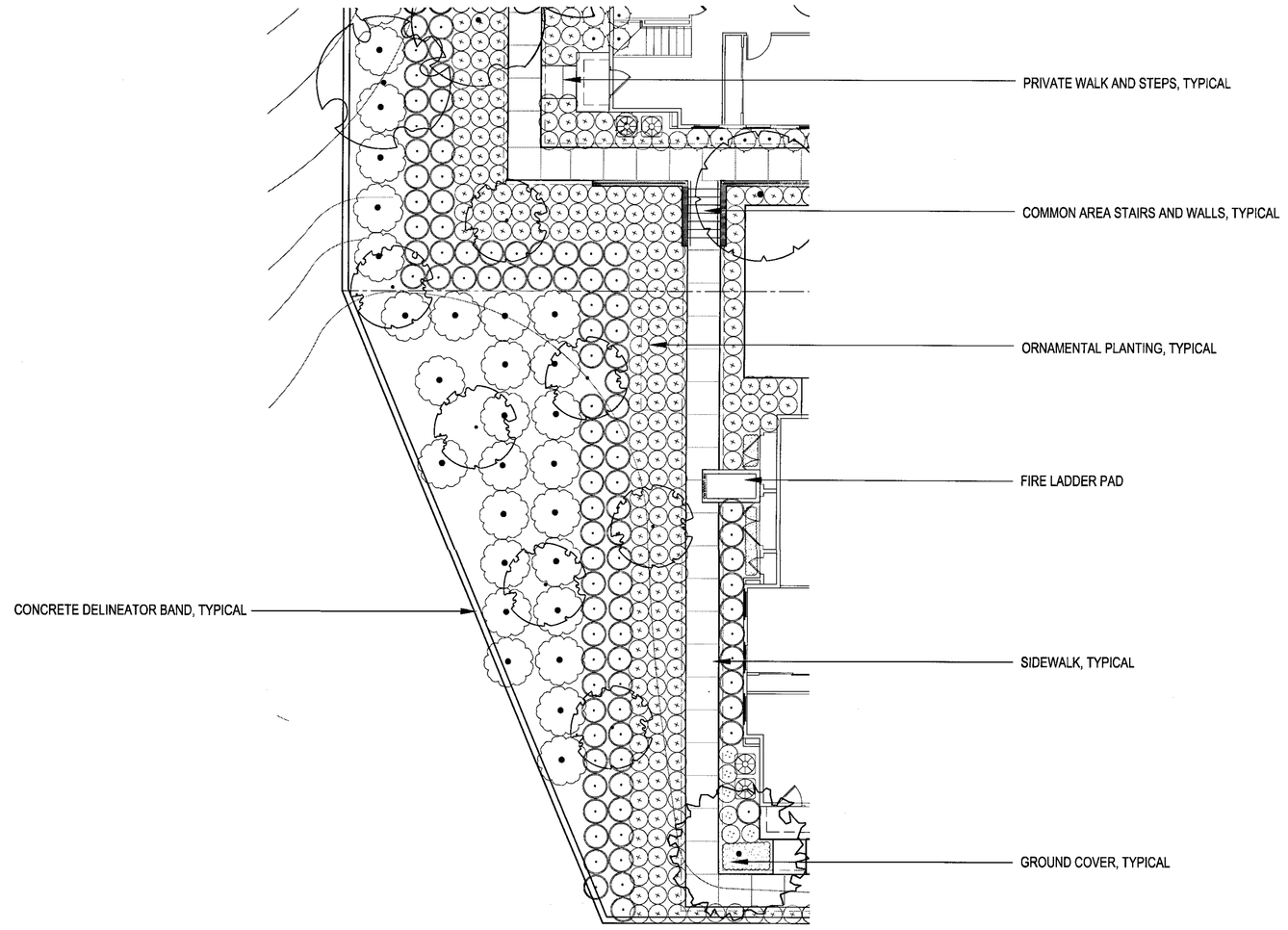
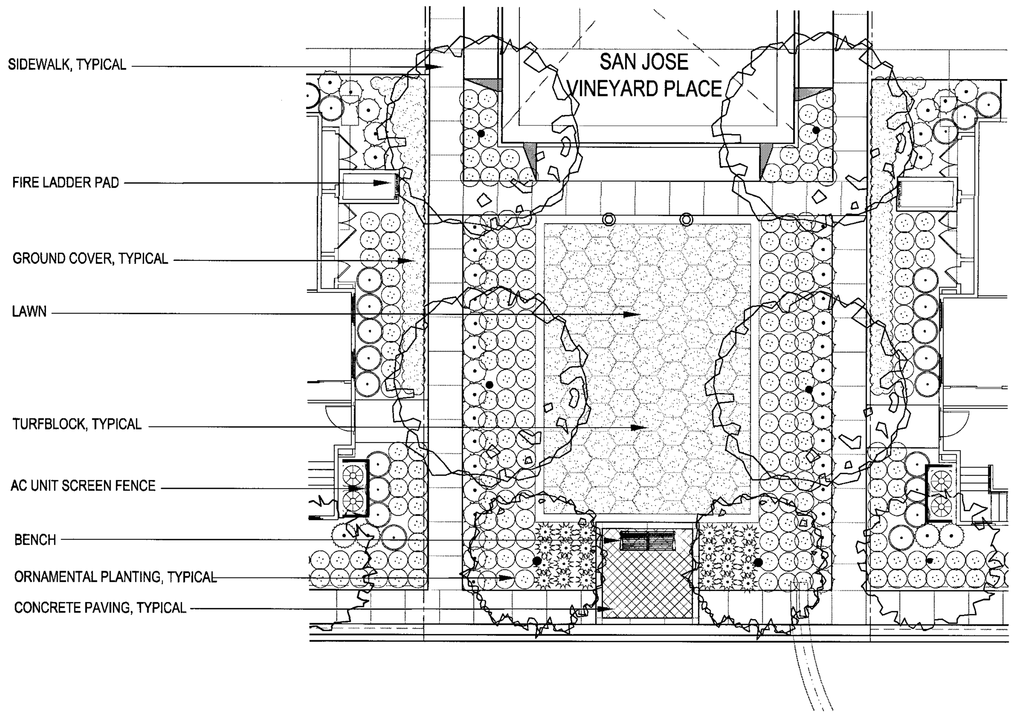
SCALE:	1"=10'

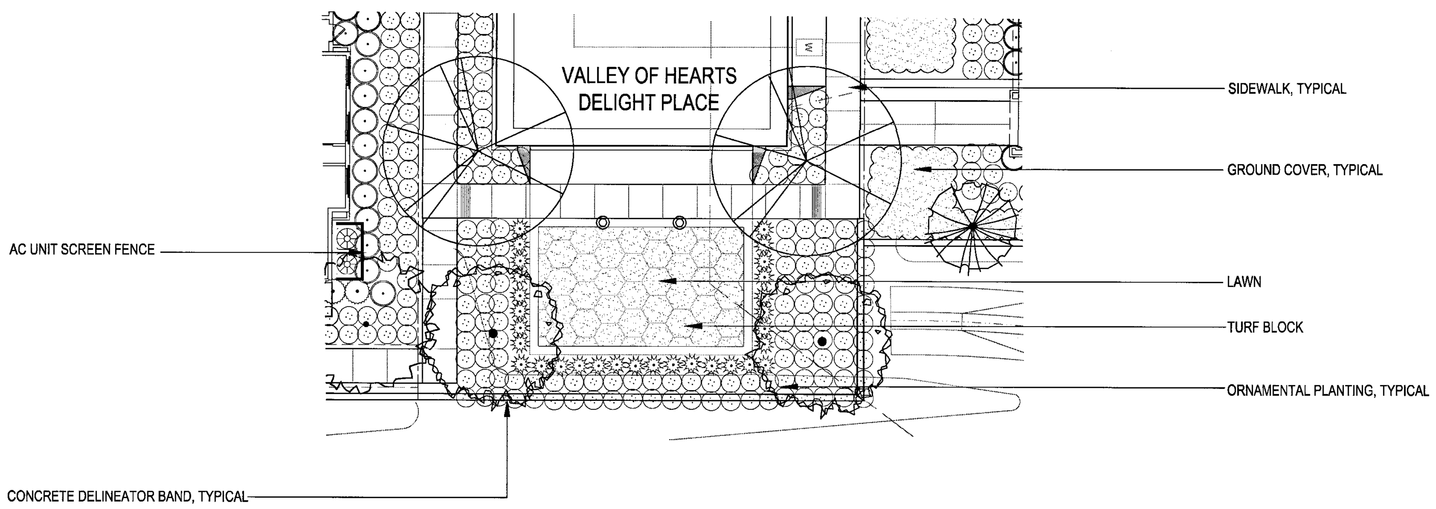
TRASH ENCLOSURE
LANDSCAPE ENLARGEMENT

10.6









APPROVED
City of San Jose
PBCE ~ PLANNING
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GRAPHIC SCALE
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(In Feet)
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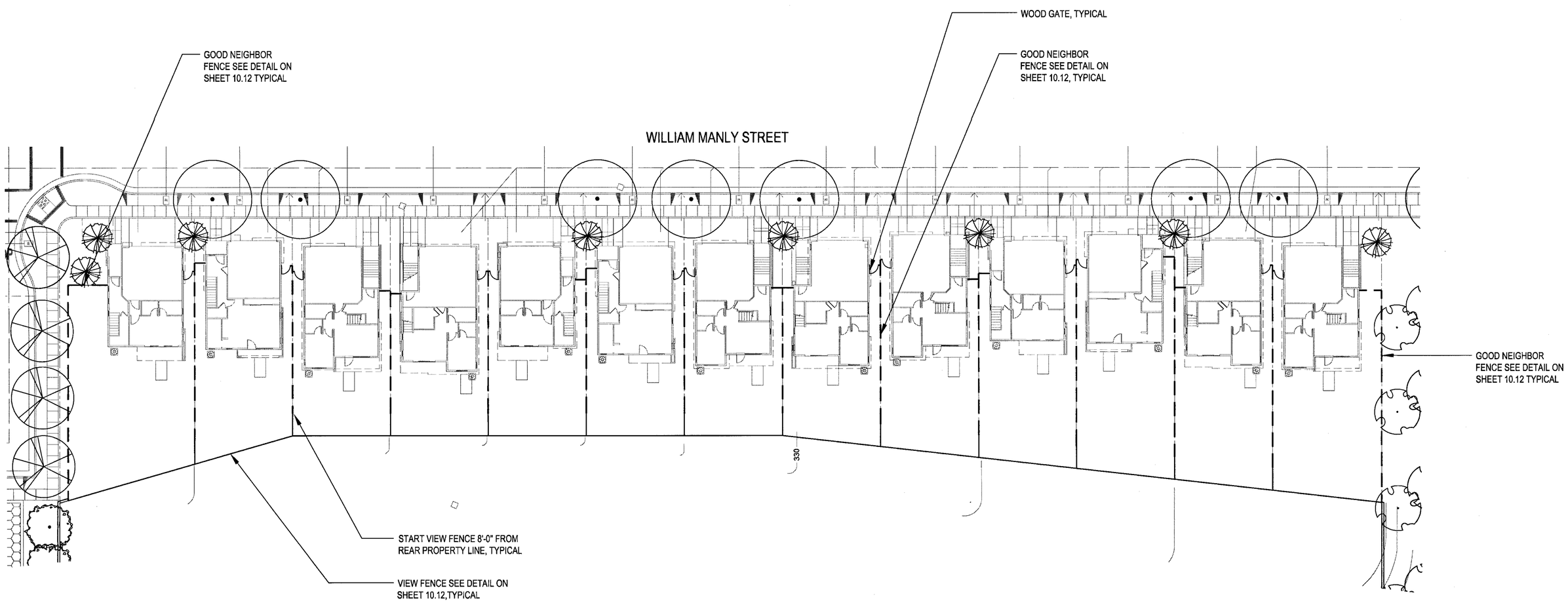
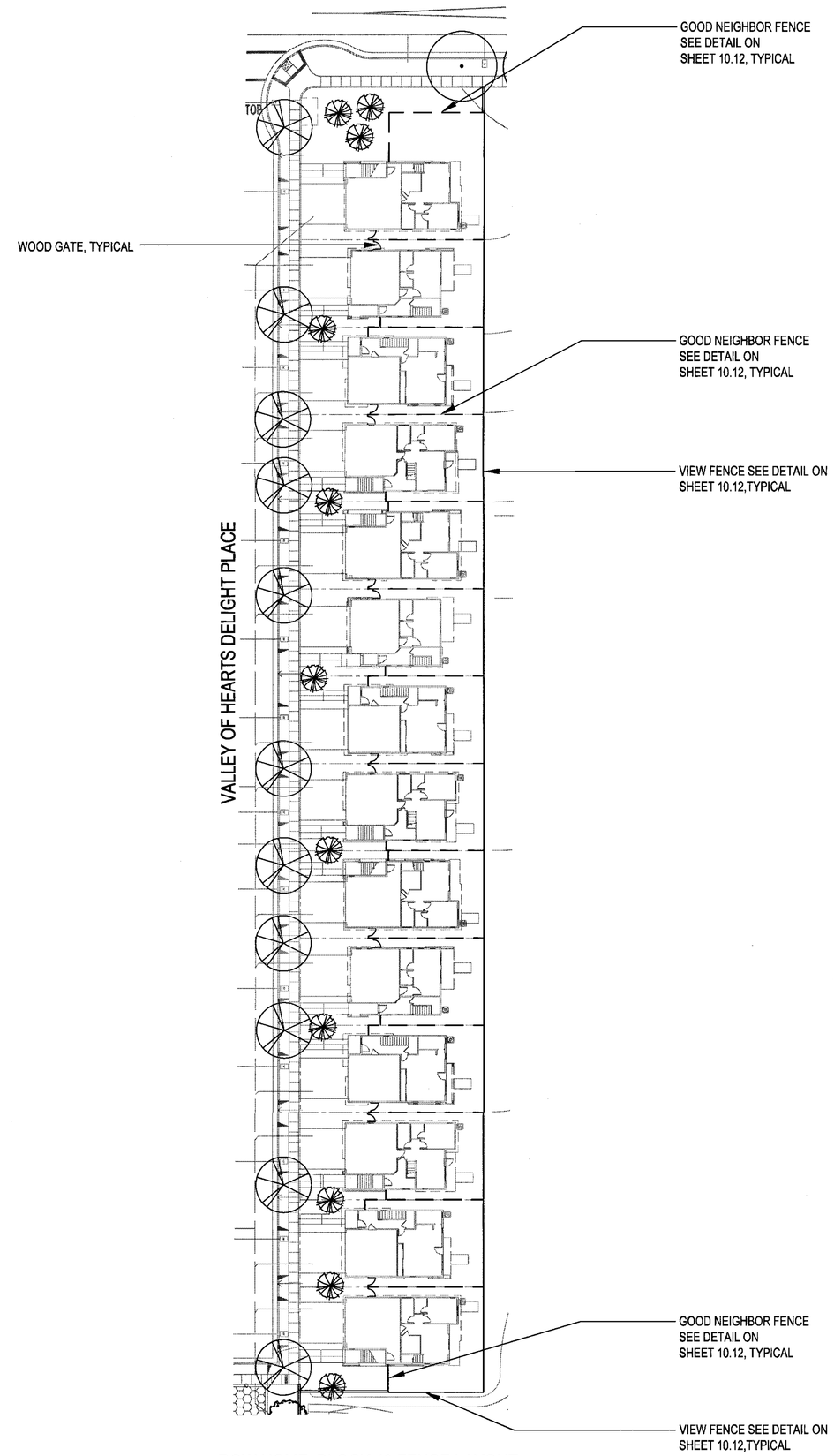
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=10'

LANDSCAPE ENLARGEMENTS

10.7



ROW HOME BLOCK 52 FENCE LAYOUT
SCALE 1"=20'



ROW HOME BLOCK 49 FENCE LAYOUT
SCALE 1"=30'

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NOTES
1. ONLY WOOD FENCES SHALL BE PERMITTED AS SHOWN ON THIS EXHIBIT AND FOR THE ROW HOME PRODUCT ONLY.
2. METAL HANDRAILS, GUARDRAILS AND PATIO FENCES ARE SHOWN ON TYPICALS, ENLARGEMENTS AND DETAIL SHEETS.
4. ALL WOOD FENCES ARE SPECIFICALLY FOR THE ROW HOMES. NO WOOD FENCES SHALL BE PERMITTED ON ANY OTHER PRODUCT TYPE.

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PROJECT NO:	3838.60
CAD DWG FILE:	363660CL-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	AS SHOWN

FENCE PLAN

10.8

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
TREES					
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	24" BOX		M
	ARBUTUS 'MARINA'	ARBUTUS	24" BOX		L
	CARPINUS 'FASTIGIATA'	COLUMNAR HORNBEAM	24" BOX		M
	CERCIS CANADENSIS	WESTERN REDBUD	24" BOX		M
	GINKGO 'PRINCETON SENTRY'	MAIDENHAIR TREE	24" BOX		L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX		L
	OLEA EUROPA	OLIVE	24" BOX/FIELD GROWN		L
	PISTACIA CHINENSIS	PISTACHE TREE	24" BOX		L
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX		M
	PODOCARPUS GRACILIOR	FERN PINE	24" BOX		M
	PRUNUS 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX		M
	PYRUS C. 'ARISTOCRAT'	ARISTOCRAT PEAR	24" BOX		M
	QUERCUS F. 'FASTIGIATA'	COLUMNAR HUNGARIAN OAK	VARIES		L
	RHAPHIOLEPIS 'PATIO TREE FORM'	PATIO TREE HAWTHORN	15 GAL.		L
VINES					
	BOUGAINVILLA SPECIES	BOUGAINVILLEA	5 GALLON		M
	CLYTOSTOMA CALLISTIGIODES	VIOLET TRUMPET VINE	5 GALLON		M
	FICUS PUMILA	CREEPING FIG	1 GALLON		M
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GALLON		M
	ROSA SPECIES	ROSE	5 GALLON		M
	VITUS VINIFERA	HYRBRID GRAPE VINE	1 GALLON		M

