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. (Lots: 4-10, 33-45, 29-32, 57, J, K, M-V of Tract 10295)**

Permit/Project No.: **PDA14-035-03** Issuance Date: **03/16/16**

Prepped By: **MDAVIS** Closed By: **EZEPEDA** RSN: **1641031**

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

COMMUNICATIONS HILL
San Jose, California

PLANNED DEVELOPMENT PERMIT AMENDMENT

FOR

COMMUNICATIONS HILL PHASE 2

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

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Martina Davis
Date: 3/16/16

RECEIVED
MAR 23 2016
CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

PDA 14-035-03

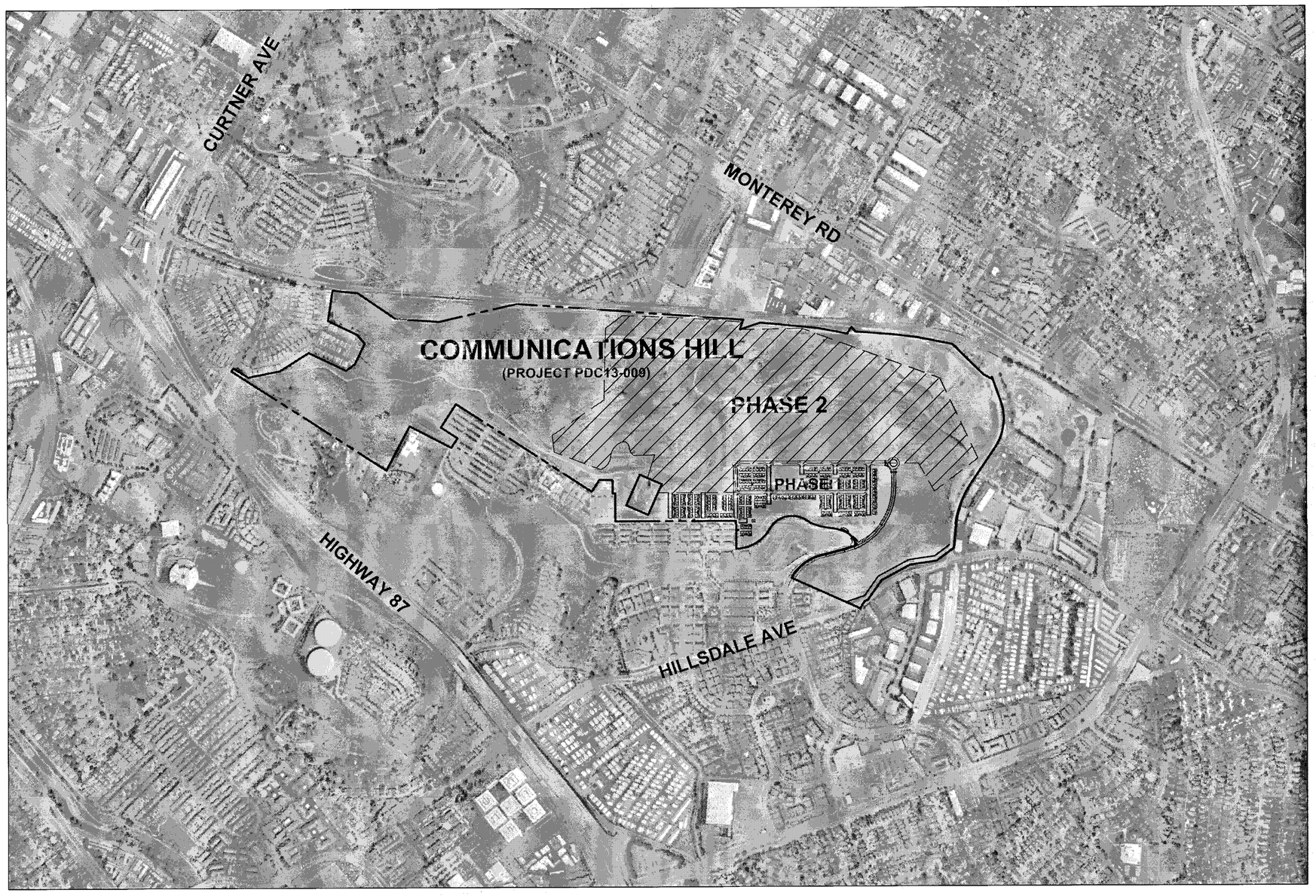


TABLE OF CONTENTS

PLANNING & CIVIL
1.0 TITLE SHEET
2.0 LAND USE PLAN
2.1 LAND USE NOTES
2.2 LAND USE NOTES
3.0 OVERALL SITE PLAN
3.1 SITE PLAN
3.2 SITE PLAN
3.3 TYPICAL STREET SECTIONS
4.0 GRADING, DRAINAGE AND WALLS LOCATION KEY SHEET
4.1 GRADING, DRAINAGE AND WALLS LOCATION PLAN
4.2 GRADING, DRAINAGE AND WALLS LOCATION PLAN
4.3 GRADING, DRAINAGE AND WALLS LOCATION PLAN
4.4 GRADING, DRAINAGE AND WALLS LOCATION PLAN
4.5 GRADING, DRAINAGE AND WALLS LOCATION PLAN
4.6 GRADING, DRAINAGE AND WALLS LOCATION PLAN
4.7 GRADING SECTIONS
5.0 STORMWATER CONTROL PLAN PHASE 2
5.1 STORMWATER CONTROL PLAN PHASE 3
5.2 STORMWATER CONTROL PLAN PHASE 4
5.3 STORMWATER CONTROL DETAILS
6.0 CONCEPTUAL SANITARY SEWER & STORM DRAIN PLAN

ARCHITECTURE
SEE 7-00 SHEET INDEX

LANDSCAPE
10.1 LANDSCAPE PLAN
10.2 LANDSCAPE PLAN
10.3 LANDSCAPE PLAN
10.4 LANDSCAPE PLAN
10.5 LANDSCAPE ENLARGEMENTS AND TYPICALS
10.6 LANDSCAPE ENLARGEMENTS AND TYPICALS
10.7 LANDSCAPE ENLARGEMENTS AND TYPICALS
10.8 LANDSCAPE ENLARGEMENTS AND TYPICALS
10.9 FENCE PLAN
10.10 PLANTING LEGEND
10.11 PLANTING DETAILS
10.12 PUBLIC MEDIAN PLANTING DETAILS
10.13 HYDROZONE NOTES AND IRRIGATION DETAILS
10.14 LANDSCAPE DETAILS
10.15 LANDSCAPE DETAILS
10.16 LANDSCAPE DETAILS
10.17 PODIUM LANDSCAPE ENLARGEMENTS
10.18 PODIUM LANDSCAPE ENLARGEMENTS
10.19 PODIUM LANDSCAPE ENLARGEMENTS
10.20 PODIUM LANDSCAPE ENLARGEMENTS