PROPOSED PLANT PALETTE CONTINUED

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
SHRUBS AND GRASSES (LARGE)					
	ARCTOSTAPHYLOS 'MANZANITA'	MANZANITA	1 GALLON		L
	BUXUS S. 'GREEN BEAUTY'	BOXWOOD	1 GALLON		M
	CAMELLIA SASANQUA NUCCIO'S GEM	WHITE CAMELLIA	1 GALLON		M
	CEANOTHUS 'CONCHA'	CALIFORNICA LILAC	1 GALLON		L
	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON		L
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	1 GALLON		M
	PHOTINIA FRASERI	PHOTINIA	1 GALLON		M
	VITEX UNGUS-CASTUS	CHASTE TREE	1 GALLON		M
SHRUBS AND GRASSES (MEDIUM)					
	ARBUTUS UNEDO	STRAWBERRY BUSH	1 GALLON		L
	ATRIPLEX CANESCENS	FOUR WING SALTBUSH	1 GALLON		L
	COLEONEMA 'SUNSET GOLD'	BREATH OF HEAVEN	1 GALLON		L
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON		L
	LIGUSTRUM TEXANUM	PRIVET	1 GALLON		L
	LOROPETALUM C. 'BURGANDY'	CHINESE FRINGE FLOWER	1 GALLON		L
	OSMANTHUS FRAGRANS	SWEET OLIVE	1 GALLON		M
	PHORMIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	1 GALLON		L
	PRUNUS GLANDULOSA	DWARF FLOWERING ALMOND	1 GALLON		M
	RHAPHIOLEPIS INDICA BALLERINA	INDIAN HAWTHORNE	1 GALLON		L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1 GALLON		M
SHRUBS AND GRASSES (SMALL)					
	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GALLON		L
	ANIGOZANTHOS FLAVIDUS 'BIG RED'	BIG RED KANGAROO PAW	1 GALLON		L
	BACCHARIS PILUNILARIS	DWARF COYOTE BUSH	1 GALLON		L
	HYPERICUM MOSERANUM	GOLDFLOWER	1 GALLON		M
	LIRIOPE MUSCARI	LILY TURF	1 GALLON		M
	MUHLENBERGIA M. RIGENS	DEER GRASS	1 GALLON		L
	ROSA X MEILILAND VARIETES	MEILIALAND VARIETIES ROSE	1 GALLON		L
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON		L
	ROMNEYA COULTERI	MATILLIJA POPPY	1 GALLON		L
	TULBAGHIA VIOLACEA VARIEGATA	SOCIETY GARLIC	1 GALLON		L
GROUNDCOVER					
	CALAMAGROSTIS 'KARL FORESTER STRICTA'	FEATHER REED GRASS	1 GALLON		L
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON		L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON		L
	HEMEROCALLIS 'STELLA D'ORO'	HYBRID DAY LILY	1 GALLON		L
	JUNCUS PATENS 'ELK BLUE'	RUSH	1 GALLON		L
	MYOPORUM 'PUTAH CREEK'	MYOPORUM	1 GALLON		L
	LAWN	SOD	-NA-		H

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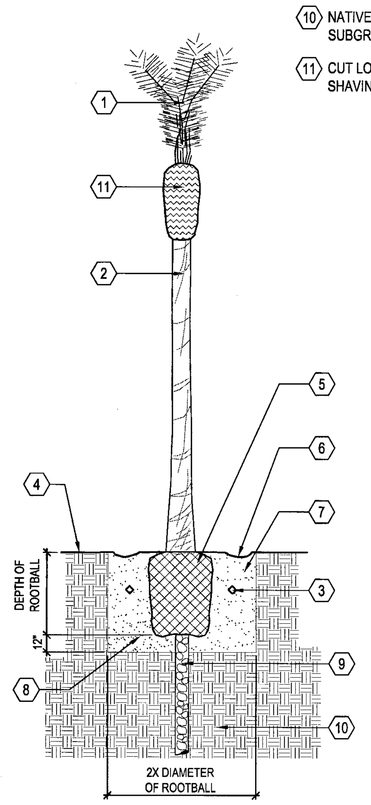
PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01 7-11.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	NTS

PLANTING LEGEND

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ALL BACKFILL TO BE WATER JETTED DURING PLANTING.
3. CONTRACTOR SHALL APPLY FUNGICIDE AS NECESSARY TO PREVENT PINK ROT AND/OR DISEASES EFFECTING PALMS AS REQUIRED.
4. PLANT PALMS BETWEEN MARCH AND NOVEMBER.

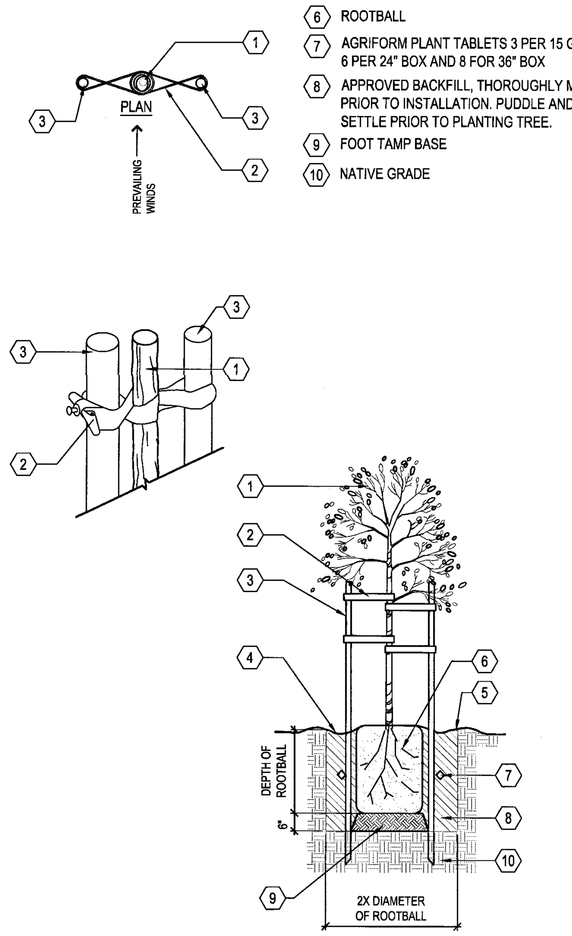
1. WRAP CENTRAL FRONDS AROUND TERMINAL BUD WITH NATURAL HEMP CORD
2. PALM-SEE PLAN FOR SIZE AND TYPE, PALM TO BE SET PLUMB
3. AGRIFORM PLANT TABLETS 4 PER PALM
4. FINISH GRADE
5. ROOTBALL
6. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE.
7. SAND BACKFILL
8. 95% COMPACTED SAND AT OPTIMUM MOISTURE
9. 12" DEEP SUB DRAIN
10. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
11. CUT LOWER FRONDS BACK TO FORM SHAVING BRUSH



H PALM TREE PLANTING
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE



G TREE STAKING (DOUBLE)
SCALE: N.T.S.

NOTES:
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2. THIS DETAIL APPLIES TO 15 GALLON, 24" AND 36" BOX TREES.
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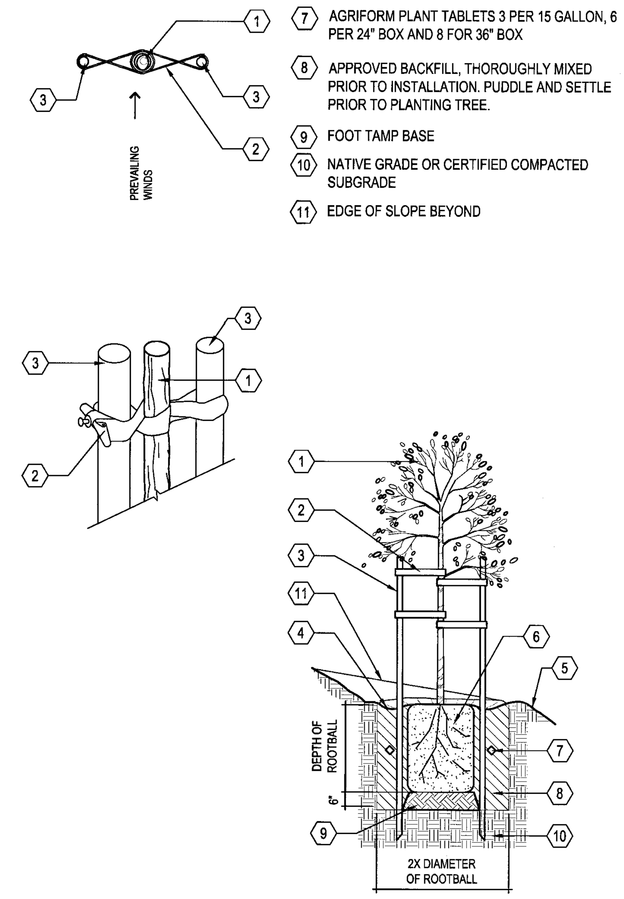
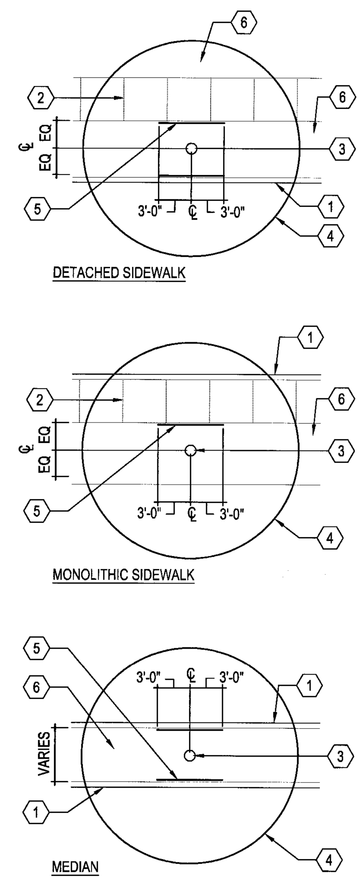
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
11. EDGE OF SLOPE BEYOND



F TREE STAKING SLOPE (DOUBLE)
SCALE: NOT TO SCALE

NOTES:
1. ROOT CONTROL BARRIER SHALL BE USED WHEN TREE IS LOCATED 10' OR LESS FROM WATER, STORM, AND SEWER UTILITIES.
2. INSTALL AN 18" DEEP 'DEEP ROOT' CONTROL BARRIER AT EDGE OF SIDEWALK.
3. INSTALL A 24" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB OR INSTALL A 36" DEEP 'DEEP ROOT' CONTROL BARRIER AT BACK OF CURB WHEN WITHIN 6' FROM WATER AND SEWER LATERAL LINES.
4. NO ROOT CONTROL BARRIERS SHALL BE WITHIN 5' FROM WATER AND SEWER LINES.
5. *DEEP ROOT PHONE NUMBER (800) 458-7668

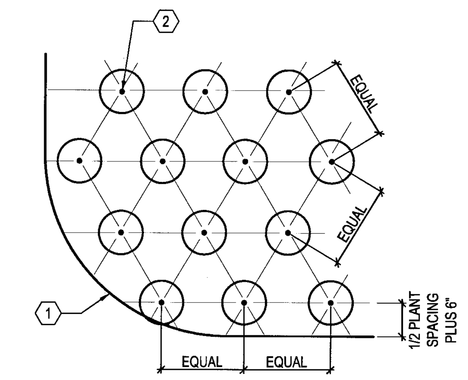
1. CURB
2. SIDEWALK
3. TREE TRUNK
4. TREE CANOPY
5. ROOT BARRIER
6. PLANTING AREA



D ROOT BARRIER
SCALE: NOT TO SCALE

NOTES:
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

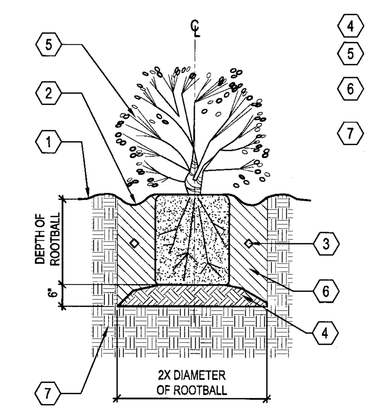
1. EDGE OF PLANTING AREA
2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.



A GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.

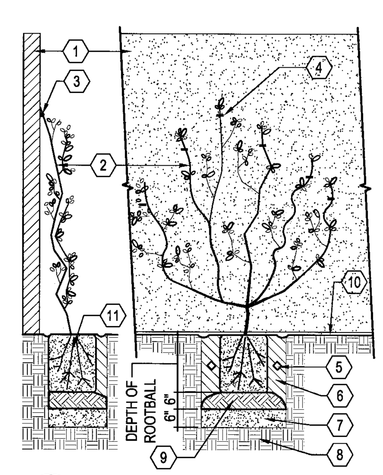
1. FINISHED GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. FOOT TAMP BASE
5. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



B SHRUB PLANTING
SCALE: NOT TO SCALE

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

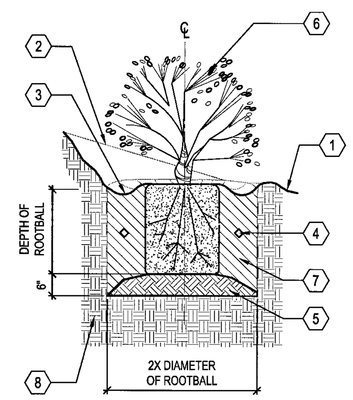
1. FENCE OR WALL
   VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. SCARIFY SOIL TO 6" DEPTH AND ADD EQUAL AMOUNT OF PREPARED SOIL AND THOROUGHLY MIX
8. NATIVE GRADE
9. FOOT TAMP BASE
10. FINISHED GRADE
11. ROOTBALL



E VINE PLANTING (WALL OR FENCE)
SCALE: 1"=1'-0"

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. EDGE OF SLOPE BEYOND
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE
4. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
5. FOOT TAMP BASE
6. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
7. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
8. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



C SHRUB PLANTING ON SLOPE
SCALE: N.T.S.

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4	3/9/2015	PER CITY COMMENTS
3	2/6/2015	PER CITY COMMENTS
2	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3635.60
CAD DWG FILE:	363660CL-PH01 7-11.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	NTS

PLANTING DETAILS

10.10

HYDROZONE LEGEND:

6" HIGH EFFICIENCY POP-UP SPRAY HEADS FOR TURF/LAWN AREAS

6 - 12" HIGH EFFICIENCY POP-UP SPRAY HEADS OR IN-LINE DRIP TUBING FOR SHRUBS AND GROUNDCOVER AREAS. LOW VOLUME BUBBLERS FOR TREES AND LARGE SHRUBS MASSES.

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. MULTIPLE NEW IRRIGATION WATER METERS TO BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATIONS TO BE DETERMINED.

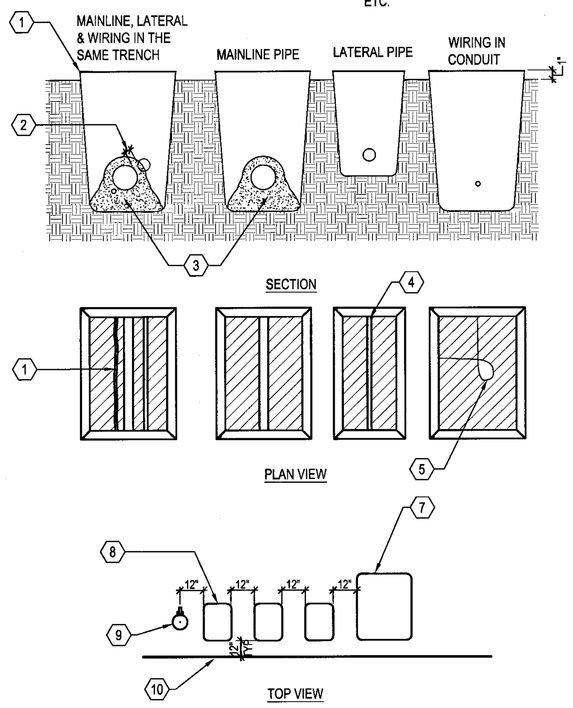
SBWR RECLAIMED WATER NOTES:

1. THIS PROJECT IS NOT A PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH THE SLEEVING TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CONTAINED IN IT. SEE IRRIGATION LEGEND FOR MINIMUM COVER.

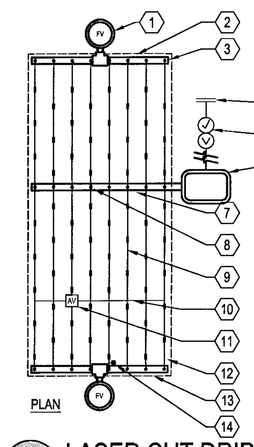
INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. NEVER INSTALL VALVE BOX IN HARDSCAPE

1. FINISHED GRADE
2. PROVIDE A MIN. OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
6. INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10 FOOT INTERVALS
7. 16" x 25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY.
8. 14" x 19" RECTANGULAR VALVE BOX.
9. QUICK COUPLING VALVE
10. EDGE OF LAWN, WALK, FENCE, CURB, ETC.



I INSTALLATION DIAGRAMS
SCALE: NOT TO SCALE

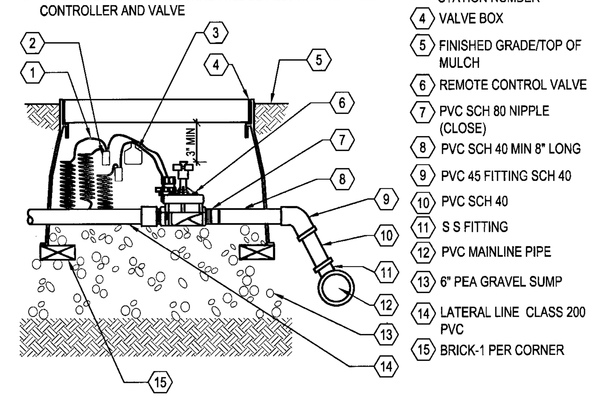
NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



1. AUTOMATIC FLUSH VALVE PLUMBED TO TUBING (TYP.)
2. PVC FLUSH MANIFOLD
3. MANIFOLD-TO-ELBOW CONNECTION (TYP.)
4. POINT OF CONNECTION TO PVC LATERAL
5. BACKFLOW PREVENTER
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. MANIFOLD-TO-TEE CONNECTION
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL BLANK TUBING CENTERED ON MOUND OR BERM
11. AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE
13. ZONE PERIMETER
14. OPERATION INDICATOR

F LASER CUT DRIPLINE CENTER-FEED LAYOUT
SCALE: NOT TO SCALE

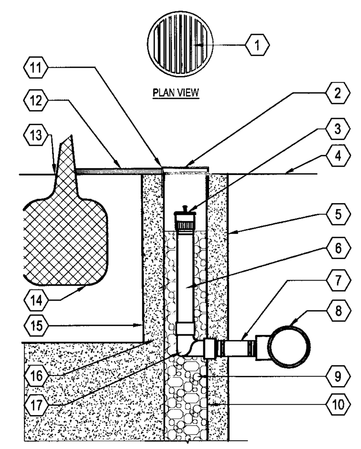
NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
3. BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
4. NO SPLICES IN CONTROL WIRE WILL BE ALLOWED BETWEEN CONTROLLER AND VALVE



1. 18" LENGTH EXPANSION LOOP
2. WIRE SPLICE CONNECTOR
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX
5. FINISHED GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S S FITTING
12. PVC MAINLINE PIPE
13. 6" PEA GRAVEL SUMP
14. LATERAL LINE CLASS 200 PVC
15. BRICK-1 PER CORNER

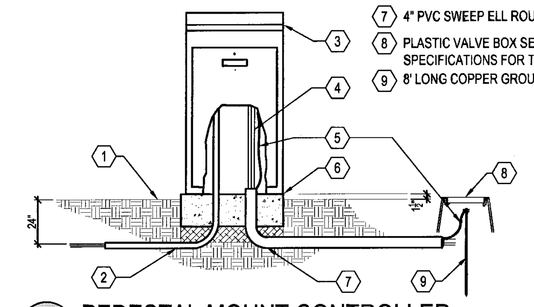
G REMOTE CONTROL VALVE
SCALE: NOT TO SCALE

1. 4"Ø OPEN GRATE CAP FOR PERFORATED DRAIN PIPE NOT TO SCALE - TYP.
2. SMOOTH PLASTIC DRAIN PIPE CAP OPEN GRATE TYPE - TYP.
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR BUBBLER MAKE & MODEL)
4. FINISHED GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. DISTANCE FROM FINISHED GRADE NOT TO EXCEED 2" MAX.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL
15. PLACE PERFERATED PIPE 6" MAX. FROM ROOTBALL TYP.
16. BACKFILL PLANTING MIX
17. PVC SCHED. 40 90 ELL.



D BELOW GRADE TREE BUBBLER
SCALE: NOT TO SCALE

NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

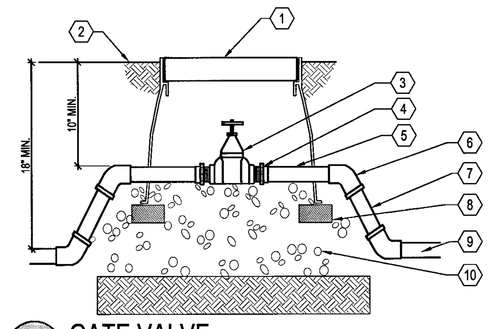


1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER AND ENCLOSURE
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD

A PEDESTAL MOUNT CONTROLLER
SCALE: NOT TO SCALE

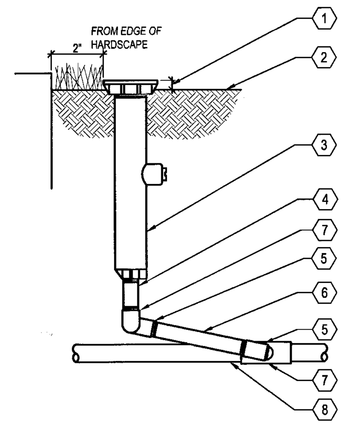
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

1. VALVE BOX WITH LID
2. FINISH GRADE/ BEFORE PLANTING
3. GATE VALVE
4. SCH 40 PVC MALE ADAPTOR
5. PVC SCH 40 MIN 8" LONG
6. PVC 45 FITTING SCH 40 (TYP.)
7. PVC SCH 40
8. 2 X 4 REDWOOD BLOCK (TYP.) 2 PLACES
9. PVC MAINLINE PIPE
10. 6" MINIMUM DEPTH PEA GRAVEL SUMP



B GATE VALVE
SCALE: NOT TO SCALE

NOTE:
1. ALWAYS INSTALL SPRAY SPRINKLER PERPENDICULAR TO FINISHED GRADE.

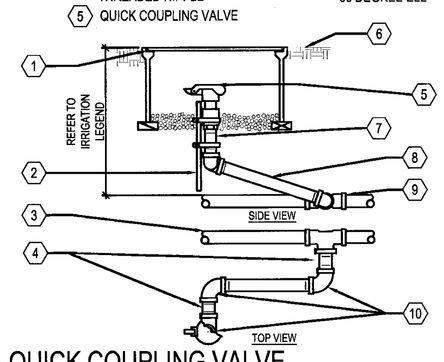


1. 1/2" ABOVE FINISHED GRADE
2. FINISHED GRADE/TOP OF MULCH
3. 6" POP-UP SPRAY SPRINKLER
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. MARLEX STREET ELL
6. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE

H 6" POP UP SPRINKLER
SCALE: NOT TO SCALE

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE

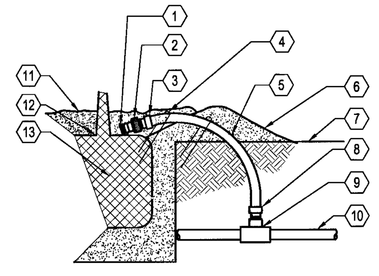
1. ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
2. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV)
3. PVC MAIN LINE
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. QUICK COUPLING VALVE
6. FINISHED GRADE
7. SCHEDULE 80 PVC THREADED NIPPLE
8. 10" LONG SHCEDULE 80 PVC THREADED NIPPLE
9. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
10. SCHEDULE 80 PVC THREADED 90 DEGREE ELL



E QUICK COUPLING VALVE
SCALE: NOT TO SCALE

NOTES:
1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT.
2. PLACE ALL BUBBLER ON UPHILL SIDE OF SLOPE.
3. IF APPLICABLE CONCEAL ALL EQUIPMENT UNDER MULCH.

1. POSITION BUBBLER OVER ROOT BALL
2. FLOOD BUBBLER NOZZLE SECURED TO SHRUB ADAPTER
3. UV RADIATION RESISTANT 1/2" PVC SCHED 40 (MIPT X SLIP) MALE ADAPTER
4. TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MINIMUM)
5. I.P.S. FLEXIBLE SCH 40 PVC HOSE (BLACK)
6. SOIL RING (SEE PLANTING DETAILS)
7. FINISHED GRADE
8. 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
9. PVC SCH 40 TEE OR ELL 3/4" X 3/4" X 1/2" (SLIP XSLIP X FIPT)
10. PVC LATERAL PIPE
11. 2" MULCH
12. PLANT CROWN
13. ROOT BALL



C SHRUB BUBBLER
SCALE: NOT TO SCALE

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT PDA14-035-01
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NO	DATE	DESCRIPTION
4	3/9/2015	PER CITY COMMENTS
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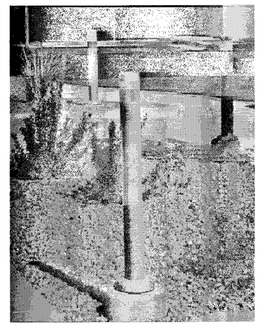
PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01 7-11.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	NTS

HYDROZONE NOTES AND IRRIGATION DETAILS

10.11

NOTE:
1. BOLLARD SHALL BE LUMEC OVB, COLOR SHALL BE BLACK, OR APPROVED EQUAL.
2. FINAL SPACING AND LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENT PHASE BY ELECTRICAL ENGINEER.

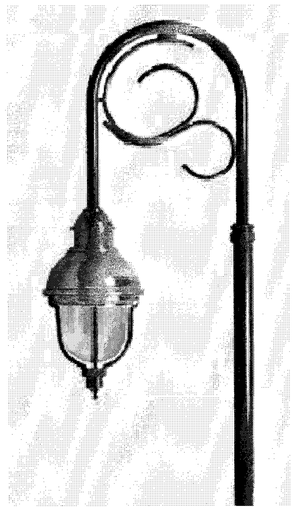


J BOLLARD
N.T.S.

NOTE:
1. FIXTURE TO BE URBANSCAPE LED POST-TOP LUMINAIRE, OR APPROVED EQUAL.
2. COLOR OF FIXTURE TO BE COLOR BLACK.
3. FINAL SPACING AND LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENT PHASE BY ELECTRICAL ENGINEER.

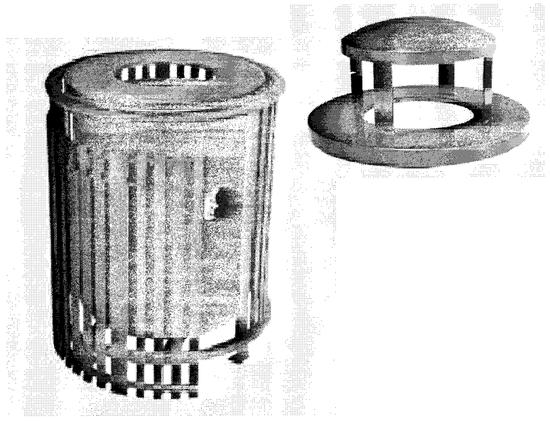
K POST LIGHT
N.T.S.

NOTE:
1. COLOR AND LOOK OF CITY STREET LIGHT TO MATCH EXISTING STREET LIGHTS (LUMEC OR APPROVED EQUAL).
2. BULB TYPE TO BE DETERMINED BY PROJECT DEVELOPER.



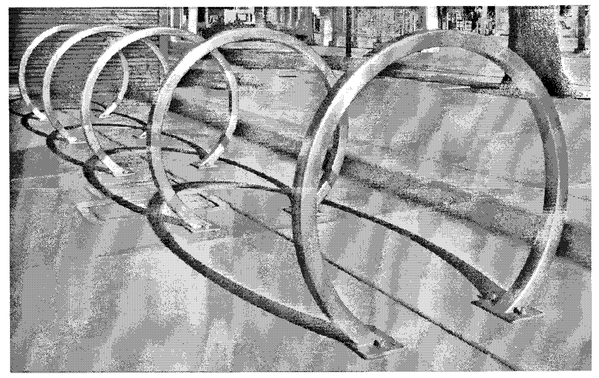
L STREET LIGHT
N.T.S.

NOTE:
1. READING ROUND LITTER RECEPTACLE WITH DOOR WITH ELEVATED LID, COLOR SHALL BE BLACK OR APPROVED EQUAL (WWW.KEYSTONERIDGEDESIGNS.COM)



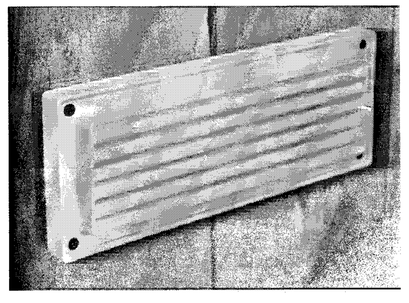
G LITTER RECEPTACLES
N.T.S.

NOTE:
1. CYCLOOPS CIRCULO, COLOR SHALL BE BLACK, OR APPROVED EQUAL (WWW.PARKPACIFIC.COM)



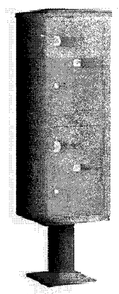
H BIKE RACK
N.T.S.

NOTE:
1. COLOR SHALL BE BLACK.
2. STEP LIGHT SHALL BE HADCO RSC2 LED STEPLYTE OR APPROVED EQUAL.
3. FINAL SPACING AND LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENT PHASE BY ELECTRICAL ENGINEER.
4. STEP/WALL LIGHT SHALL NOT BE USED IN CFD MAINTAINED LANDSCAPE.



I STEP/WALL LIGHT
N.T.S.

TYPE:
8 A SIZE DOORS - TYPE I
12 A SIZE DOORS - TYPE II
13 A SIZE DOORS - TYPE IV
16 A SIZE DOORS - TYPE III



SALSBURY REGENCY DECORATIVE CBU
SIZE: 31" W X 71.5" H X 18.5" D
COLOR: BRONZE

PARCEL LOCKER AS REQUIRED BY USPS.
AVAILABLE FROM MAILBOXES.COM

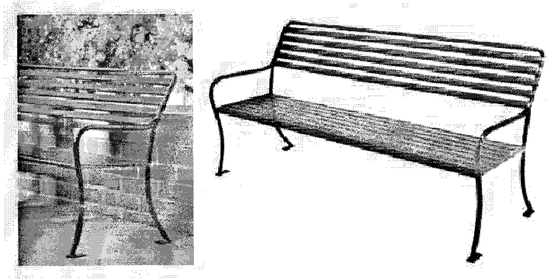
D MAILBOX (CBU)
SCALE: 1/2"=1'-0"

NOTE:
1. COLOR SHALL TAN/LIGHT BROWN.
2. FINAL LOCATIONS PER APPROVED GRADING PLAN.
3. WALLCAP SHALL BE PRECAST.

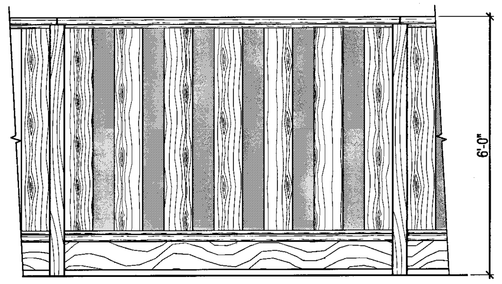
E SPLIT FACE CMU WALL
N.T.S.

NOTE:
1. SIENNA BENCH WITH BACK, COLOR SHALL BE BLACK, OR APPROVED EQUAL (WWW.KEYSTONERIDGEDESIGNS.COM)

KEYSTONE RIDGE DESIGNS

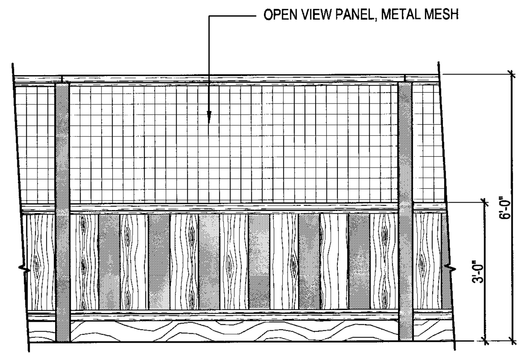


F BENCH
N.T.S.



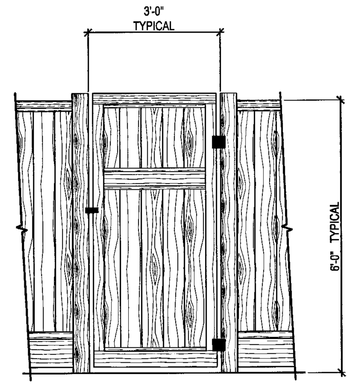
FRONT ELEVATION

A GOOD NEIGHBOR FENCE
SCALE: 1/2"=1'-0"



FRONT ELEVATION

B VIEW FENCE
SCALE: 1/2"=1'-0"



FRONT ELEVATION

C GATE
SCALE: 1/2"=1'-0"

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

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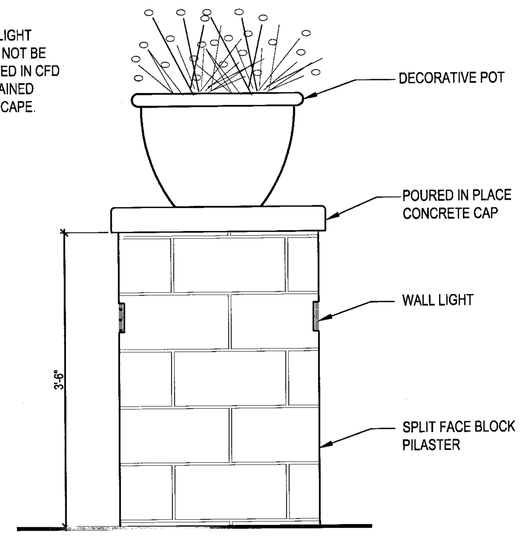
PLANNED DEVELOPMENT PERMIT
PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4	3/9/2015	PER CITY COMMENTS
3	2/6/2015	PER CITY COMMENTS
2	12/18/2014	PER CITY COMMENTS
1	10/31/2014	PER CITY COMMENTS

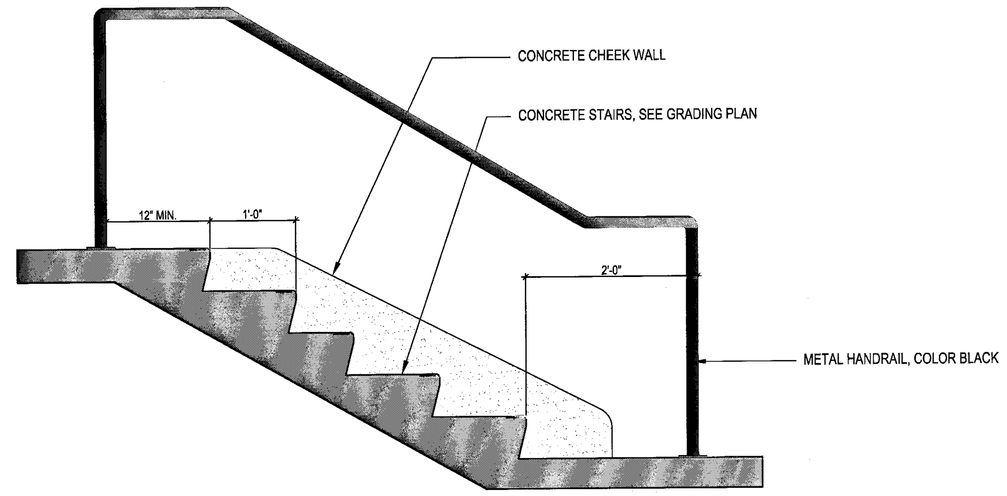
PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01 7-11.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	AS NOTED

LANDSCAPE DETAILS

NOTE:
1. WALL LIGHT SHALL NOT BE LOCATED IN CFD MAINTAINED LANDSCAPE.

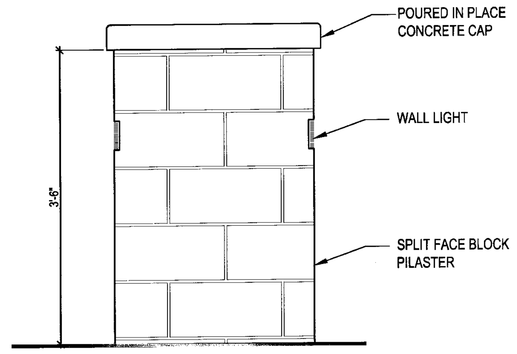


E PILASTER WITH POT
NTS

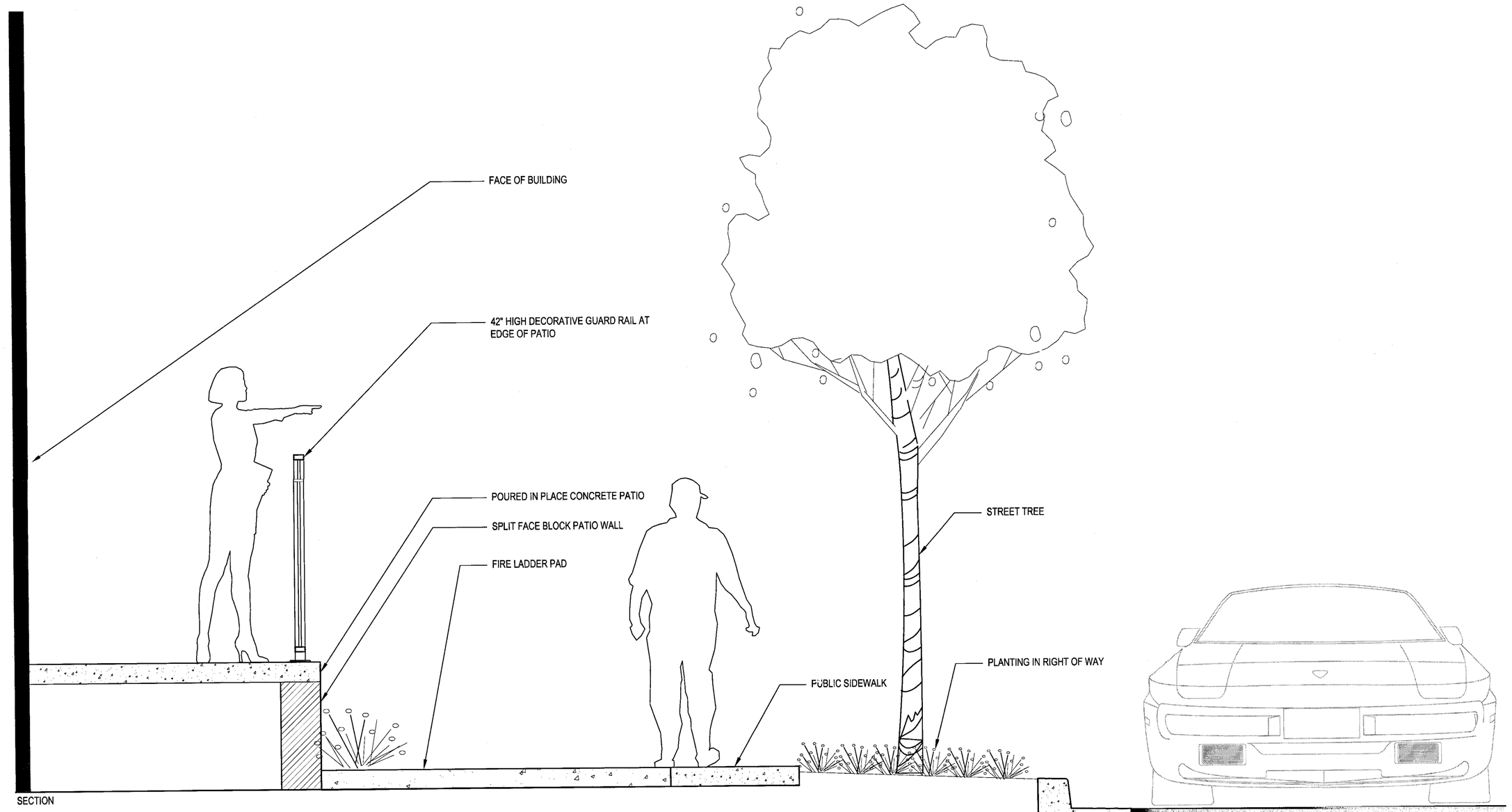


D STAIR CASE WITH HANDRAIL
NTS

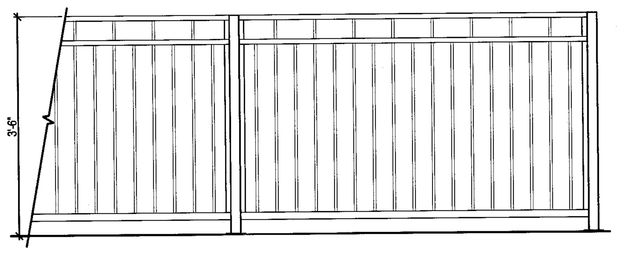
NOTE:
1. WALL LIGHT SHALL NOT BE LOCATED IN CFD MAINTAINED LANDSCAPE.