LANDSCAPE
11.01 GENERAL NOTES AND LEGENDS
11.02 PLANTING NOTES AND LEGENDS
11.03 LANDSCAPE PLAN - PHASE 2
11.04 LANDSCAPE PLAN - PHASE 2
11.05 LANDSCAPE PLAN - PHASE 2
11.06 LANDSCAPE PLAN - PHASE 2
11.07 LANDSCAPE PLAN - PHASE 2
11.08 IRRIGATION ZONE DIAGRAM - PHASE 2
11.09 IRRIGATION ZONE DIAGRAM - PHASE 2
11.10 IRRIGATION ZONE DIAGRAM - PHASE 2
11.11 IRRIGATION ZONE DIAGRAM - PHASE 2
11.12 IRRIGATION ZONE DIAGRAM - PHASE 2
11.13 LANDSCAPE CONSTRUCTION DETAILS

PROJECT DESCRIPTION

THE PROPOSED PD PERMIT AMENDMENT TO PD14-035 WILL ALLOW FOR THE DEVELOPMENT OF PHASE 2 OF THE COMMUNICATIONS HILL PROJECT APPROVED IN THE PLANNED DEVELOPMENT ZONING & PREZONING (PDC13-009). PHASE 2 INCLUDES APPROXIMATELY 125 ACRES (GROSS) AND WILL CONSIST OF 648 SINGLE-FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, CONDOMINIUMS AND APARTMENTS, PUBLIC TRAILS, PUBLIC & PRIVATE INFRASTRUCTURE IMPROVEMENTS, STORMWATER TREATMENT FACILITIES AND OFF-SITE UTILITIES.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBERS: LOTS 4-10, 29-45, 57, J, K, M-V OF TRACT 10295

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

PRIOR APPROVALS: GP13-002, PDC13-009, PD14-035, PT14-030, PDA14-035-01 & PT14-034

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 (PDC13-009)

PROPOSED USE: UP TO 648 SINGLE FAMILY DETACHED AND ATTACHED HOMES, TOWNHOMES, CONDOMINIUMS AND APARTMENTS, PUBLIC & PRIVATE STREETS, PUBLIC TRAILS, AND PUBLIC & PRIVATE OPEN SPACE

GROSS PROJECT AREA (PHASE 2 FOOTPRINT): ±125.0 AC
PROPOSED PUBLIC STREET: ±8.5 AC
EXISTING PUBLIC STREET: ±1.4 AC
PROPOSED PRIVATE STREET: ±0.8 AC
NET SITE AREA: ±114.3 AC

PROPOSED DENSITY: 648 DU / 19.7 AC (NET RESIDENTIAL) = 32.9 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	CONDO	TOTAL RESIDENTIAL UNITS	NET AREA	NET DENSITY
PHASE 1	PDA14-035-01 PT14-034	27	195	92	0	314	14.4 AC	21.8 DU/AC
PHASE 2	PDA14-035-03 PT15-055	34	264	44	306	648	19.7 AC	32.9 DU/AC
PHASE 3	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
PHASE 4	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE	FUTURE
TOTAL		61	459	136	306	962	34.1 AC	28.2 DU/AC