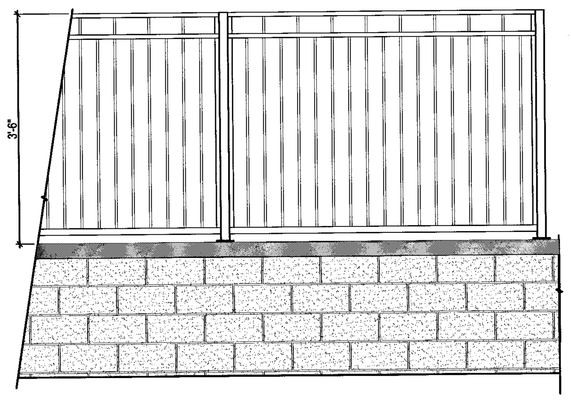
A PILASTER
NTS



F FIRE LADDER PAD AT WRAP AROUND PATIO



B GUARD RAIL
NTS



C GUARD RAIL ON WALL
NTS

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City of San Jose
PBCE ~ PLANNING
By:
Date:

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PLANNED DEVELOPMENT PERMIT
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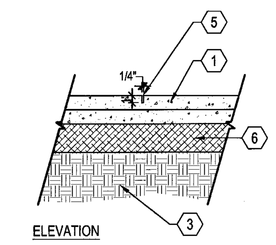
PROJECT NO:	3636.60
CAD DWG FILE:	363660CL-PH01 7-11.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	AS NOTED

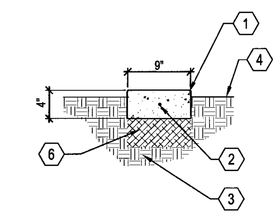
LANDSCAPE DETAILS

NOTES:
1. CONCRETE HEADER SHALL BE NATURAL COLOR WITH SMOOTH TROWEL FINISH. PITCH TO DRAIN.

1. CONCRETE BAND, 1/2" RADIUS BOTH SIDES
2. #3 REBAR CONTINUOUS HORIZONTAL
3. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
4. FINISH GRADE
5. TOOLED JOINTS @ 6'-0" O.C.
6. 4" COMPACTED BASE ROCK

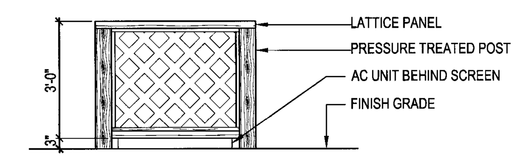


ELEVATION



SECTION

A CONCRETE DELINEATION BAND
SCALE: 1"=1'-0"



FRONT ELEVATION

B AC UNIT SCREEN FENCE
SCALE: 1/2"=1'-0"

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City of San Jose
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Date:

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PLANNED DEVELOPMENT PERMIT
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1	10/31/2014	PER CITY COMMENTS

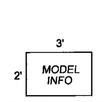
PROJECT NO:	3836.60
CAD DWG FILE:	363660CL-PH01 7-11.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	AS NOTED

LANDSCAPE DETAILS

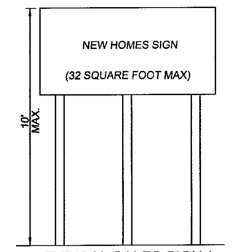
10.14

General Notes:

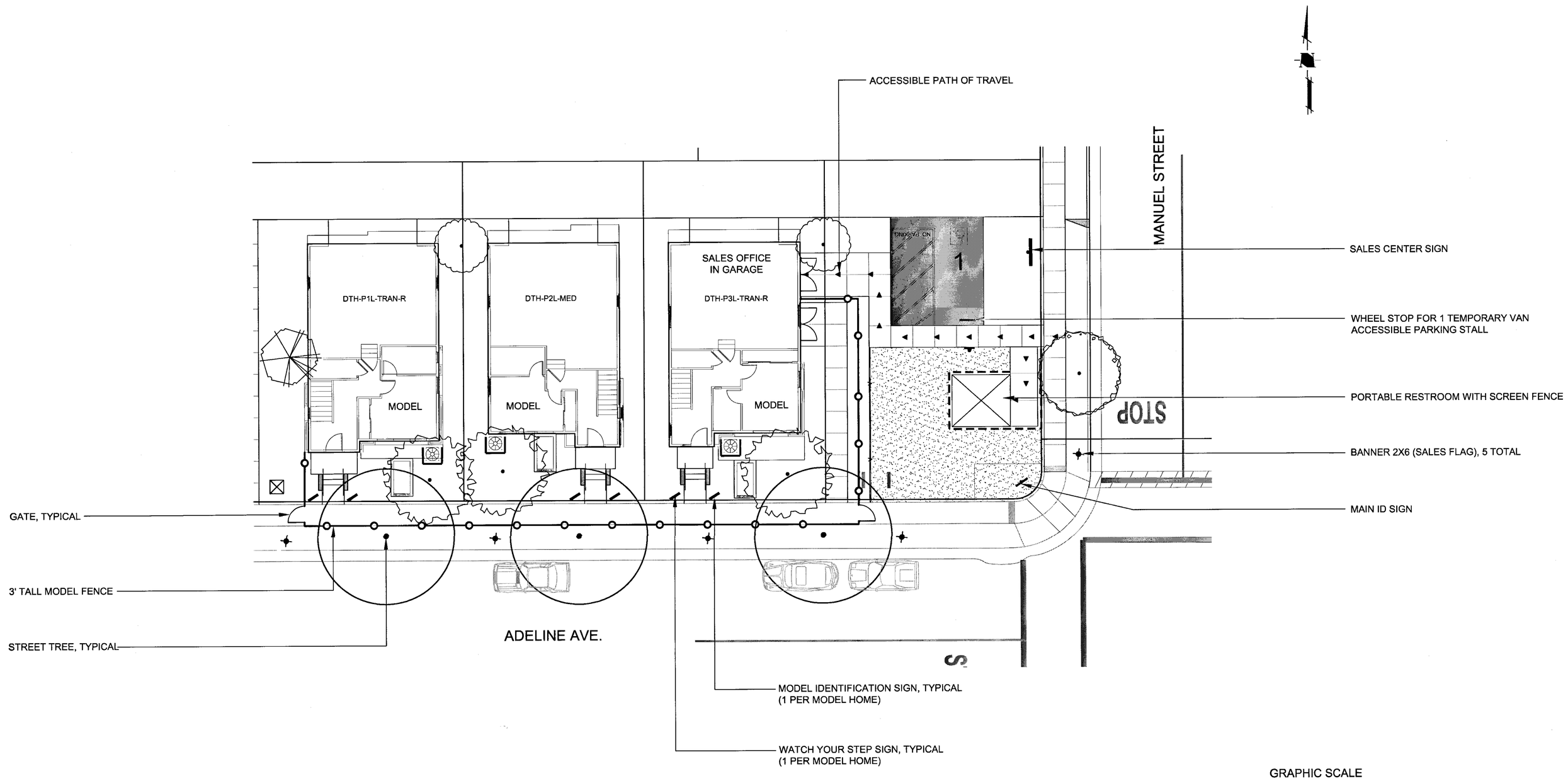
1. All advertising devices shall conform to the San Jose Municipal Code Sign Regulations.
2. No structures, other than fences or signs, shall be allowed in the front setback areas of the model home lots, except as approved in this PD Permit plan set.
3. A list indicating the extras displayed in model homes, including price, shall be placed in a prominent location in all Tract Sales Office and in the model homes.
4. The sales office and models shall be converted to legal residences upon expiration of the permit and before they are sold or rented.
5. A Type 2A-10BC fire extinguisher shall be located within the Tract Sales Office.
6. Individual model identification signs shall not exceed eight square feet in surface area.
7. No single on-site tract identification sign shall exceed 32 square feet in surface area nor exceed 10 feet in height.
8. The on-site sign shall be removed upon the conversion of the models.
9. Any structure not allowed by right in a particular Zoning District for which this application is being considered, e.g., encroachment into required setbacks and other easements exceeding heights or area limitation or other similar restrictions, shall not be included as part of any sales model. All patio covers, gazebos, decks, hot tubs, etc., will only be constructed as permanent structures in conformance with the applicable Zoning District, Land Use Permit and Building Permit.
10. Landscaping at model homes shall demonstrate water-conserving landscape plants, irrigation systems, and the effective use of turf. Developers are also encouraged to provide buyers with water-conserving landscape plans which have been prepared by a licensed landscape architect.



TYPICAL MODEL IDENTIFICATION SIGN
NTS



TYPICAL SALES SIGN / WELCOME/PARKING SIGN
NTS



GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

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City of San Jose
PBCE ~ PLANNING
By:
Date:

NOTE:
SEE SHEET 10.18 FOR MODEL SIGNAGE.

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PLANNED DEVELOPMENT PERMIT PDA14-035-01

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1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660MUPP1-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=10'

DETACHED TOWNHOME - MODEL
USE PERMIT PLAN

10.15

General Notes:

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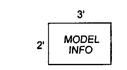
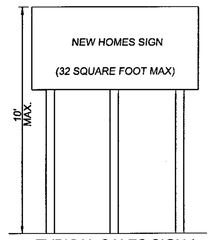
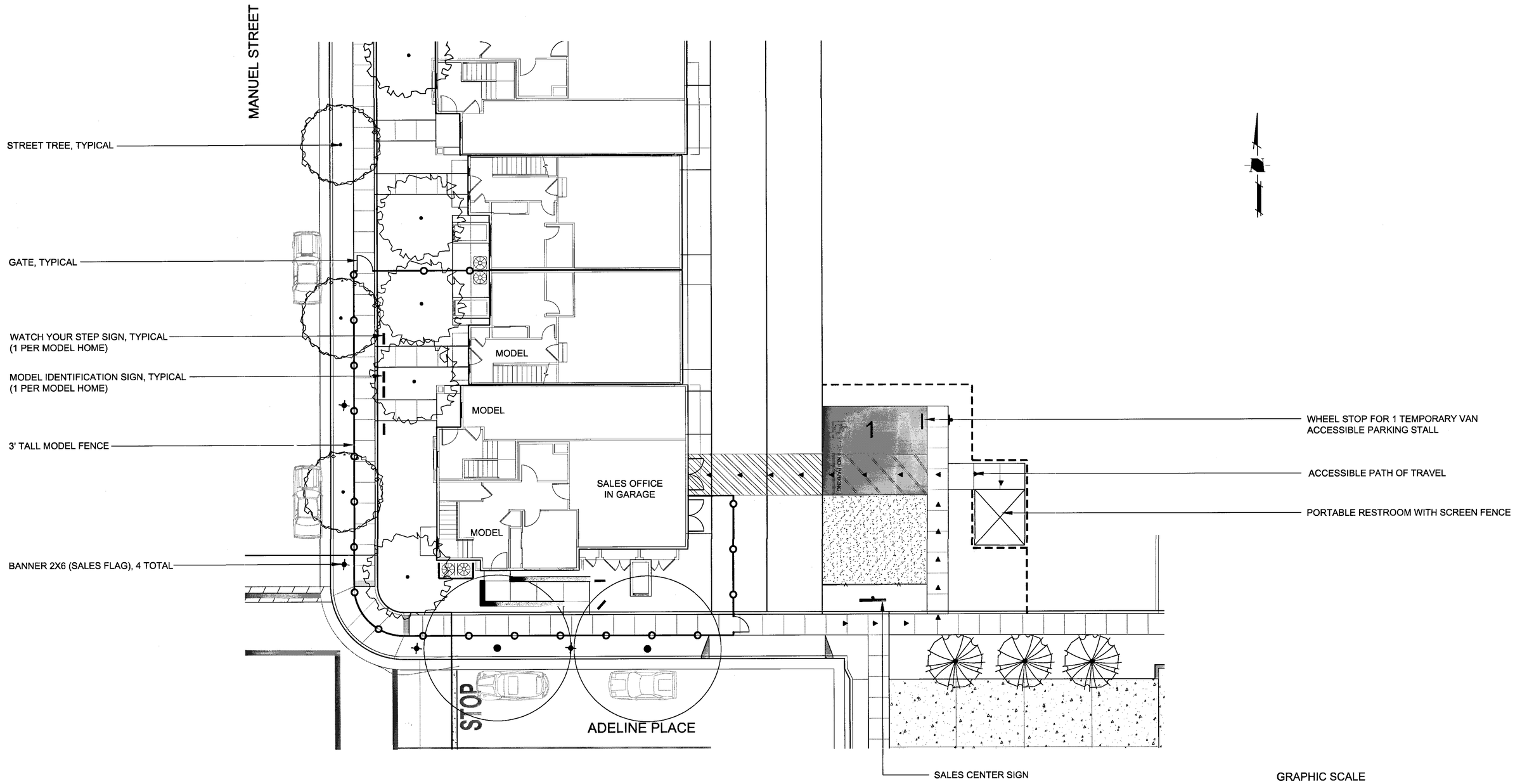


TYPICAL MODEL IDENTIFICATION SIGN
NTS



TYPICAL SALES SIGN / WELCOME/PARKING SIGN
NTS



GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

NOTE:
SEE SHEET 10.18 FOR MODEL SIGNAGE.

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PLANNED DEVELOPMENT PERMIT
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1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660MUPP2-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=10'

ATTACHED TOWNHOME - MODEL
USE PERMIT PLAN

10.16

General Notes:

1. All advertising devices shall conform to the San Jose Municipal Code Sign Regulations.
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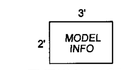
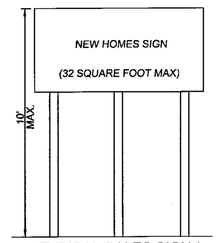
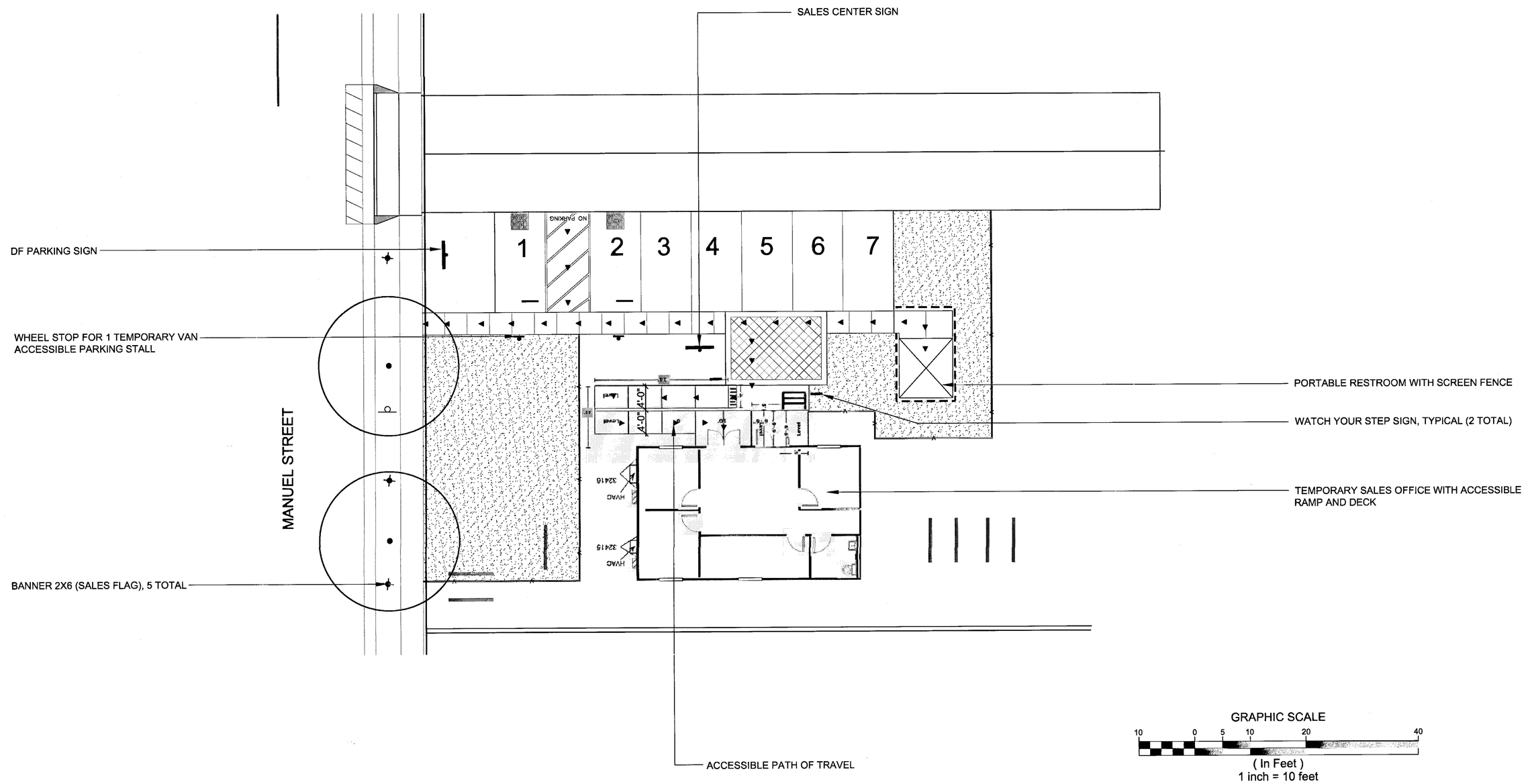


TYPICAL MODEL IDENTIFICATION SIGN
NTS



TYPICAL SALES SIGN / WELCOME/PARKING SIGN
NTS



APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

NOTE:
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0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363600MUPP3-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	1"=10'