DEVELOPMENT TEAM

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

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

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

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

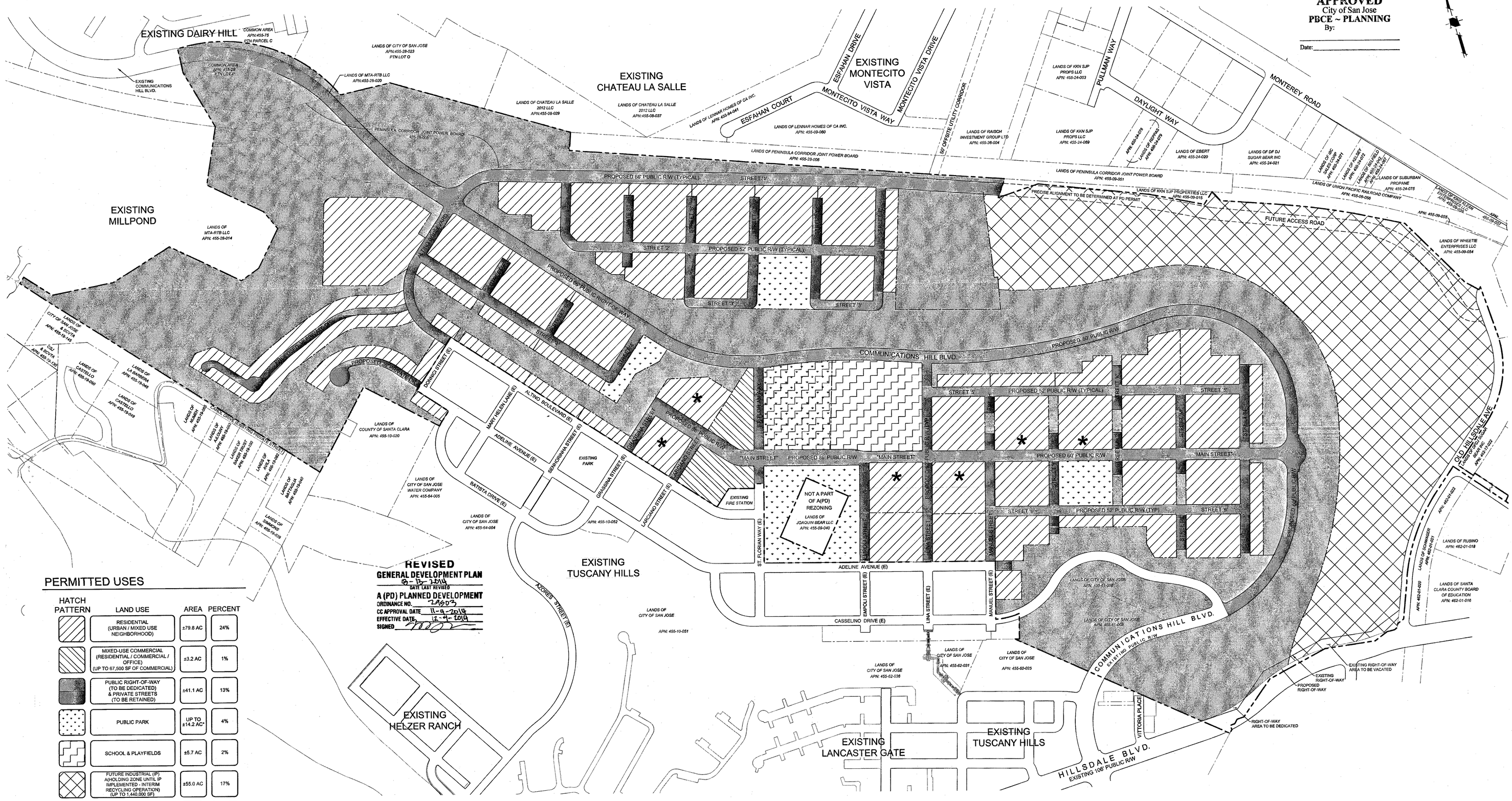
CIVIL ENGINEER: HMH
CONTACT: DAVID WILSON
1570 OAKLAND ROAD
SAN JOSE, CA 95131

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

3RD SUBMITTAL

COMMUNICATIONS HILL
San Jose, California

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


EXISTING DAIRY HILL
EXISTING MILLPOND
EXISTING CHATEAU LA SALLE
EXISTING MONTECITO VISTA
EXISTING TUSCANY HILLS
EXISTING HELZER RANCH
EXISTING LANCASTER GATE
EXISTING TUSCANY HILLS
ESFAHAN COURT
ESFAHAN DRIVE
MONTECITO VISTA WAY
MONTECITO VISTA DRIVE
PULLMAN WAY
DAYLIGHT WAY
MONTEREY ROAD
PROPOSED 66' PUBLIC R/W (TYPICAL)
STREET 1
STREET 2
PROPOSED 52' PUBLIC R/W (TYPICAL)
STREET 3
PROPOSED 66' PUBLIC RIGHT-OF-WAY
PROPOSED 80' PUBLIC R/W
COMMUNICATIONS HILL BLVD.
STREET 5
STREET 6
STREET 7
STREET 8
STREET 9
"MAIN STREET"
PROPOSED 56' PUBLIC R/W
PROPOSED 60' PUBLIC R/W
PROPOSED 52' PUBLIC R/W (TYP)
PROPOSED 66' PUBLIC R/W
FUTURE ACCESS ROAD
PRECISE ALIGNMENT TO BE DETERMINED AT PD PERMIT
NOT A PART OF A(PD) REZONING
LANDS OF JOAQUIN BEAR LLC APN: 455-09-040
EXISTING FIRE STATION
ADELINE AVENUE (E)
CASSELINO DRIVE (E)
ALTINO BOULEVARD (E)
BATISTA DRIVE (E)
AZORES STREET (E)
ST. FLORIAN WAY (E)
EMPOLI STREET (E)
LINA STREET (E)
MANUEL STREET (E)
DOMINO STREET (E)
MARY HELEN LANE (E)
SERAFINA STREET (E)
GRASSINA STREET (E)
LARCANO STREET (E)
EXISTING PARK
VITTORIA PLACE
HILLSDALE BLVD.
EXISTING 106' PUBLIC R/W
OLD HILLSDALE AVE.
EXISTING RIGHT-OF-WAY AREA TO BE VACATED
EXISTING RIGHT-OF-WAY
PROPOSED RIGHT-OF-WAY
RIGHT-OF-WAY AREA TO BE DEDICATED
LANDS OF CITY OF SAN JOSE
LANDS OF COUNTY OF SANTA CLARA
LANDS OF CITY OF SAN JOSE WATER COMPANY APN: 455-54-005
LANDS OF MTA-RTB LLC APN: 455-28-014
LANDS OF MTA-RTB LLC APN:455-28-020
LANDS OF CHATEAU LA SALLE 2012 LLC APN:455-08-029
LANDS OF CHATEAU LA SALLE 2012 LLC APN:455-08-037
LANDS OF LENNAR HOMES OF CA INC. APN: 455-09-060
LANDS OF PENINSULA CORRIDOR JOINT POWER BOARD APN: 455-29-008
LANDS OF RAISCH INVESTMENT GROUP LTD APN: 455-36-004
LANDS OF KKN SJP PROPS LLC APN: 455-24-003
LANDS OF KKN SJP PROPS LLC APN: 455-24-009
LANDS OF EBERT APN: 455-24-020
LANDS OF DF DJ SUGAR BEAR INC APN: 455-24-021
LANDS OF SUBURBAN PROPANE APN: 455-24-075
LANDS OF UNION PACIFIC RAILROAD COMPANY APN: 455-09-056
LANDS OF WHEETIE ENTERPRISES LLC APN: 455-09-054
LANDS OF RUBINO APN: 462-01-018
LANDS OF SANTA CLARA COUNTY BOARD OF EDUCATION APN: 462-01-016
LANDS OF CITY OF SAN JOSE APN: 455-62-031
LANDS OF CITY OF SAN JOSE APN: 455-60-025
LANDS OF CITY OF SAN JOSE APN: 455-62-036
LANDS OF CITY OF SAN JOSE APN: 455-10-051
LANDS OF CITY OF SAN JOSE APN: 455-10-052
LANDS OF CITY OF SAN JOSE APN: 455-54-004
LANDS OF CITY OF SAN JOSE APN: 455-61-008
LANDS OF CITY OF SAN JOSE APN: 455-61-009
LANDS OF CASTELLO APN: 455-19-049
LANDS OF CASTELLO APN: 455-19-050
LANDS OF LA SIERRA APN: 455-19-048
LANDS OF NUNEZ APN: 455-19-046
LANDS OF ALVEY APN: 455-19-047
LANDS OF BAKER TRUST APN: 455-19-051
LANDS OF AYLA APN: 455-19-052
LANDS OF NATIVIDAD APN: 455-19-040
LANDS OF SIMMONS APN: 455-19-038
LANDS OF SCHWEIGER APN: 462-01-021
APN: 462-01-020
APN: 462-01-022
APN: 455-09-055
APN: 455-09-057
APN: 455-09-058
APN: 455-09-059
APN: 455-09-060
APN: 455-09-061
APN: 455-09-062
APN: 455-09-063
APN: 455-09-064
APN: 455-09-065
APN: 455-09-066
APN: 455-09-067
APN: 455-09-068
APN: 455-09-069
APN: 455-09-070
APN: 455-09-071
APN: 455-09-072
APN: 455-09-073
APN: 455-09-074
APN: 455-09-075
APN: 455-09-076
APN:

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

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
8-18-2014
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.

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

COMMUNICATIONS HILL
San Jose, California

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:

REVISED
GENERAL DEVELOPMENT PLAN
8-18-2014
DATE LAST REVISED
(PD) PLANNED DEVELOPMENT
ORDINANCE NO. 28503
CC APPROVAL DATE 11-4-2014
EFFECTIVE DATE 12-4-2014
SIGNED

- 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.

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: x:x = 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.

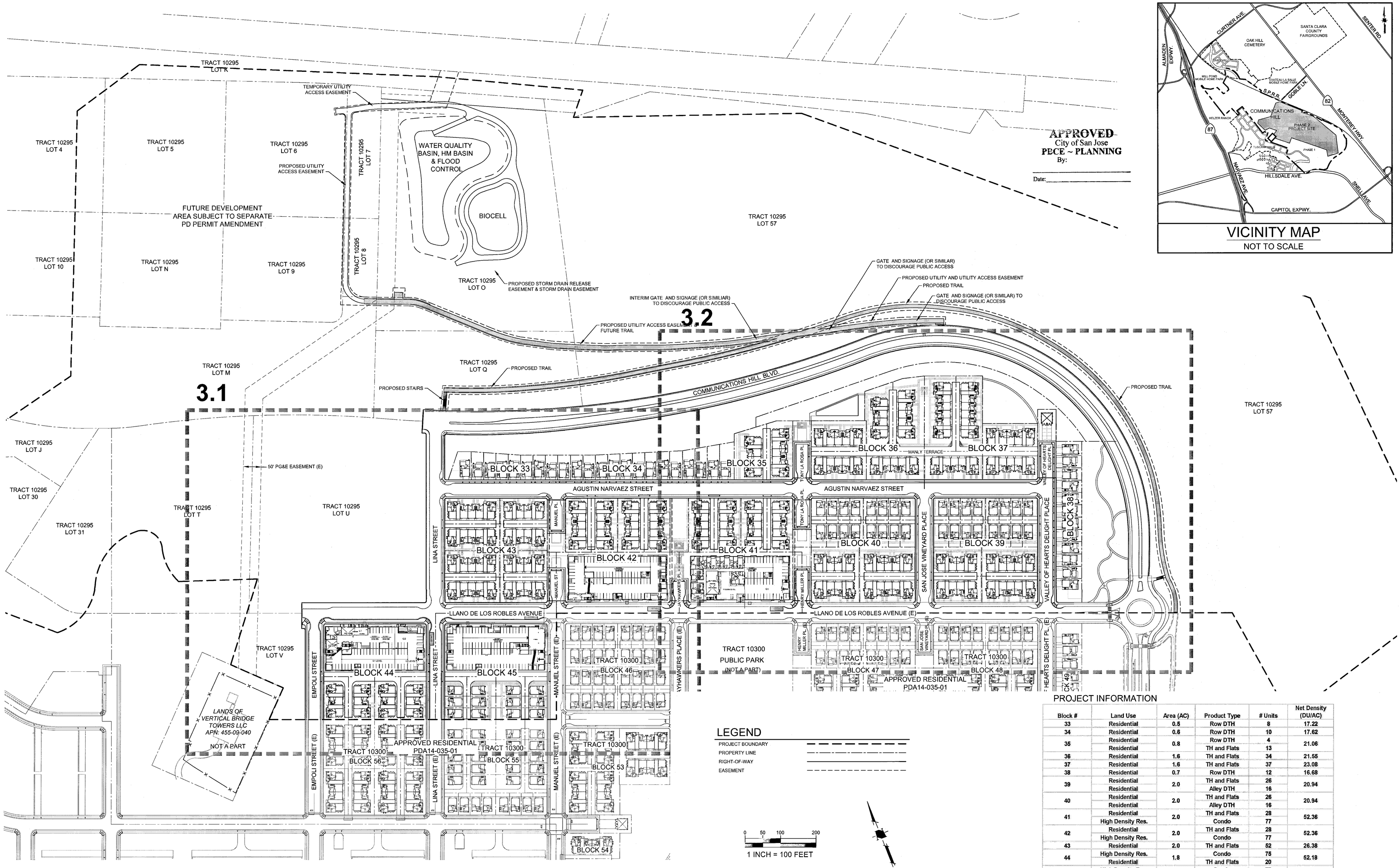
MM GEO-1.2 and 2.2: The proposed project shall be constructed in accordance with the standard engineering practices in the Uniform Building Code.

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.



VICINITY MAP
NOT TO SCALE

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
RIGHT-OF-WAY	
EASEMENT	

PROJECT INFORMATION

Block #	Land Use	Area (AC)	Product Type	# Units	Net Density (DU/AC)
33	Residential	0.5	Row DTH	8	17.22
34	Residential	0.6	Row DTH	10	17.62
35	Residential	0.8	Row DTH	4	21.06
	Residential		TH and Flats	13	
36	Residential	1.6	TH and Flats	34	21.55
37	Residential	1.6	TH and Flats	37	23.08
38	Residential	0.7	Row DTH	12	16.68
39	Residential	2.0	TH and Flats	26	20.94
	Residential		Alley DTH	16	
40	Residential	2.0	TH and Flats	26	20.94
	Residential		Alley DTH	16	
41	Residential	2.0	TH and Flats	28	52.36
	High Density Res.		Condo	77	
42	Residential	2.0	TH and Flats	28	52.36
	High Density Res.		Condo	77	
43	Residential	2.0	TH and Flats	52	26.38
44	High Density Res.	1.8	Condo	75	52.18
	Residential		TH and Flats	20	
45	High Density Res.	1.8	Condo	77	49.44
	Residential		Alley DTH	12	

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/16/16	PER CITY COMMENTS
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636705P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	OCTOBER 2, 2015
SCALE:	1"=100'

OVERALL SITE PLAN

3.0

COMMUNICATIONS HILL
San Jose, California

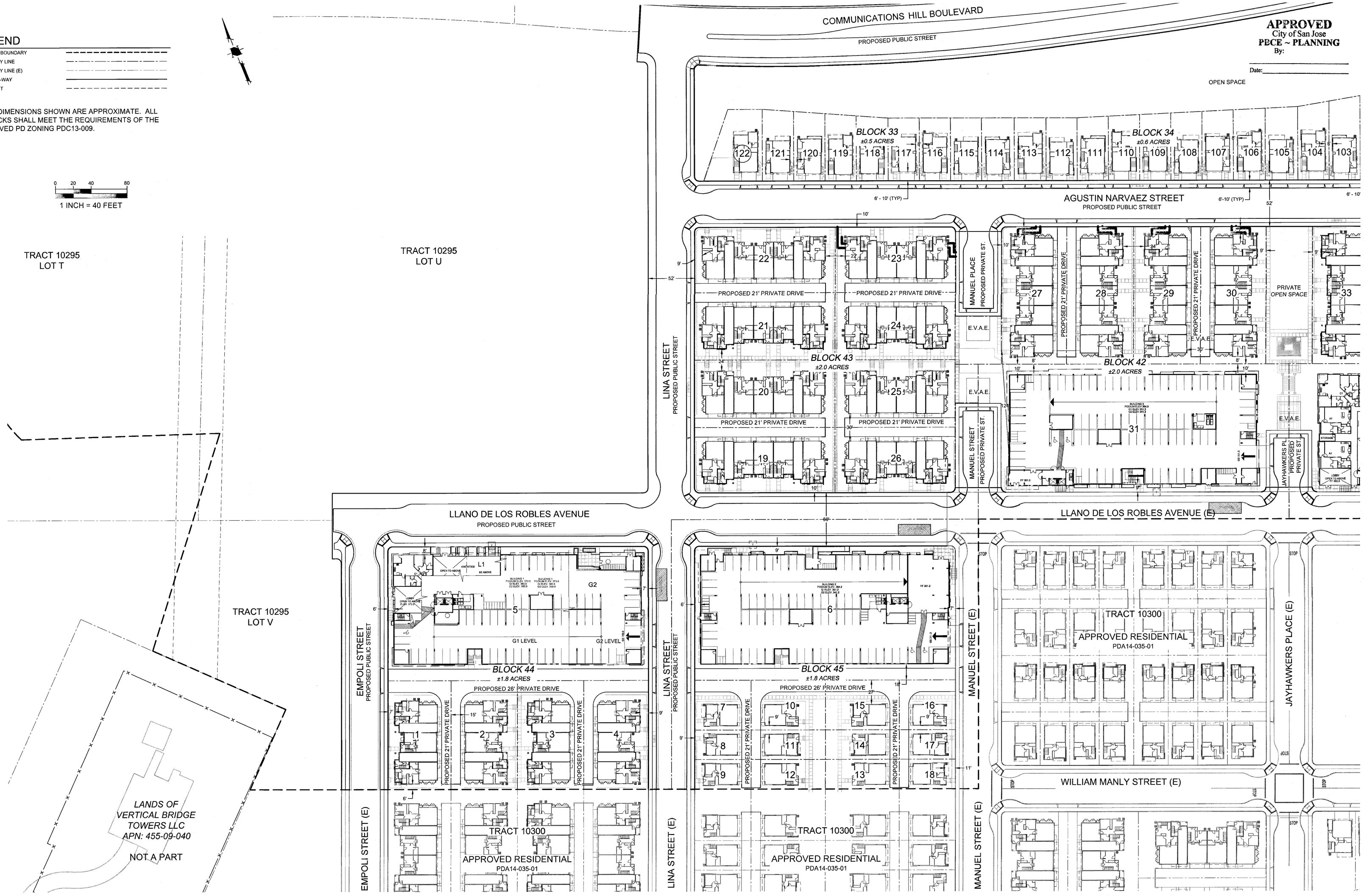
LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (E)	
RIGHT-OF-WAY	
EASEMENT	

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.