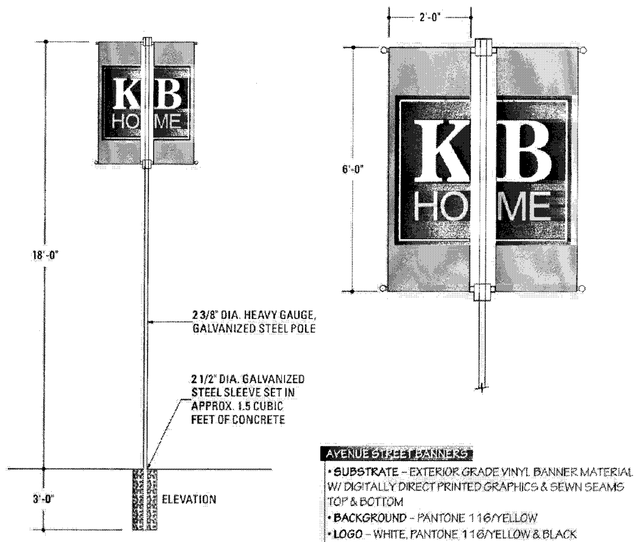
TEMPORARY SALES TRAILER - MODEL USE PERMIT PLAN

10.17

DIP PARKING SIGN
- **SUBSTRATE** - MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (1) 4X4 WOOD POST
- **FACE** - PANTONE 116/YELLOW W/ BLACK BORDER
- **LOGO** - PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** - BLACK
- **FONT** - TRADE GOTHIC CONDENSED BOLD

Motivational Systems Inc
Fresno (559) 431-2102 · Sacramento (916) 624-2324 · Las Vegas (702) 252-6470 · San Diego (619) 476-8146 · Livermore (925) 449-1900 · Southern Ca (951) 329-3637 · Phoenix (602) 484-8844

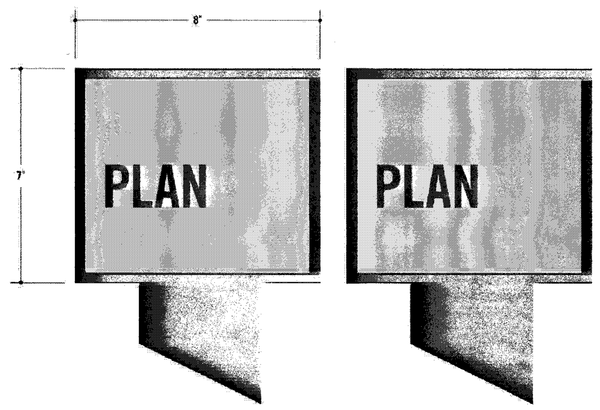
PROJECT: COMMUNICATIONS HILL
CLIENT: KB HOME BAY AREA
JOC#/PO#: 500-34060-070
MO#: 180731
AE: ANNE DEVLIN
DESIGNER: JONATHAN CANALIN
ORIGINAL DATE: 02-25-15
REVISION(S): 03-04-15
SCALE
FILE NAME [GD-3]: COMM. HILL -DP PARKING SIGN
LOGO IS PROD. READY
CLIENT APPROVAL: ☐ As is ☐ With revision(s)
Signature Date
Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or in fabricate or produce any likeness thereof shall remain the exclusive right of MSI.
Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©



AVENUE STREET BANNERS
- **SUBSTRATE** - EXTERIOR GRADE VINYL BANNER MATERIAL W/ DIGITALLY DIRECT PRINTED GRAPHICS & SEWN SEAMS TOP & BOTTOM
- **BACKGROUND** - PANTONE 116/YELLOW
- **LOGO** - WHITE, PANTONE 116/YELLOW & BLACK
- **POLE STRUCTURE** - 21', 2 3/8" DIA. HEAVY GAUGE GALVANIZED STEEL POLE W/BREAK-AWAY DORY EXTENSIONS, ALL PAINTED WHITE

Motivational Systems Inc
Fresno (559) 431-2102 · Sacramento (916) 624-2324 · Las Vegas (702) 252-6470 · San Diego (619) 476-8146 · Livermore (925) 449-1900 · Southern Ca (951) 329-3637 · Phoenix (602) 484-8844

PROJECT: COMMUNICATIONS HILL
CLIENT: KB HOME BAY AREA
JOC#/PO#: 500-34060-070
MO#: 180731
AE: ANNE DEVLIN
DESIGNER: JONATHAN CANALIN
ORIGINAL DATE: 02-25-15
REVISION(S): 03-04-15
SCALE
FILE NAME [GD-3]: COMM. HILL -BANNER 2X8
LOGO IS PROD. READY
CLIENT APPROVAL: ☐ As is ☐ With revision(s)
Signature Date
Your signature indicates final approval of this design, releasing MSI from responsibility of incorrect information. This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI.
Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©



MODEL IDENTIFIER
- **SUBSTRATE** - MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (1) 4X4 WOOD POST
- **FACE** - PANTONE 116/YELLOW W/ BLACK BORDER
- **LOGO** - PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** - BLACK
- **FONT** - TRADE GOTHIC CONDENSED BOLD

Motivational Systems Inc
Fresno (559) 431-2102 · Sacramento (916) 624-2324 · Las Vegas (702) 252-6470 · San Diego (619) 476-8146 · Livermore (925) 449-1900 · Southern Ca (951) 329-3637 · Phoenix (602) 484-8844

PROJECT: COMMUNICATIONS HILL
CLIENT: KB HOME BAY AREA
JOC#/PO#: 500-34060-070
MO#: 180731
AE: ANNE DEVLIN
DESIGNER: JONATHAN CANALIN
ORIGINAL DATE: 02-25-15
REVISION(S): -
SCALE
FILE NAME [GD-3]: COMM. HILL -MODEL ID
LOGO IS PROD. READY
CLIENT APPROVAL: ☐ As is ☐ With revision(s)
Signature Date
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4' X 8'

MAIN ID
- **SUBSTRATE** - MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (2) 4X4 WOOD POSTS
- **FACE** - PANTONE 116/YELLOW W/ BLACK COLOR BANDS TOP & BOTTOM
- **LOGO** - PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** - BLACK
- **FONT** - TRADE GOTHIC, CONDENSED BOLD, CONDENSED, EXTENDED BOLD & EXTENDED

Motivational Systems Inc
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PROJECT: COMMUNICATIONS HILL
CLIENT: KB HOME BAY AREA
JOC#/PO#: 500-34060-070
MO#: 180731
AE: ANNE DEVLIN
DESIGNER: JONATHAN CANALIN
ORIGINAL DATE: 02-25-15
REVISION(S): 03-04-15
SCALE
FILE NAME [GD-3]: COMM. HILL -4X8 MAIN ID
LOGO IS PROD. READY
CLIENT APPROVAL: ☐ As is ☐ With revision(s)
Signature Date
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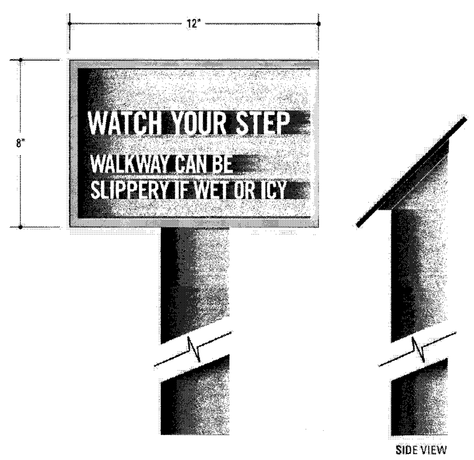

WATCH YOUR STEP SIGN
- **SUBSTRATE** - MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (1) 4X4 WOOD POST
- **FACE** - BLACK W/ PANTONE 116/YELLOW BORDER
- **COPY** - WHITE
- **POST** - BLACK
- **FONT** - TRADE GOTHIC CONDENSED BOLD

Motivational Systems Inc
Fresno (559) 431-2102 · Sacramento (916) 624-2324 · Las Vegas (702) 252-6470 · San Diego (619) 476-8146 · Livermore (925) 449-1900 · Southern Ca (951) 329-3637 · Phoenix (602) 484-8844

PROJECT: COMMUNICATIONS HILL
CLIENT: KB HOME BAY AREA
JOC#/PO#: 500-34060-070
MO#: 180731
AE: ANNE DEVLIN
DESIGNER: JONATHAN CANALIN
ORIGINAL DATE: 02-25-15
REVISION(S): 03-04-15
SCALE
FILE NAME [GD-3]: COMM. HILL -WATCH YOUR STEP
LOGO IS PROD. READY
CLIENT APPROVAL: ☐ As is ☐ With revision(s)
Signature Date
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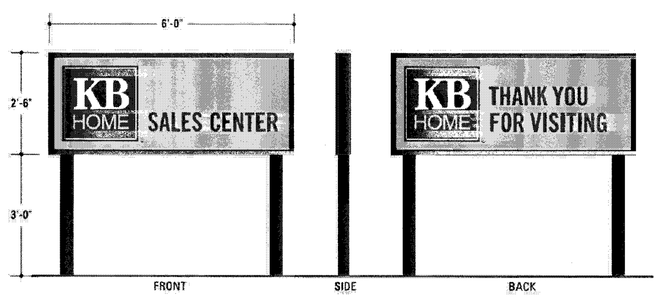

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

DIP SALES CENTER SIGN
- **SUBSTRATE** - MDO WOOD SUBSTRATE W/ PHOTO-VINYL GRAPHICS MOUNTED TO (2) 4X4 WOOD POSTS
- **FACE** - PANTONE 116/YELLOW W/ BLACK BORDER
- **LOGO** - PANTONE 116/YELLOW, BLACK & WHITE
- **COPY & POSTS** - BLACK
- **FONT** - IS OUTLINED

Motivational Systems Inc
Fresno (559) 431-2102 · Sacramento (916) 624-2324 · Las Vegas (702) 252-6470 · San Diego (619) 476-8146 · Livermore (925) 449-1900 · Southern Ca (951) 329-3637 · Phoenix (602) 484-8844

PROJECT: COMMUNICATIONS HILL
CLIENT: KB HOME BAY AREA
JOC#/PO#: 500-34060-070
MO#: 180731
AE: ANNE DEVLIN
DESIGNER: JONATHAN CANALIN
ORIGINAL DATE: 02-25-15
REVISION(S): 03-04-15
SCALE
FILE NAME [GD-3]: COMM. HILL -SALES CENTER
LOGO IS PROD. READY
CLIENT APPROVAL: ☐ As is ☐ With revision(s)
Signature Date
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Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH Ca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT PDA14-035-01
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3	3/9/2015	PER CITY COMMENTS
2	2/6/2015	PER CITY COMMENTS
1	12/18/2014	PER CITY COMMENTS
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660MUPP-SIGNS-PH01.DWG
DESIGNED BY:	BG
DRAWN BY:	BG/RM
CHECKED BY:	BG
DATE:	8.20.14
SCALE:	AS SHOWN

MODEL SIGNAGE

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the Landscape Architect for a decision before proceeding with the work.
2. Contractor to take all necessary precautions to protect buildings and waterproof membranes from damage. Any damage caused by the Contractor or the Contractor's representatives during their activities shall be repaired at no cost to the Owner.
3. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building wall, face of curb, edge of walk, property line, or centerline of column unless otherwise noted on the drawings.
4. Walk scoring, expansion joints and paving shall be located as indicated on the Layout Plans, Landscape Construction Details, in the Specifications, or as field adjusted under the direction of the Landscape Architects.
5. All building information is based on drawings prepared by:
   KTGY
   1733 Ocean Ave., Suite 250
   Santa Monica, CA 90401
   310 394 2623
6. All site civil information is based on drawings prepared by:
   HMH
   1570 Oakland Road
   San Jose, CA 95131
   408 487 2200
7. The Contractor is to verify location of all on-site utilities before commencing with the work. The Contractor shall be responsible for the repair of any damage to utilities caused by the activities of the Contractor or the Contractor's representatives. Any utilities shown on Landscape Drawings are for reference and coordination purposes only.
8. All uplights are to be directed upward into the trees or objects they are intended to illuminate. Uplight positioning is subject to field modification by the Landscape Architect.
9. Protect all existing construction from damage. The Contractor shall be responsible for the repair of any damage to existing construction caused by the activities of the Contractor or the Contractor's representatives.
10. Expansion joints shall be located no less than 6' o.c. nor greater than 10' o.c. and/or as indicated on the Layout Plans, Landscape Construction Details, in Specifications, or as field adjusted under the direction of the Landscape Architect.
11. Provide paving mock-up per detail 6/L6.04 for owner review prior to construction.

LAYOUT LEGEND

	LAWN	EJ	Expansion Joint
	Shrubs / Ground Cover	S.A.D.	See Architect's Drawings
	Pedestrian/Vehicular Concrete	S.C.D.	See Civil Engineer's Drawings
		S.E.D.	See Electrical Engineer's Drawings
X / L-X	Detail Number / Sheet Number	S.M.D.	See Mechanical Engineer's Drawings
		S.P.D.	See Plumbing Engineer's Drawings
	Property Line	S.S.D.	See Structural Engineer's Drawings
	Center Line	S.C.F.S.	See Color and Finish Schedule
	Match Line		
	Align		
	Fire Hydrant S.C.D.		
	Utility Boxes S.C.D.		
	Below grade utilities as noted. S.C.D.		
	Bench. See Color and Finish Schedule		
T	Trash Receptacle. See Color and Finish Schedule		

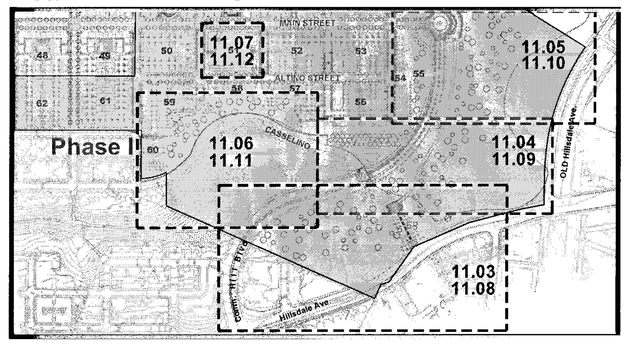
FINE GRADING NOTES

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the Landscape Architect and Civil Engineer for a decision before proceeding with the work.
2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, and top of curb elevations. Top of curb elevations shown on Landscape drawings are for reference and coordination purposes only.
3. Earth mounds are shown diagrammatically for form and location. Shaping of mounds to be reviewed and approved in the field by the Landscape Architect.
4. Contractors are to exercise extreme care in back filling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.
5. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by the Contractor's operations.
6. Catch basins, area drains, planter drains, and perforated drain lines are to be connected to the storm drain system as specified in the Civil Engineer's plans. See Civil Engineer's drawings for all connections.
7. All catch basins and other drains are to be free of obstructions and maintained open and free running during and upon completion of the Contractor's work.
8. All on-grade areas to receive planting are to be received by the fine grading Contractor within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 8 inches, then till in the soil amendment. Soil amendment shall be determined by an Agricultural Suitabilities Analysis conducted by a licensed soils laboratory upon sample(s) taken from the rough graded soil. This analysis shall be conducted and paid for by the General Contractor.
9. See structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc.
10. Minimum paving slope to be 2% typically with a maximum cross slope of 2%. Minimum planting area slope to be 2% typically. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.
11. All slopes 2-½:1 and greater shall have jute mesh erosion control netting installed per manufacturer's specifications. Lap netting minimum 2'-0" and stake.
12. Grading shall be in conformance with all local codes and ordinances. Swales shall be a minimum of four (4) feet from all structures.
13. Grades to be constant and uniform between spot elevations.

FINE GRADING AND DRAINAGE LEGEND

+60.3	Spot Elevation
TC (60.6)	Top of Curb Elevation (from Civil Engineer's Drawings, verify)
TCI (60.6)	Top of Curb Elevation Interpolated (from Civil Engineer's Drawings, verify)
+HP 61.2	Relative High Point
TS 61.25	Top of Step Elevation
BS 60.1	Bottom of Step Elevation
TR 61.25	Top of Ramp Elevation
BR 60.1	Bottom of Ramp Elevation
TW 63.4	Top of Wall Elevation
BW 60.4	Bottom of Wall Elevation. (Finish Grade of Soil or Paving)
TF 63.4	Top of Fence
AD 00.00	Area Drain w/Rim Elevation
□	On-Grade Paving: NDS 4" 910B (Brushed)
○	Ground Cover Areas:NDS Spee-D-Basin and Grate, NDS #90 6" Atrium Grate, Black.
——→	Direction of Surface Water Flow
- · — · →	Direction of Surface Water Flow in Swale (2% Minimum)
— ↑ —	Grade Break (Ridge Line)
— — —	Subsurface Drainpipe: PVC SA34 by Acme Industries. (4"&6" dia.).
- — · -	Perforated Drainpipe: PVC AS987 by Acme Industries 4".

KEY MAP: NTS



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11.02 Planting Notes and Legends

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11.04 Landscape Plan – Project Entry Open Space
11.05 Landscape Plan – East Hillside Open Space
11.06 Landscape Plan – SouthEast Hillside Open Space
11.07 Landscape Plan – Southern Rectangle Park
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11.09 Irrigation Zone Diagram – Project Entry Open Space
11.10 Irrigation Zone Diagram – East Hillside Open Space
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11.12 Irrigation Zone Diagram – Southern Rectangle Park
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11.15 Irrigation Details
11.16 Irrigation Details
11.17 Irrigation Details
11.18 Landscape Construction Details

APPROVED
City of San Jose
PDCE ~ PLANNING
By:
Date:

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PD__-___
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
4		
3		
2	03/09/2015	PERMIT RESUBMITTAL
1	02/05/2015	PERMIT RESUBMITTAL
0	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.00
CAD DWG FILE:	3636600BR PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	

General Notes & Legends

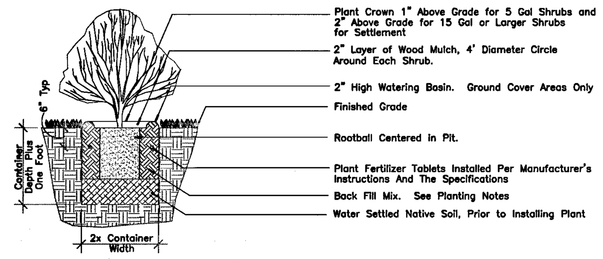
11.01

HILLSIDE, OPEN SPACE, AND PARK STRIPS PUBLIC IMPROVEMENTS LANDSCAPE NOTES

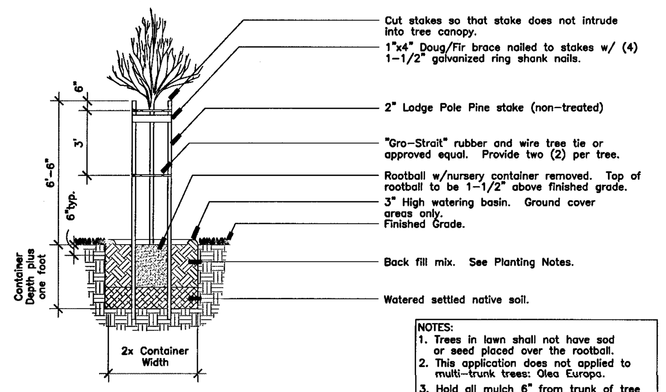
1. All landscape installations per the City of San Jose standards for the jurisdiction that maintains the landscape areas.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the City and Landscape Architect before the maintenance period begins.