0 20 40 80
1 INCH = 40 FEET

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



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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1		
4	03/16/16	PER CITY COMMENTS
3	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636705P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	OCTOBER 2, 2015
SCALE:	1"=40'

SITE PLAN

3.1

COMMUNICATIONS HILL
San Jose, California

LEGEND

PROJECT BOUNDARY	
PROPERTY LINE	
PROPERTY LINE (E)	
RIGHT-OF-WAY	
EASEMENT	

NOTE: DIMENSIONS SHOWN ARE APPROXIMATE. ALL SETBACKS SHALL MEET THE REQUIREMENTS OF THE APPROVED PD ZONING PDC13-009.

0 20 40 80
1 INCH = 40 FEET

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

TRACT 10295
LOT 57

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

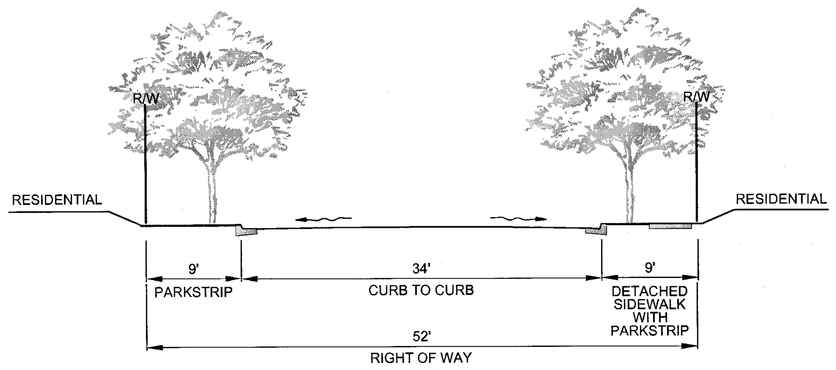
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/16/16	PER CITY COMMENTS
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

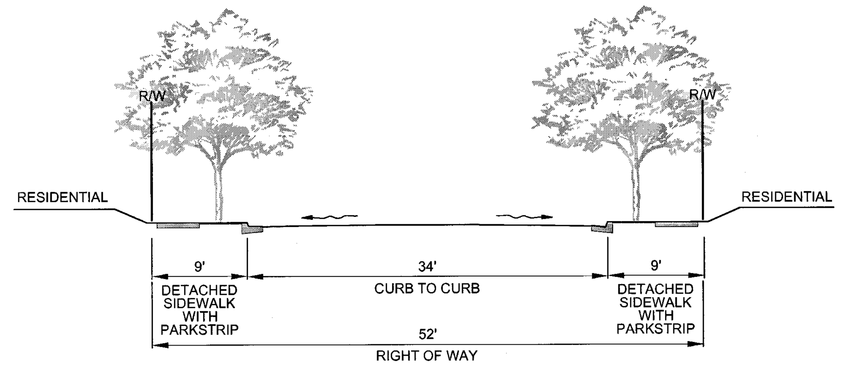
PROJECT NO:	3636.70
CAD DWG FILE:	3636705P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	OCTOBER 2, 2015
SCALE:	1"=40'

SITE PLAN

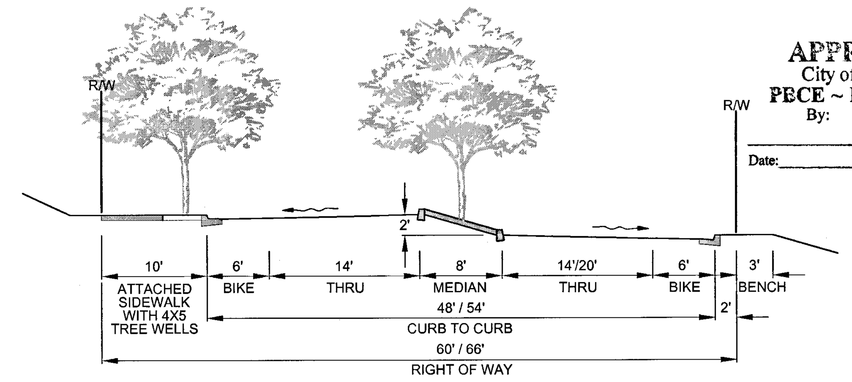
3.2



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

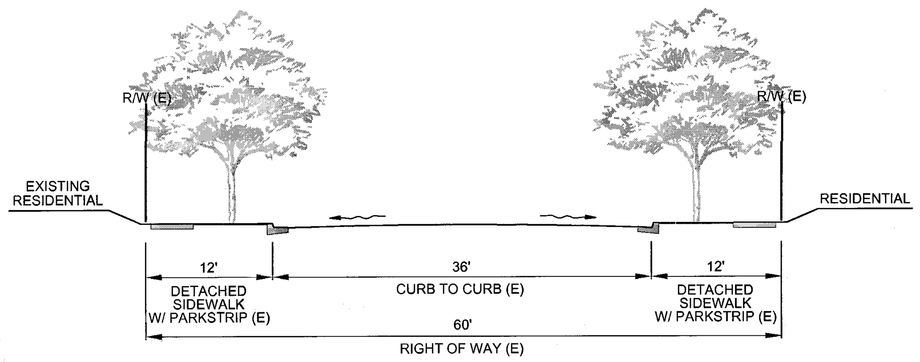


B TYPICAL STREET SECTION: 52' RIGHT-OF-WAY
SCALE: NOT TO SCALE

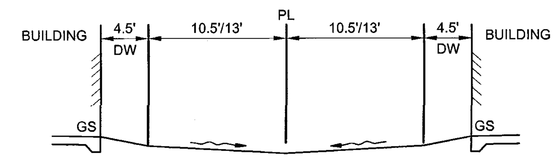


A TYPICAL STREET SECTION: COMMUNICATIONS HILL BLVD.
SCALE: NOT TO SCALE

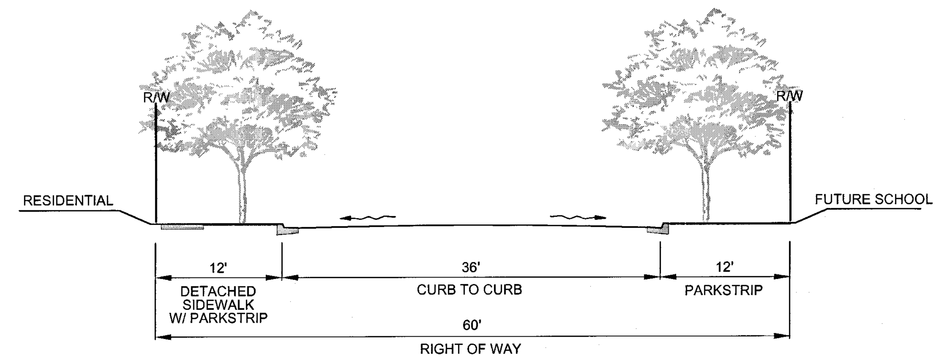
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



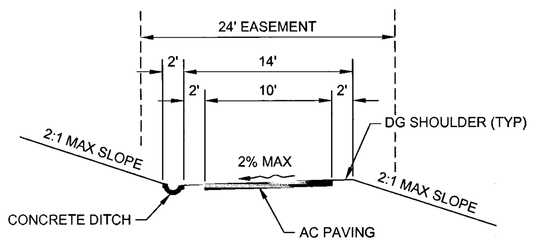
D TYPICAL EXISTING STREET SECTION: 60' RIGHT-OF-WAY
SCALE: NOT TO SCALE



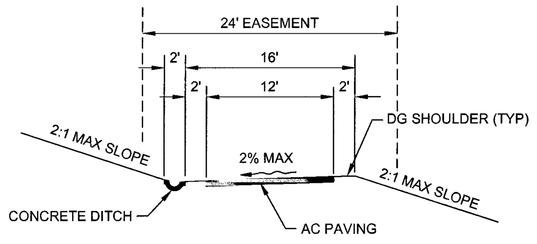
E TYPICAL PRIVATE ALLEY SECTION
SCALE: NOT TO SCALE



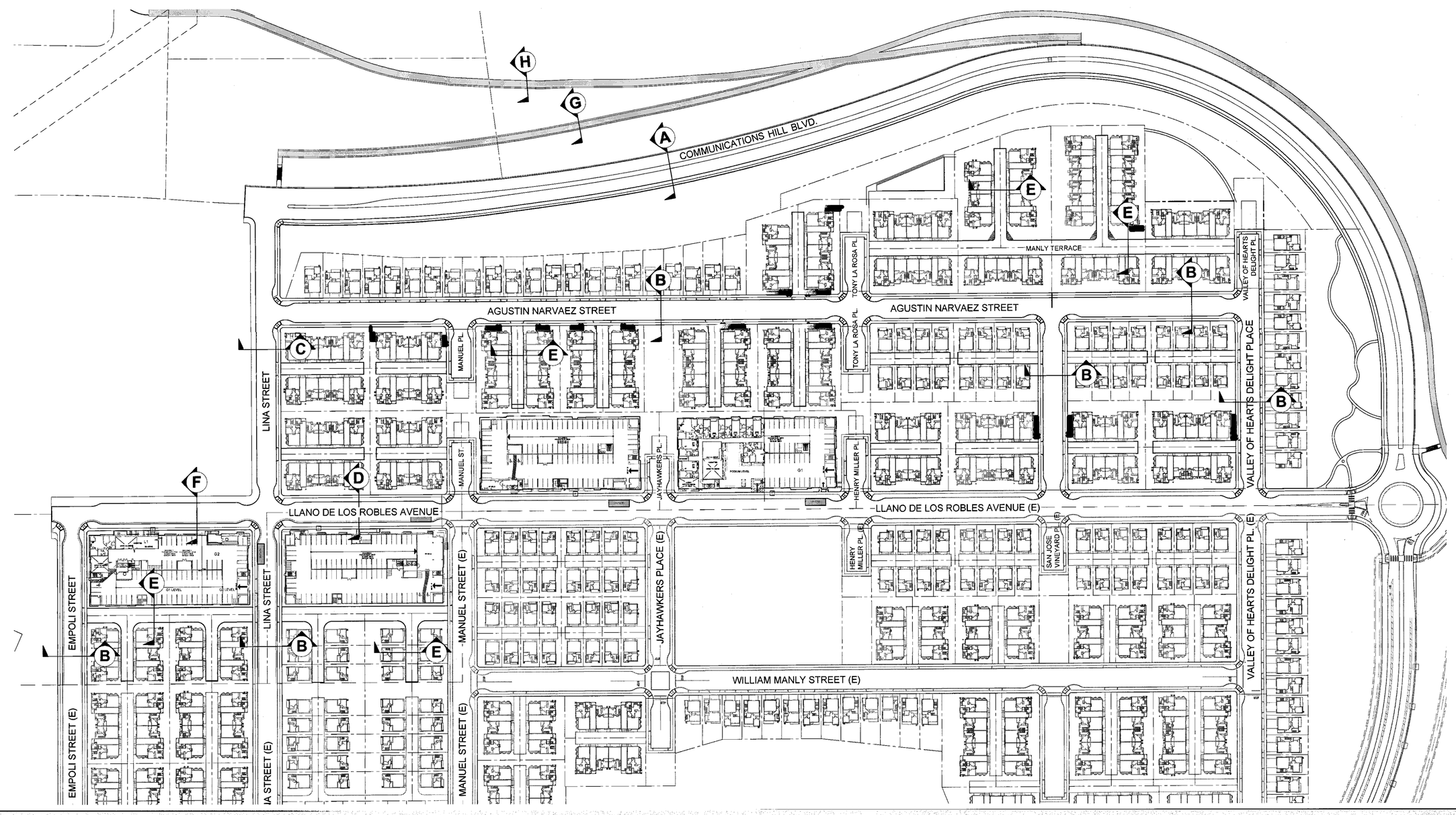
F TYPICAL STREET SECTION: 60' RIGHT-OF-WAY
SCALE: NOT TO SCALE



G TYPICAL MULTI-USE TRAIL SECTION
SCALE: NOT TO SCALE



H TYPICAL UTILITY ACCESS ROAD
SCALE: NOT TO SCALE



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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2		
1		
3	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636705P.DWG
DESIGNED BY:	ML
DRAWN BY:	ML
CHECKED BY:	TA
DATE:	OCTOBER 2, 2015
SCALE:	1"=40'