HILLSIDE, OPEN SPACE, AND PARK STRIPS PUBLIC IMPROVEMENTS LANDSCAPE NOTES

1. All landscape installations per the City of San Jose standards for the jurisdiction that maintains the landscape areas.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
4. All planting areas, except seeded areas, lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of Lyngso Small fir Bark Mulch (650.364.1730, www.lyngsogarden.com). This shall include all pre-cast planter pots. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
5. The lawn shall be sod and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
6. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
7. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
8. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
9. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
10. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect and City prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
11. The Maintenance Period(s) shall be for 60 (sixty) days after acceptance by City. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
12. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
13. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
14. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the Landscape Architect and Civil Engineer for a decision before proceeding with the work.
15. All specified trees shall be inspected by a registered consulting arborist for root and branch structure, pests and diseases, and general health prior to delivery on site. The registered consulting arborist shall tag and record all approved trees. Contractor shall submit the registered consulting arborist report to special district staff prior to jobsite delivery of trees. Special district staff must be notified 48 hours prior to delivery to site for an on site inspection and verification: 408-794-1924.

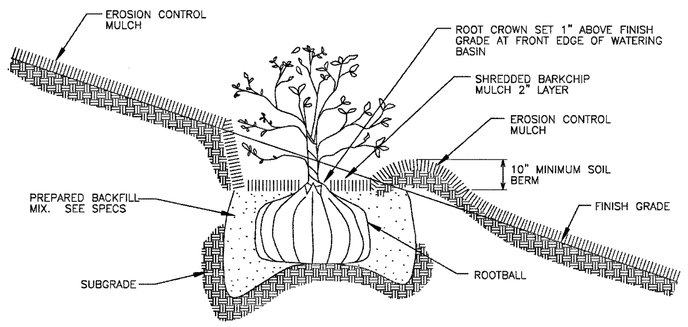


1 Shrub Planting Detail
Not to Scale

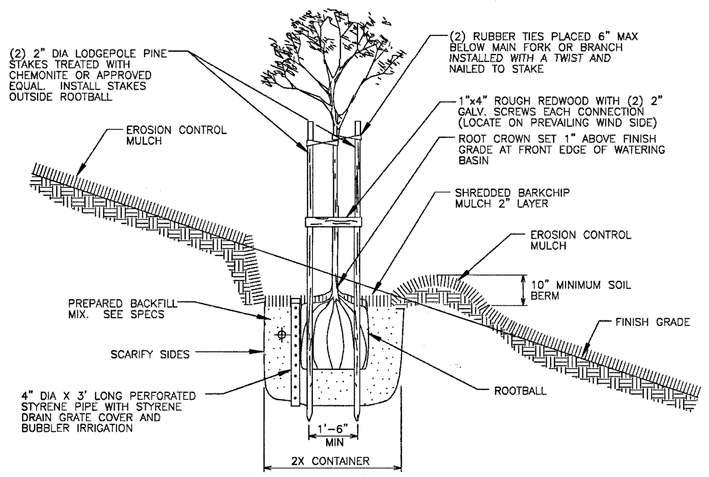


NOTES:
1. Trees in lawn shall not have sod or seed placed over the rootball.
2. This application does not applied to multi-trunk trees: Olea Europa.
3. Hold all mulch 6" from trunk of tree where mulch applied over rootball.

2 Tree Staking Diagram
Not to Scale



4 PL2 SHRUB AND GROUNDCOVER PLANTING ON SLOPES
N.T.S.



5 PL2 TREE PLANTING ON SLOPES
N.T.S.

FOR TREE PLANTING ON SLOPES CONTAINING GEOGRID REINFORCEMENT, SEE GEOTECHNICAL REPORT FOR DETAIL

HILLSIDE, OPEN SPACE, AND PARK STRIPS PLANT PALETTE

TREES					
BOTANICAL NAME	ABBV	COMMON NAME	SIZE *	SPACING	QUANTITY
Aesculus californica	AES CAL	California Buckeye	24"box, 15 Gal on Slope	As Shown	
Cupressus s. 'Stricta'	CUP STR	Italian Cypress	24"box, 15 Gal on Slope	As Shown	
Laurus nobilis 'Saratoga'	LAU NOB	Saratoga Bay Laurel	24"box	As Shown	
Olea europaea "Swan Hill'	OLE EUR	Fruitless Olive	Varies, 15 Gal on Slope	As Shown	
Pinus pinea	PIN PIN	Italian Stone Pine	60"box	As Shown	
Quercus agrifolia	QUE AGR	Coast Live Oak	Varies, 15 Gal on Slope	As Shown	
Quercus f. 'Fastigiata'	QUE FAS	Columnar Hungarian Oak	Varies, 15 Gal on Slope	As Shown	
Quercus lobata	QUE LOB	Valley Oak	Varies, 15 Gal on Slope	As Shown	
Quercus robur 'Fastigiata'	QUE ROB	Columnar English Oak	Varies, 15 Gal on Slope	As Shown	
Quercus virginiana	QUE VIR	Southern Live Oak	Varies, 15 Gal on Slope	As Shown	

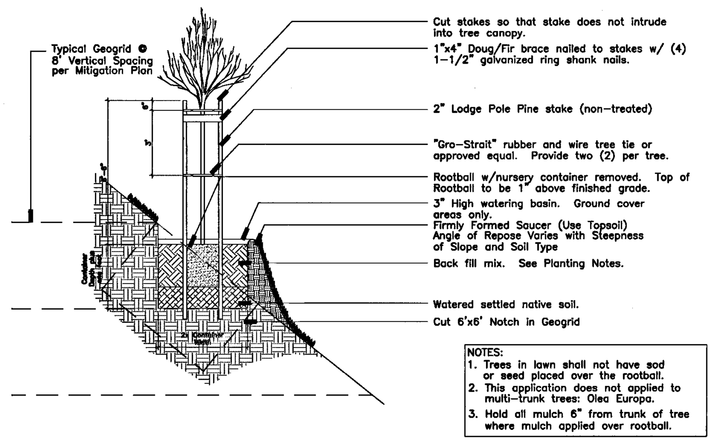
SHRUBS							
BOTANICAL NAME	ABBV	COMMON NAME	SIZE	SPACING	OFFSET ** FROM HARDSCAPE	MATURE SIZE OF PLANT**	QUANTITY
Agave attenuata	AA	Foxtail Agave	5 gal	As Shown	6'	6'	
Achillea millefilium	AM	Yarrow	5 gal	As Shown	3'	3'	
Ceanothus griseus horizontalis	CGH	Yankee Point Ceanothus	Varies	8' O.C.	8'	8'	
Ceanothus 'Wheeler Canyon'	CWC	Wild Lilac	Varies	6' O.C.	6'	6'	
Muhlenbergia 'Regal Mist'	MRM	Pink Muhly	5 gal	6' O.C.	6'	6'	
Rhamnus californica	RC	Coffeeberry	5 gal	6' O.C.	8'	10'	
Romneya coulteri	MP	Matillija Poppy	5 gal	6' O.C.	6'	6'	
Rosa 'Coral Drift'	RCD	Coral Drift Rose	5 gal	3' O.C.	3'	2'	
Rosa 'Double Delight'	RDD	Double Delight Rose	5 gal	5' O.C.	5'	4'	Rose Tree
Rosa 'Lemon Splash'	RLS	Lemon Splash Rose	5 gal	4' O.C.	4'	4'	

GROUNDCOVERS AND GRASSES							
BOTANICAL NAME	ABBV	COMMON NAME	SIZE	SPACING	OFFSET ** FROM HARDSCAPE	MATURE SIZE OF PLANT**	QUANTITY
Carex divulsa	CD	Berkeley Sedge	5 gal	6' O.C.	4.5'	3'	
Chondropetalum tectorum	CT	Cape Rush	5 gal	6' O.C.	6'	6'	
Lawn – See Planting Notes	LN	Hybrid Turf Grass	Sod	–	–	–	
Myoporum 'Putah Creek'	MPC	Myoporum	1 gal	6' O.C.	5'	4'	
No-Mow Fescue	NMF	No-Mow Fescue					

BIOSWALE –SHRUB							
BOTANICAL NAME	ABBV	COMMON NAME	SIZE	SPACING	OFFSET ** FROM HARDSCAPE	MATURE SIZE OF PLANT**	QUANTITY
Chondropetalum tectorum	CT	Cape Rush	5 gal	6' O.C.	5.5'	5'	
Dietes vegeta	DV	Fortnight Lily	5 Gal	36" o.c.	4'	4'	
BIOSWALE – GRASSES							
Carex divulsa	CD	Berkeley Sedge	1 Gal	30" oc	2'	2'	
Muhlenbergia 'Regal Mist'	MRM	Pink Muhly	1 Gal	36" oc	5.5'	5'	

VINES					
BOTANICAL NAME	ABBV	COMMON NAME	SIZE	SPACING	QUANTITY
Rosa 'Double Delight'	RDD	Double Delight Rose	5 gal	6' O.C.	

**Mature Size of Plant in Dia. Offset from Hardscape Assumes 1/2 Dia. of Plant Plus 3'.



NOTES:
1. Trees in lawn shall not have sod or seed placed over the rootball.
2. This application does not applied to multi-trunk trees: Olea Europa.
3. Hold all mulch 6" from trunk of tree where mulch applied over rootball.

3 Tree Planting on Slope with Geogrid Detail
Not to Scale

APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

PLANT SPACING DIAGRAM

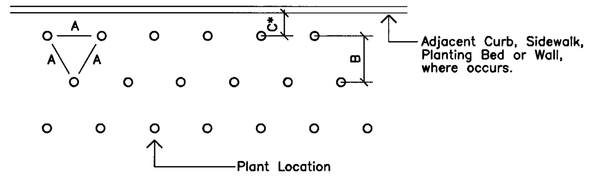


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

PLANT CALLOUT SYMBOL

Quantity (or See Spacing Comments)
Plant Key (See Plant List)

PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	NO. OF PLANTS/SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=1/2 B.

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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
3	03/09/2015	PERMIT RESUBMITTAL
2	02/05/2015	PERMIT RESUBMITTAL
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636608R PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, YY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	1"=200'

Planting Notes & Legends

11.02

MATCHLINE, SEE SHEET 11.06

MATCHLINE, SEE SHEET 11.04

COMMUNICATIONS HILL BLVD

PHASE 1 BOUNDARY

LIMIT OF WORK

S.C.D. FOR THIS MEDIAN

2 - QUE LOB

1 - AES CAL

2 - QUE LOB

3 - QUE AGR

1 - AES CAL

2 - QUE AGR

1 - AES CAL

2 - QUE LOB

2 - QUE AGR

1 - QUE AGR

3 - AES CAL

TRAIL

2 - QUE AGR

1 - AES CAL

3 - QUE AGR

HILLSDALE FITNESS PARK, SEE SEPARATE SUBMITTAL PACKAGE FOR THIS AREA

Note: Proposed park and trails facilities' approval are subject to the parkland agreement process.

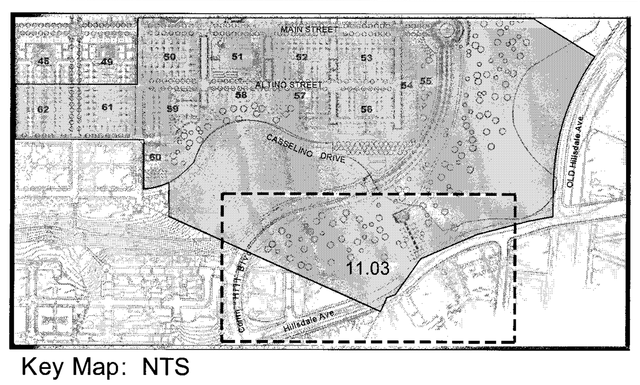
LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

HILLSDALE AVE

PHASE 1 BOUNDARY



Key Map: NTS

Notes:
1. Plans are subject to approval through the public improvement plan process.

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PBCE ~ PLANNING
By:
Date:

North

Scale: 1" = 40'
0 20 40 80

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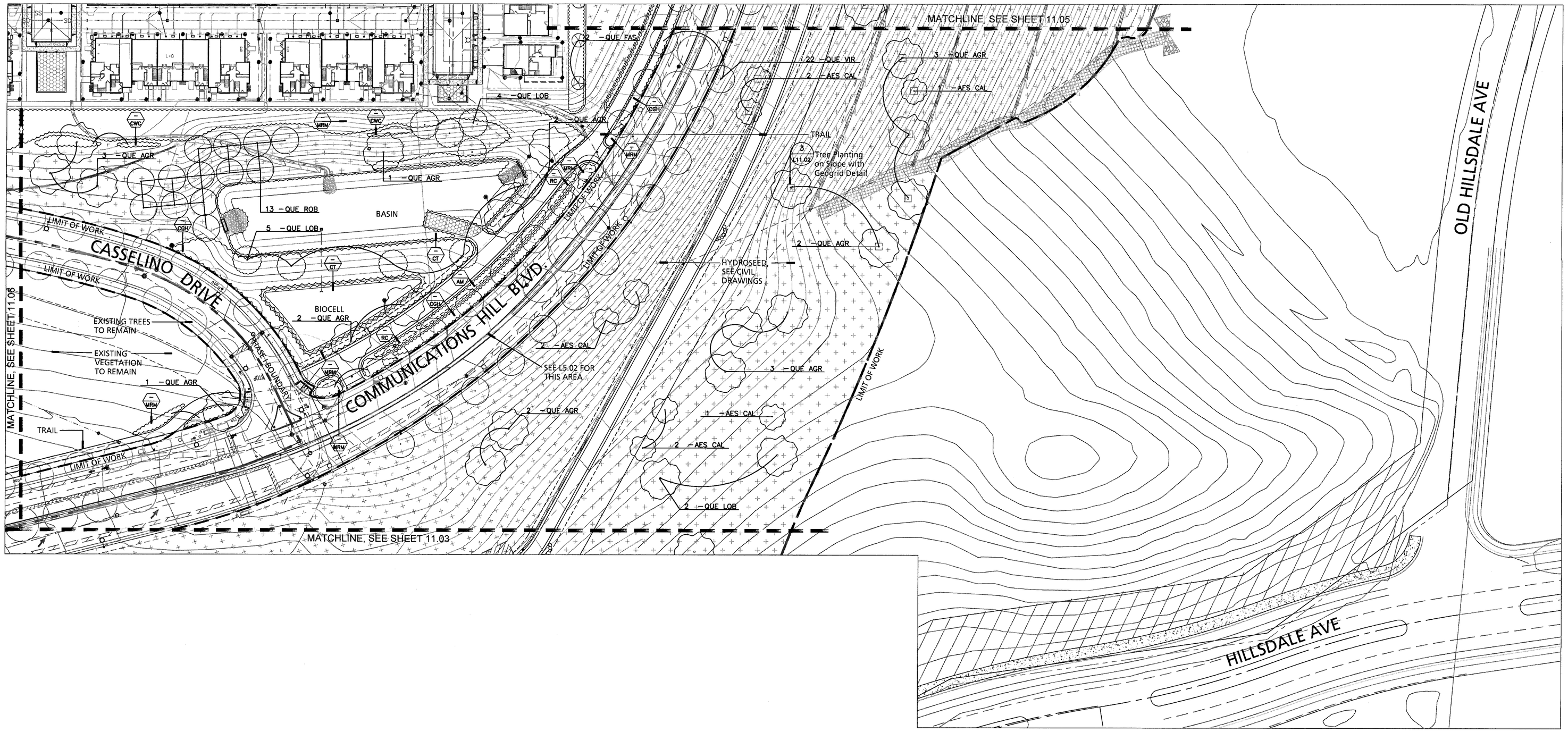
2	02/05/2015	PERMIT RESUBMITTAL
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636608R PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Landscape Plan
Hillsdale Open Space

11.03



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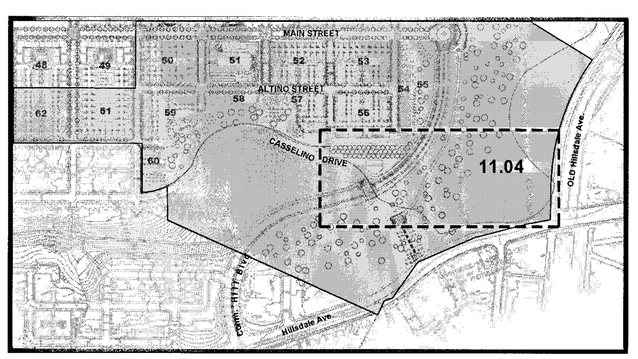

Key Map: NTS

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NO	DATE	DESCRIPTION
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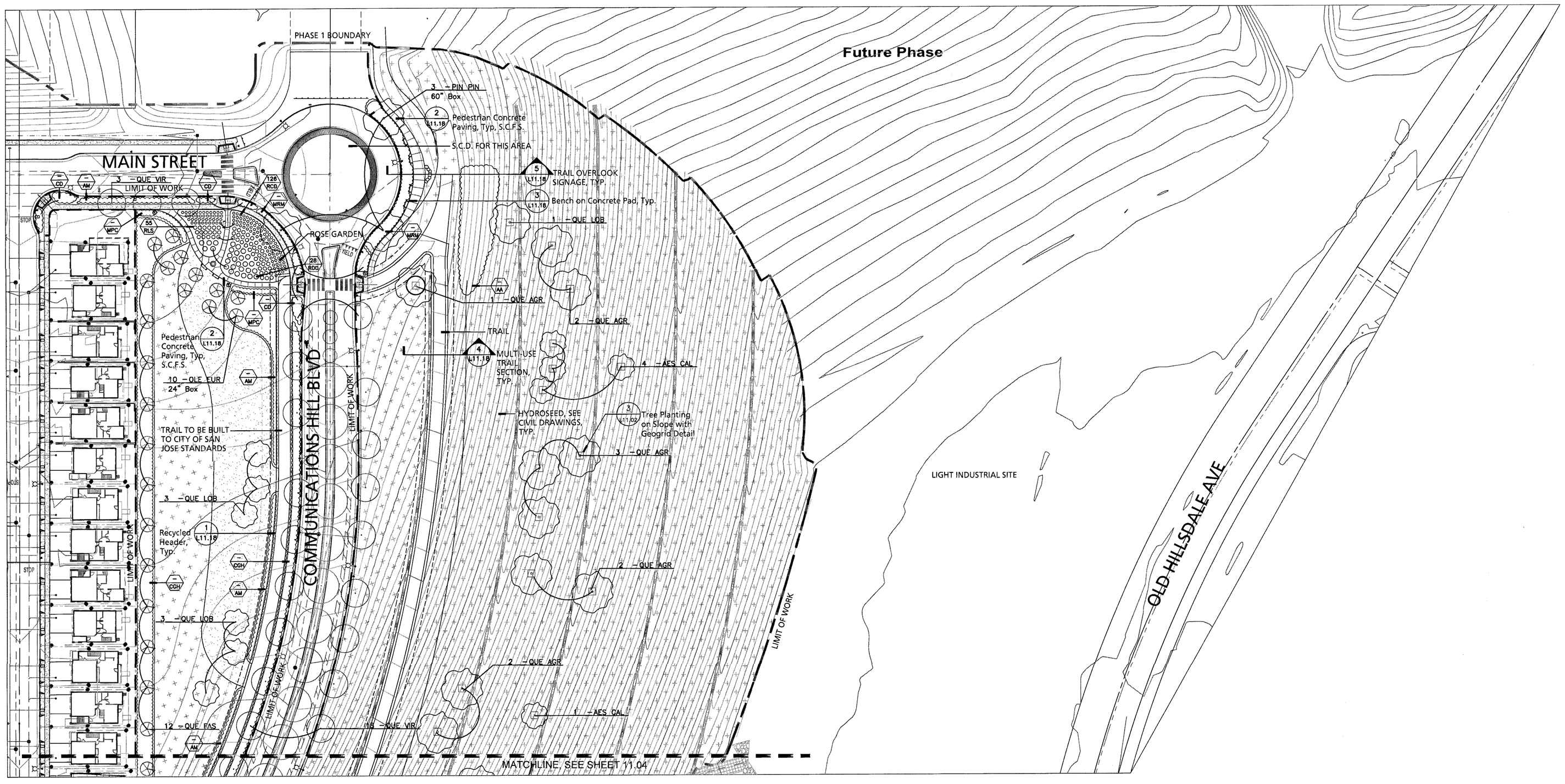
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	3636660BR PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Landscape Plan
Project Entry Open Space