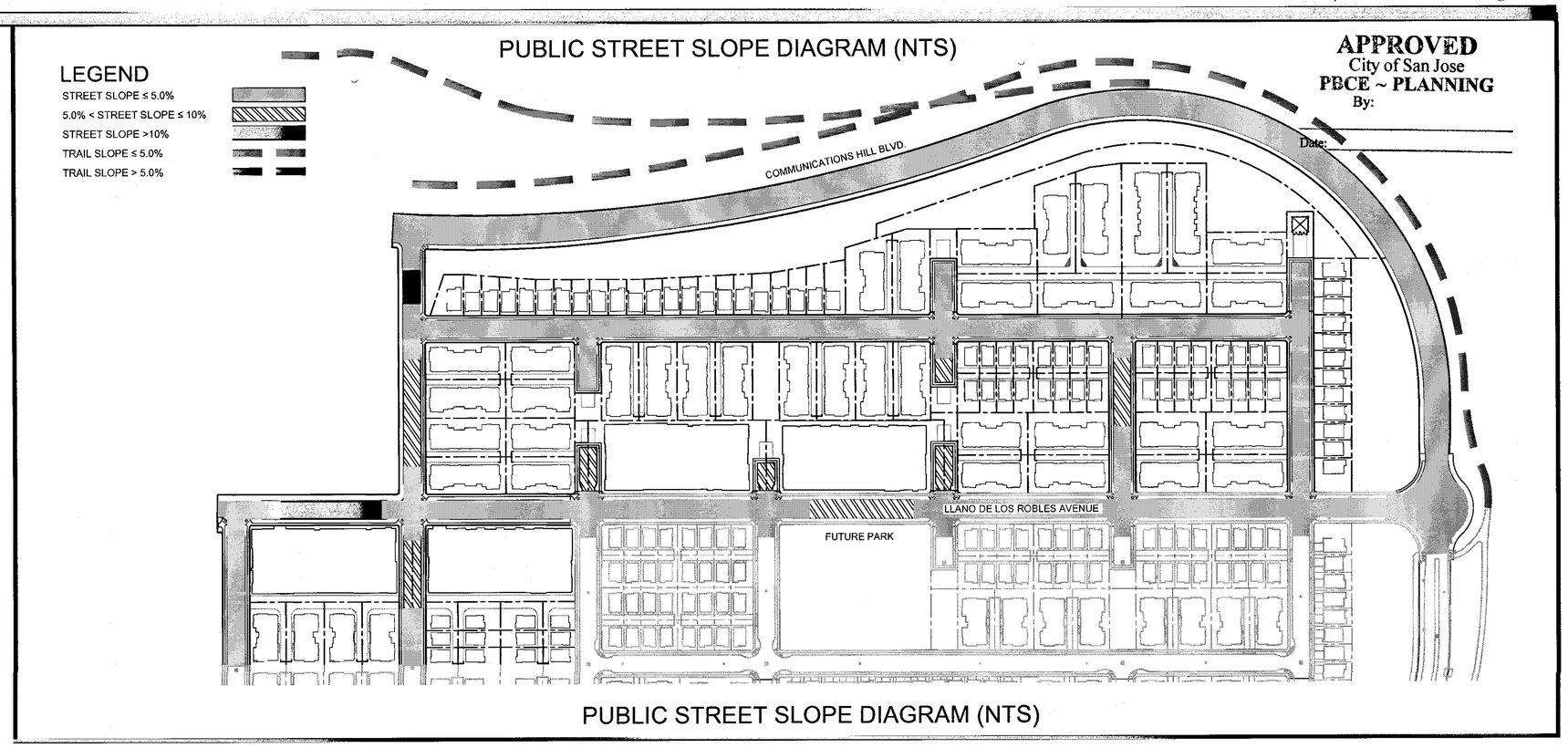
TYPICAL STREET SECTIONS

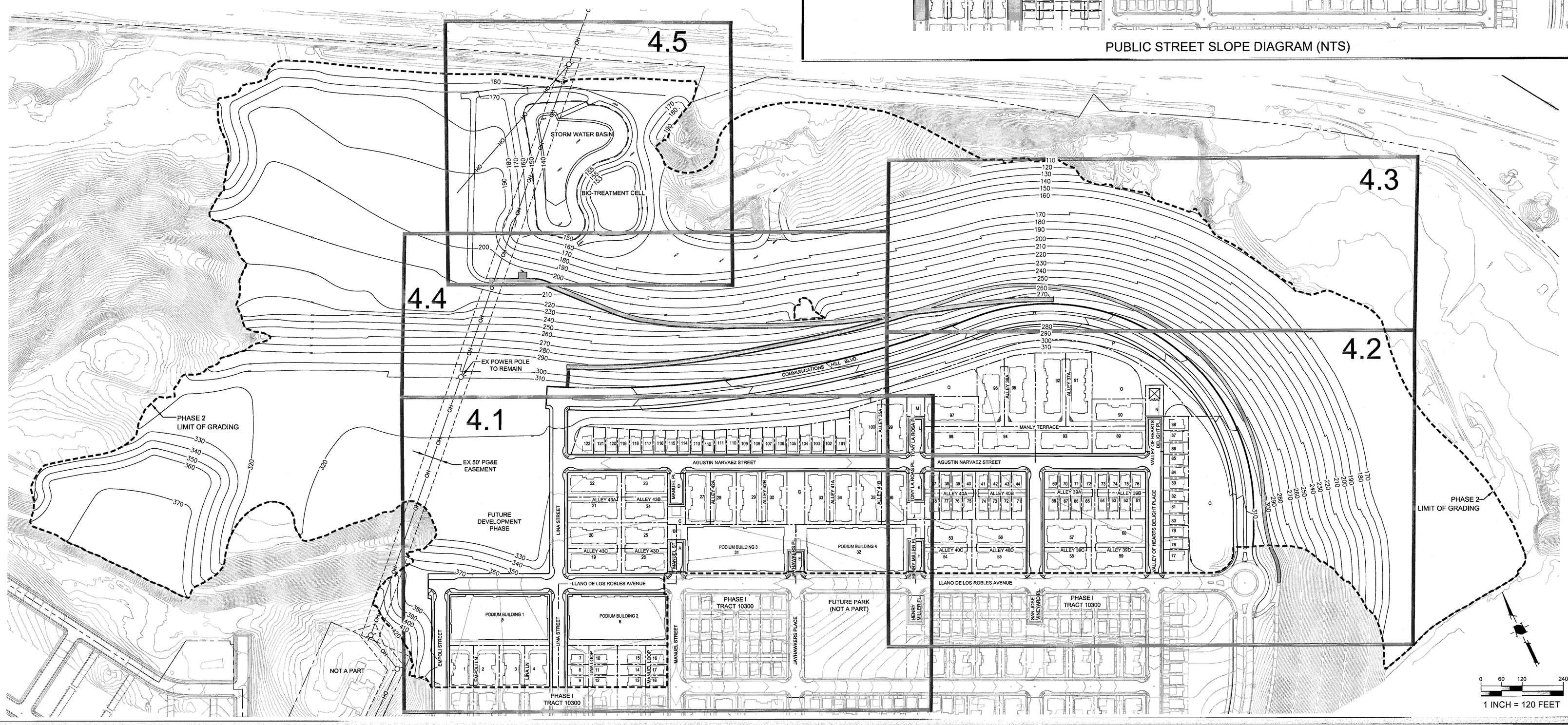
3.3

COMMUNICATIONS HILL
San Jose, California

ABBREVIATIONS

BW	BOTTOM OF WALL
C / CL	CENTERLINE
EG	EXISTING GROUND
EVA	EMERGENCY VEHICLE ACCESS
EX/(E)	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FS	FINISHED SURFACE
GB	GRADE BREAK
GS	GARAGE SLAB
HP	HIGH POINT
LP	LOW POINT
MFF	MID FINISHED FLOOR
NTS	NOT TO SCALE
P / PAD	PAD ELEVATION
PI	POINT OF VERTICAL INTERSECTION
RG	ROUGH GRADE
RW	RIGHT OF WAY
TC	TOP OF CURB
TG	TOP OF GRATE
TW	TOP OF WALL