11.04



Notes:
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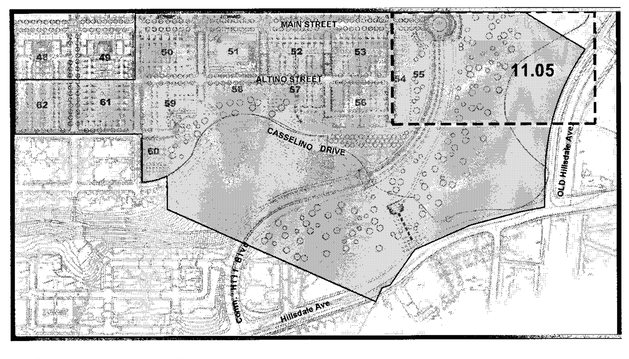

Key Map: NTS

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1	10/31/2014	PER CITY COMMENTS

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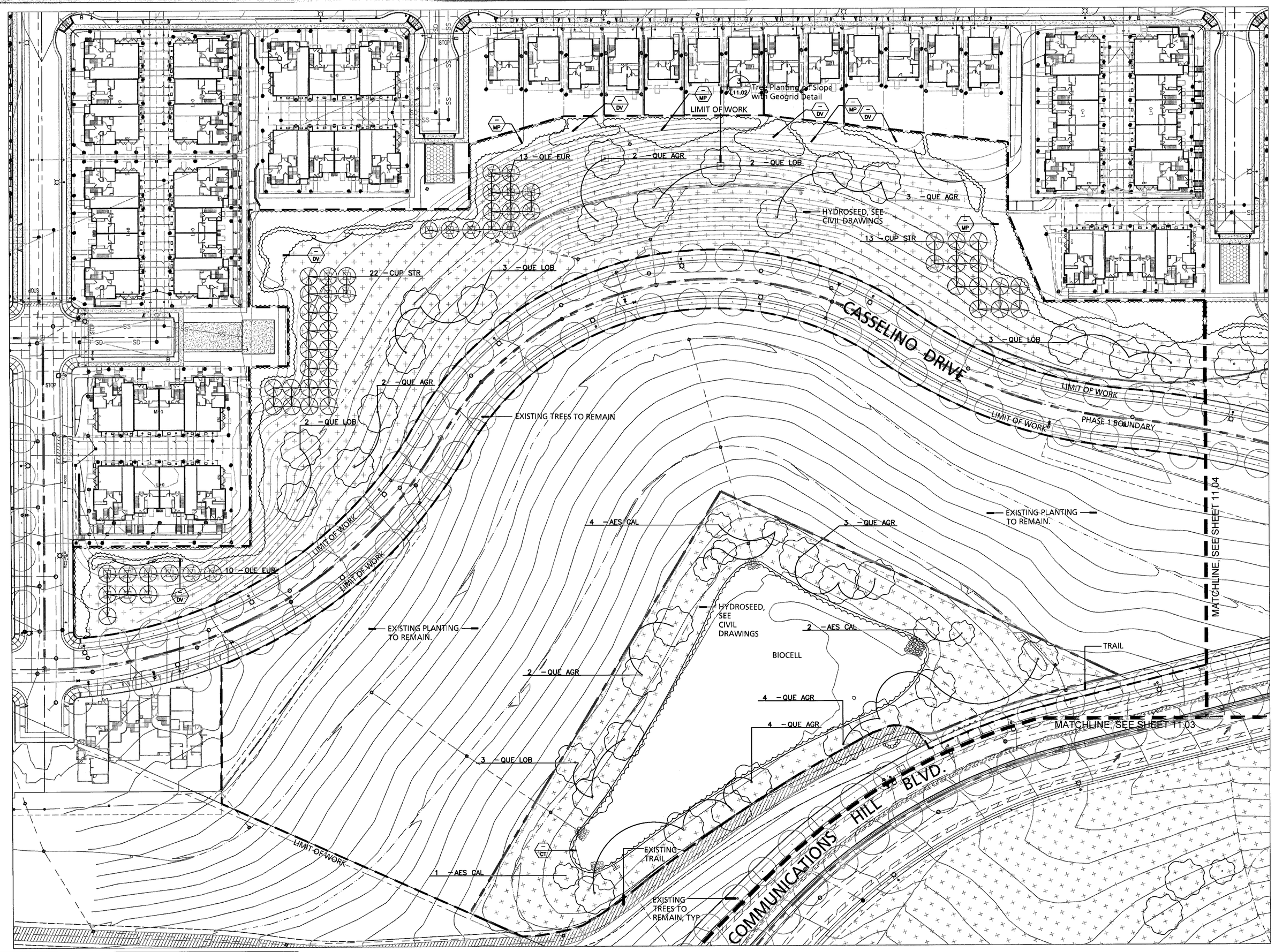
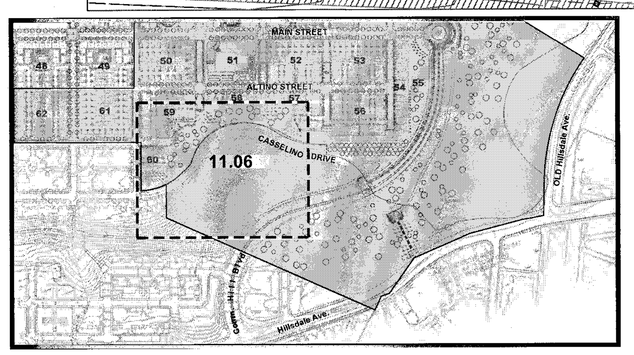
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Landscape Plan
East Hillside Open Space

11.05





Key Map: NTS

Notes:
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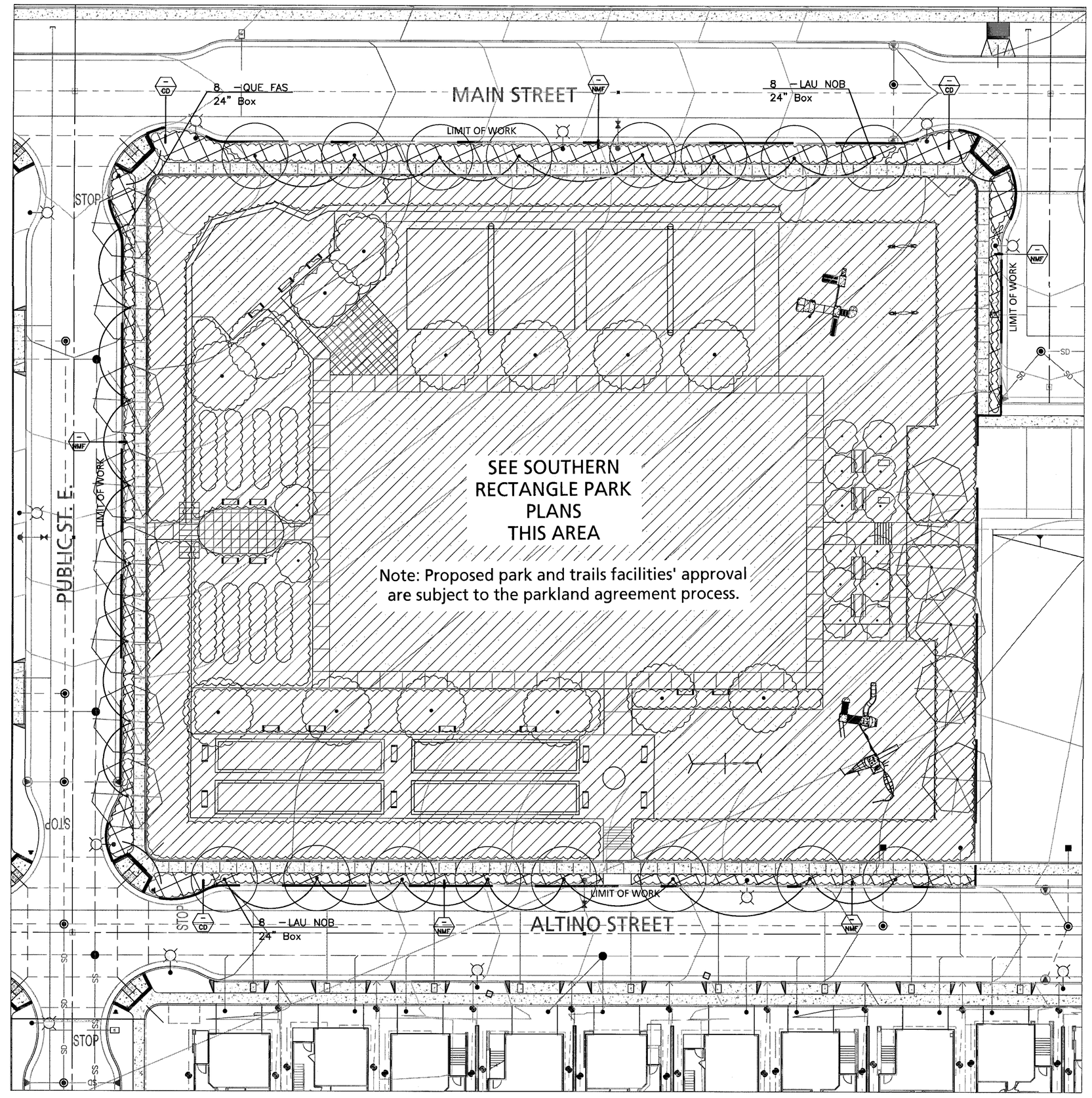
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660BR PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Landscape Plan
SouthEast Hillside Open Space

11.06



Notes:
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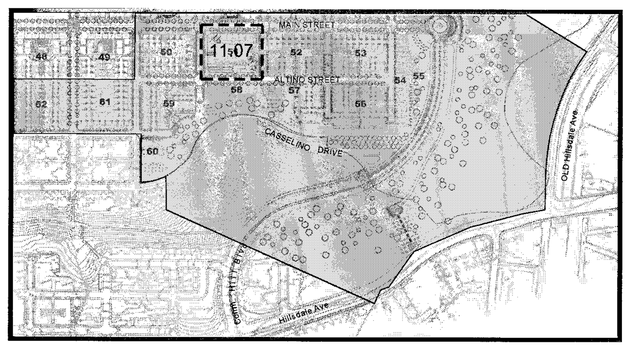
Date:

North

Scale: 1" = 20'
0 10 20 40



Key Map: NTS

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3		
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PROJECT NO:	3636.60
CAD DWG FILE:	363660BR PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VV
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Landscape Plan
Southern Rectangle Park

11.07

MATCHLINE, SEE SHEET 11.11

MATCHLINE, SEE SHEET 11.09

COMMUNICATIONS HILL BLVD.

PHASE 1 BOUNDARY

LIMIT OF WORK

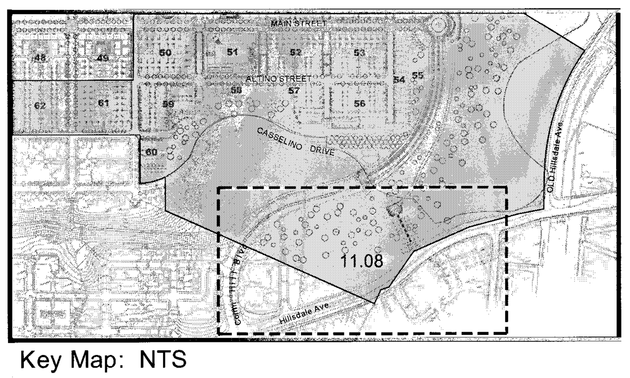
HILLSDALE FITNESS PARK, SEE SEPARATE SUBMITTAL PACKAGE FOR THIS AREA

Note: Proposed park and trails facilities' approval are subject to the parkland agreement process.

HILLSDALE AVE

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High



Key Map: NTS

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North

Scale: 1" = 40'
0 20 40 80

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CAD DWG FILE:	3636608R PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
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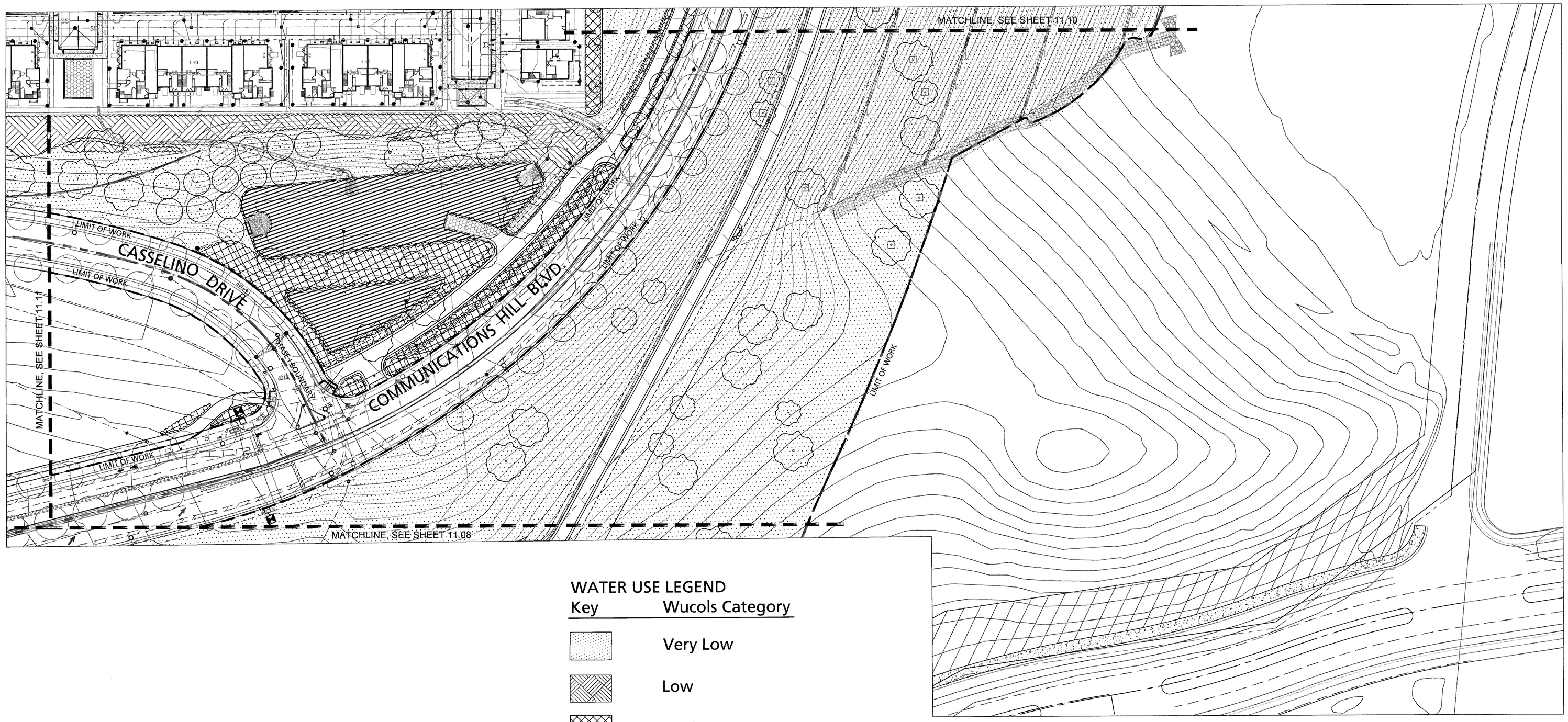
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Irrigation Zone Diagram
Hillsdale Open Space

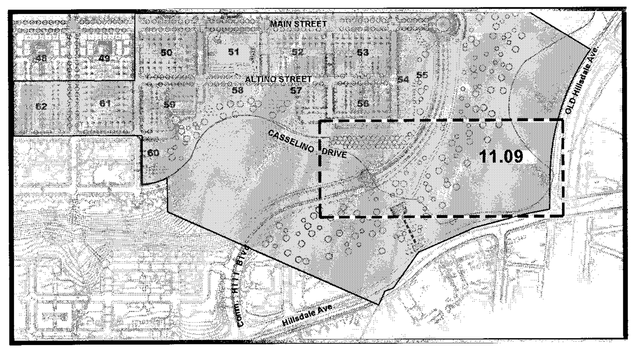
11.08



WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

Notes:
1. Plans are subject to approval through the public improvement plan process.



Key Map: NTS

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North
Scale: 1" = 40'
0 20 40 80

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COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
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1	10/31/2014	PER CITY COMMENTS

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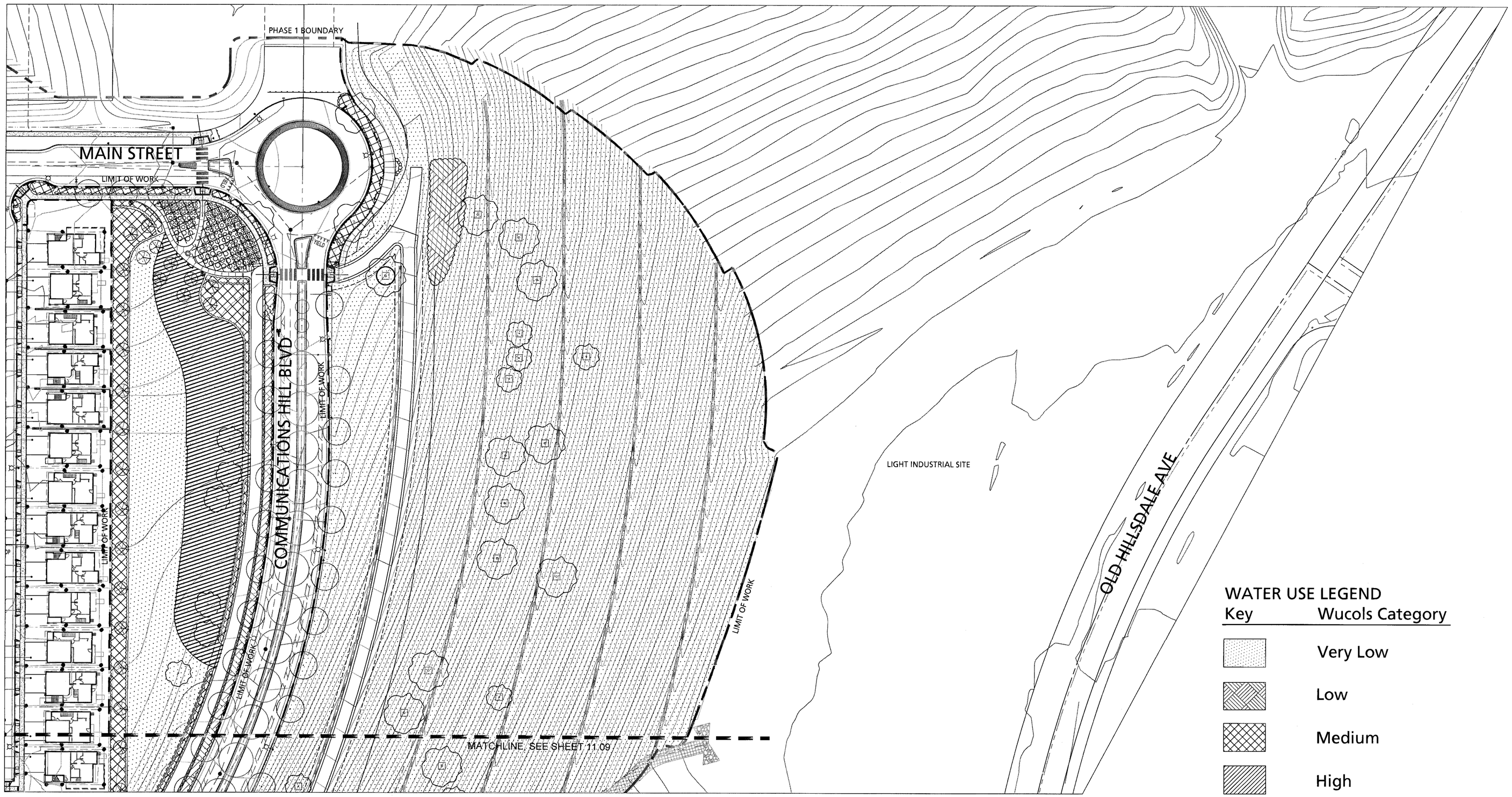
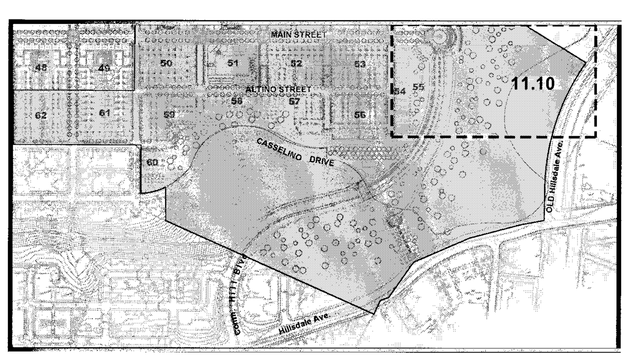
CAD DWG FILE:	363660BR PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

Irrigation Zone Diagram
Project Entry Open Space

11.09





Key Map: NTS

Notes:
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Scale: 1" = 40'
0 20 40 80

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DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

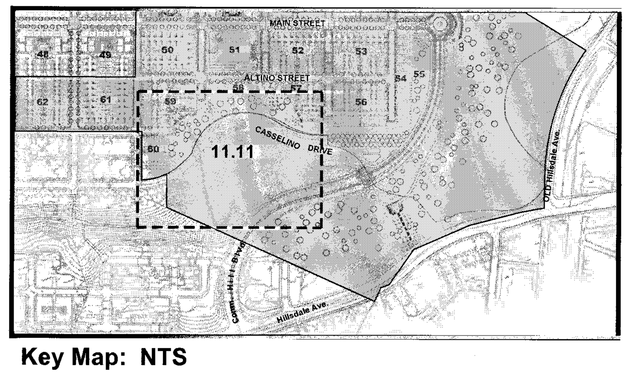
Irrigation Zone Diagram
East Hillside Open Space

11.10

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

Notes:
1. Plans are subject to approval through the public improvement plan process.



Key Map: NTS

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Scale: 1" = 40'
0 20 40 80

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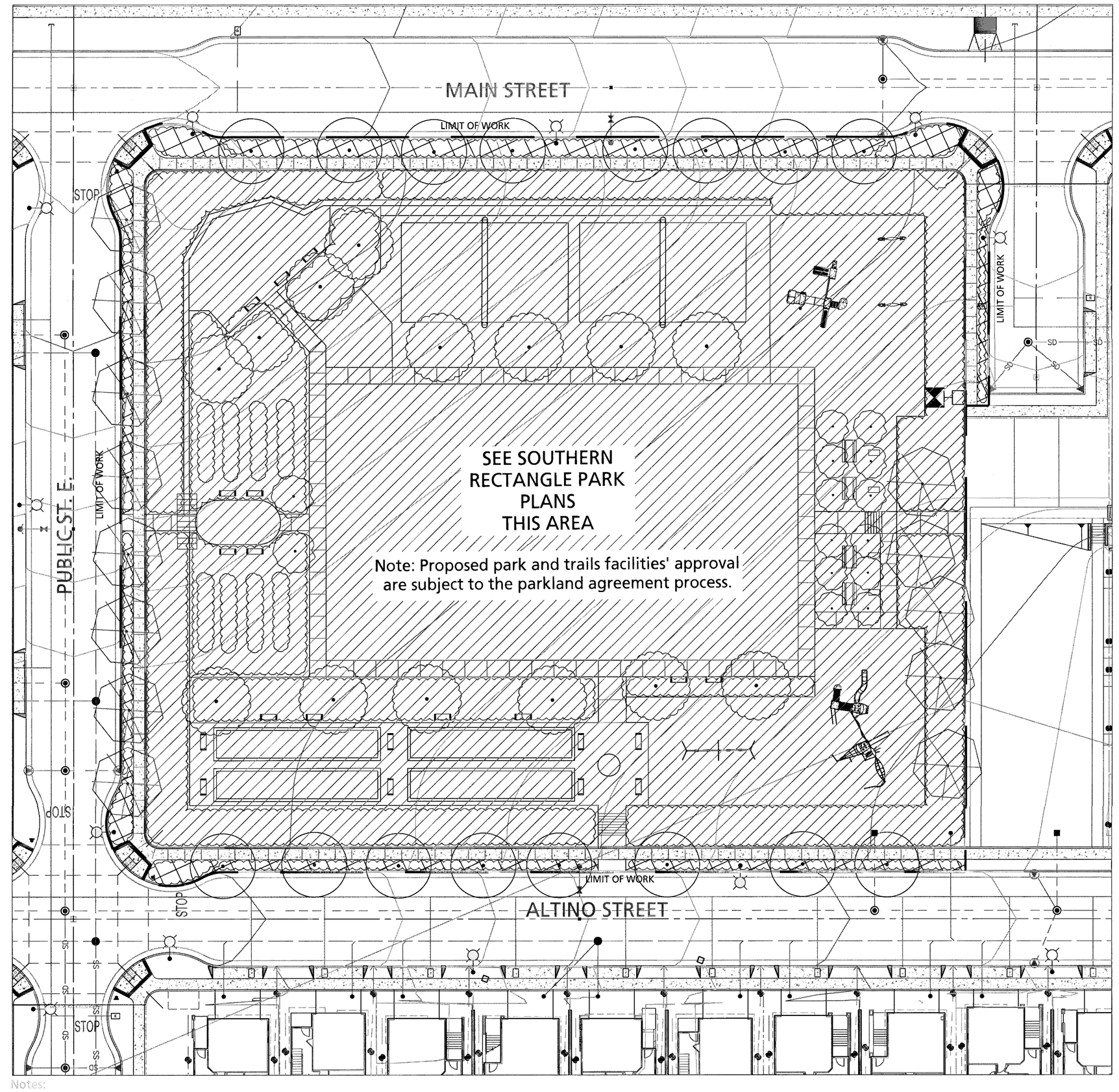
Irrigation Zone Diagram
SouthEast Hillside Open Space

11.11



Notes:
1. Plans are subject to approval through the public improvement plan process.

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

Impervious Area: 16078 sq. ft.
Pervious Area: 65974 sq. ft.

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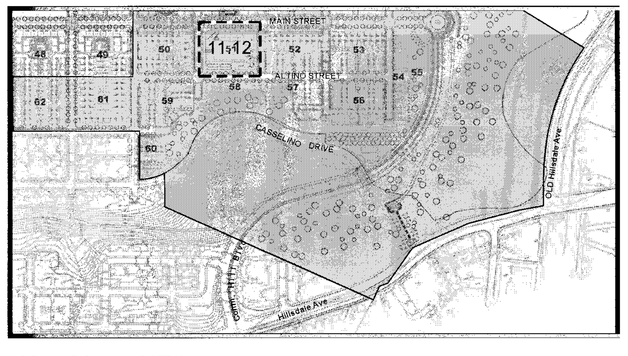
North
Scale: 1" = 20'
0 10 20 40



Key Map: NTS

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NO	DATE	DESCRIPTION
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1	02/05/2015	PERMIT RESUBMITTAL
0	10/31/2014	PER CITY COMMENTS

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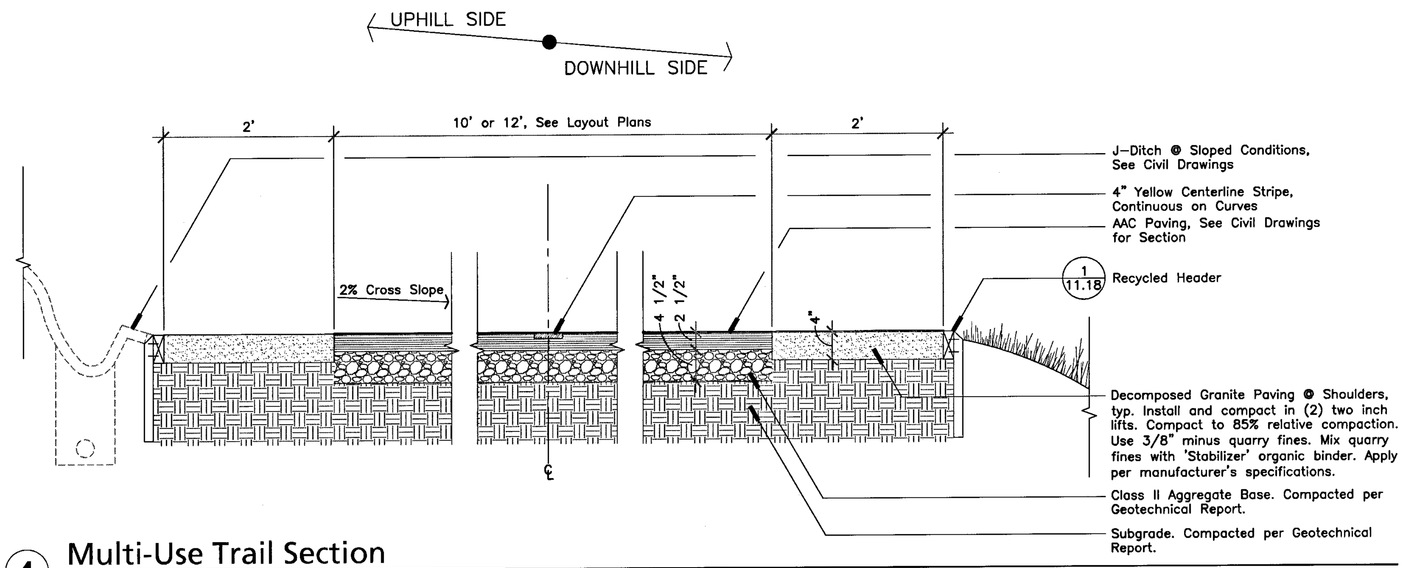
CAD DWG FILE:	3636608R PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	AS SHOWN

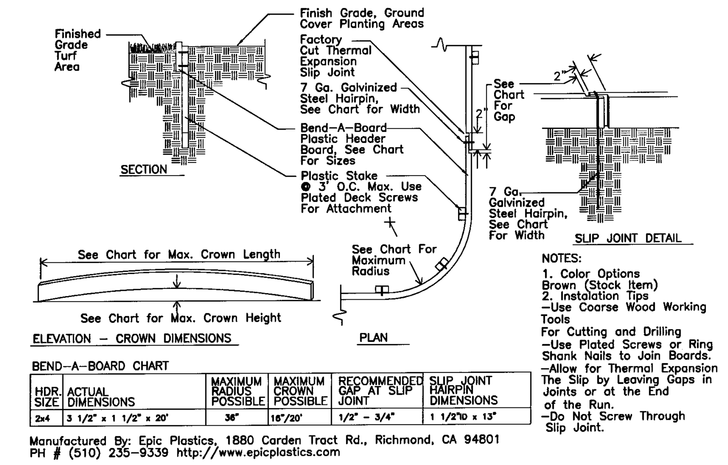
Irrigation Zone Diagram
Southern Rectangle Park

11.12



4 Multi-Use Trail Section

Scale: 1" = 1'-0"



BEND-A-BOARD CHART

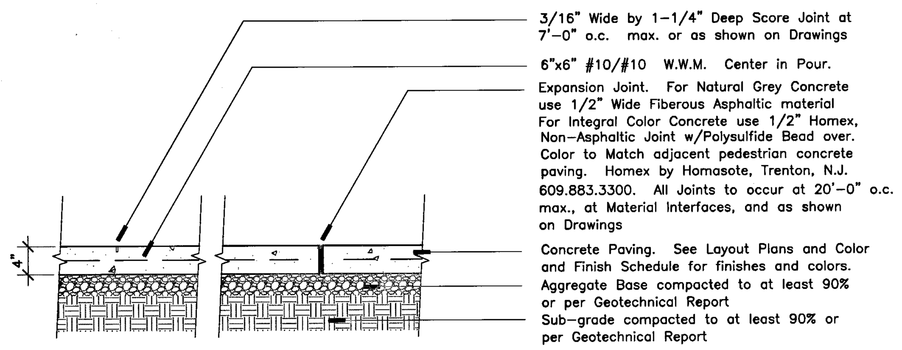
HDR. SIZE	ACTUAL DIMENSIONS	MAXIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT SLIP JOINT	SLIP JOINT HAIRPIN DIMENSIONS
2x4	3 1/2" x 1 1/2" x 20'	36'	16"/20'	1/2" - 3/4"	1 1/2"W x 13"

Manufactured By: Epic Plastics, 1880 Carden Tract Rd., Richmond, CA 94801
PH # (510) 235-9339 http://www.epicplastics.com

NOTES:
1. Color Options
Brown (Stock Item)
2. Installation Tips
–Use Coarse Wood Working Tools
For Cutting and Drilling
–Use Plated Screws or Ring Shank Nails to Join Boards.
–Allow for Thermal Expansion
The Slip by Leaving Gaps in Joints or at the End of the Run.
–Do Not Screw Through Slip Joint.

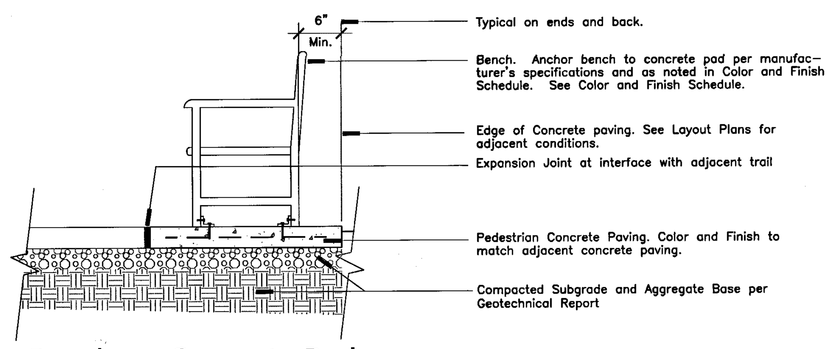
1 Recycled Header

Not to Scale



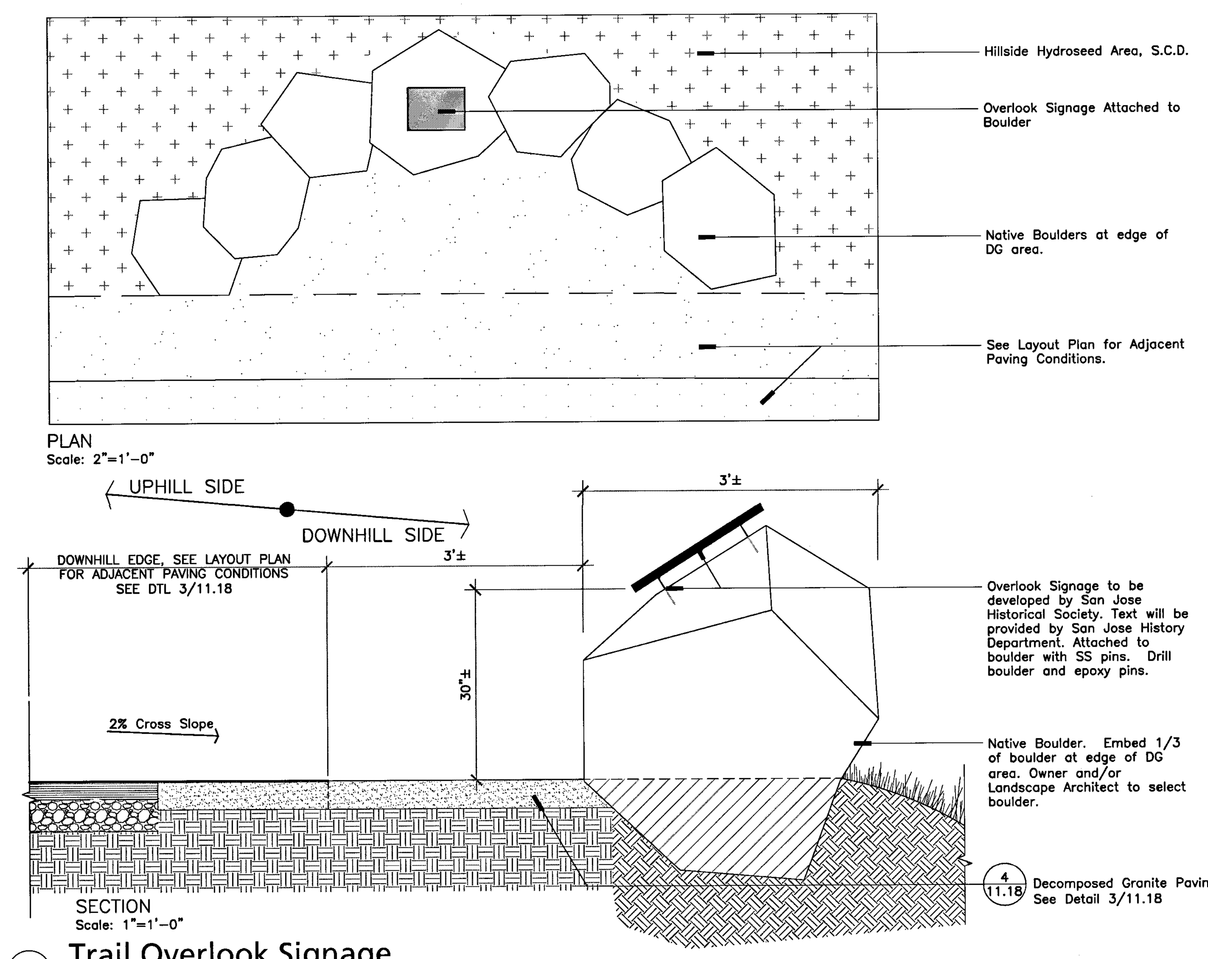
2 Pedestrian Concrete Paving

Scale: 1" = 1'-0"



3 Bench on Concrete Pad

Not to Scale



5 Trail Overlook Signage

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HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

KB HOME

PLANNED DEVELOPMENT PERMIT
PD__-___
COMMUNICATIONS HILL - PHASE 1

NO	DATE	DESCRIPTION
5		
4		
3	03/09/2015	PERMIT RESUBMITTAL
2	02/05/2015	PERMIT RESUBMITTAL
1	10/31/2014	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	363660BR PD PERMIT PHASE 1.DWG
DESIGNED BY:	XXX
DRAWN BY:	JS, VY
CHECKED BY:	XXX
DATE:	03.09.2015
SCALE:	1"=200'

Landscape Construction Details

11.18