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 AMENDMENT PDA14-035-03

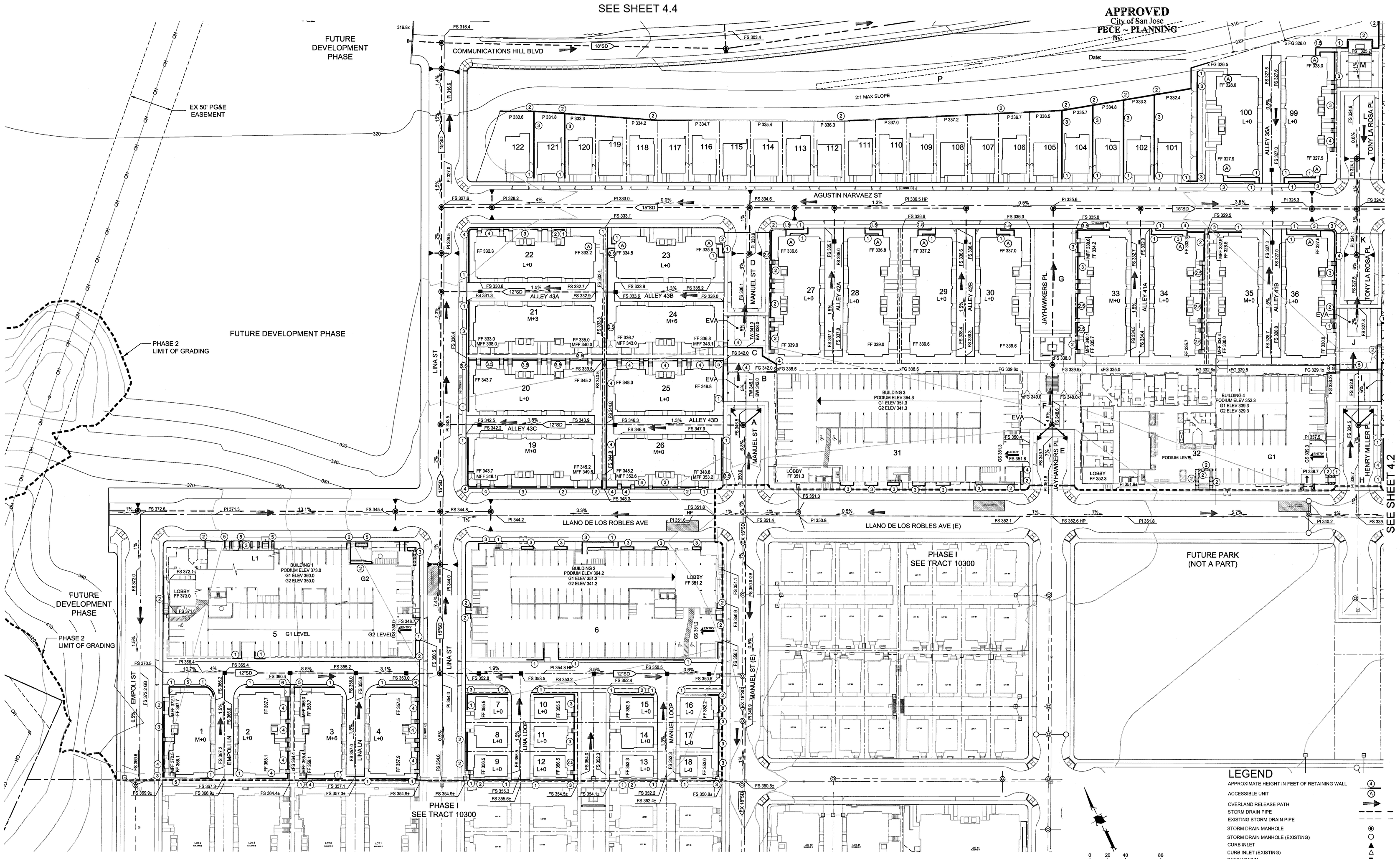
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3		
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670GP_4.0.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 120'

GRADING, DRAINAGE AND WALLS LOCATION KEY SHEET

4.0



NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

kitgy

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

KB HOME

PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

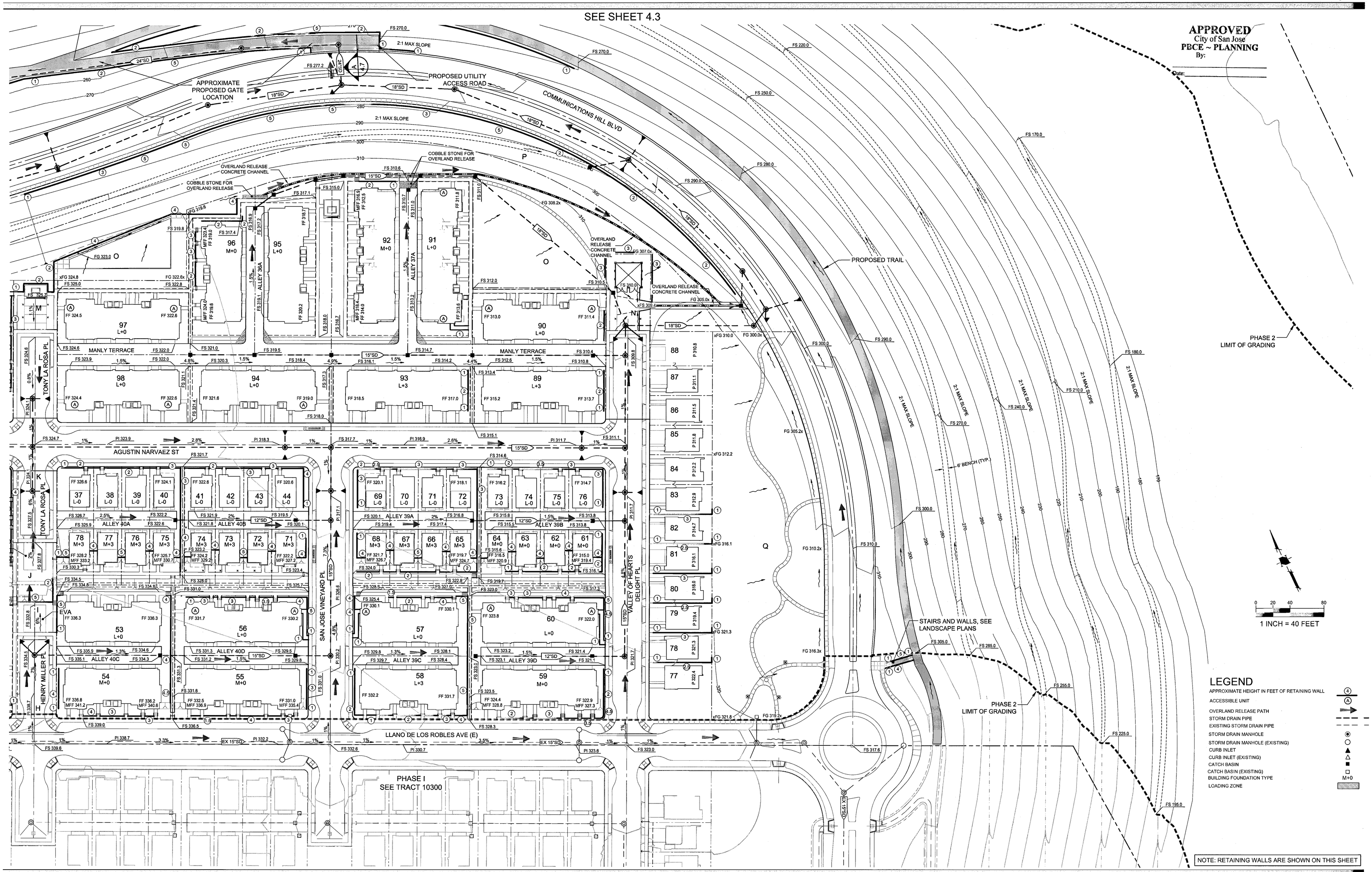
NO	DATE	DESCRIPTION
3		
2		
1		
3	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.1

COMMUNICATIONS HILL
San Jose, California



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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

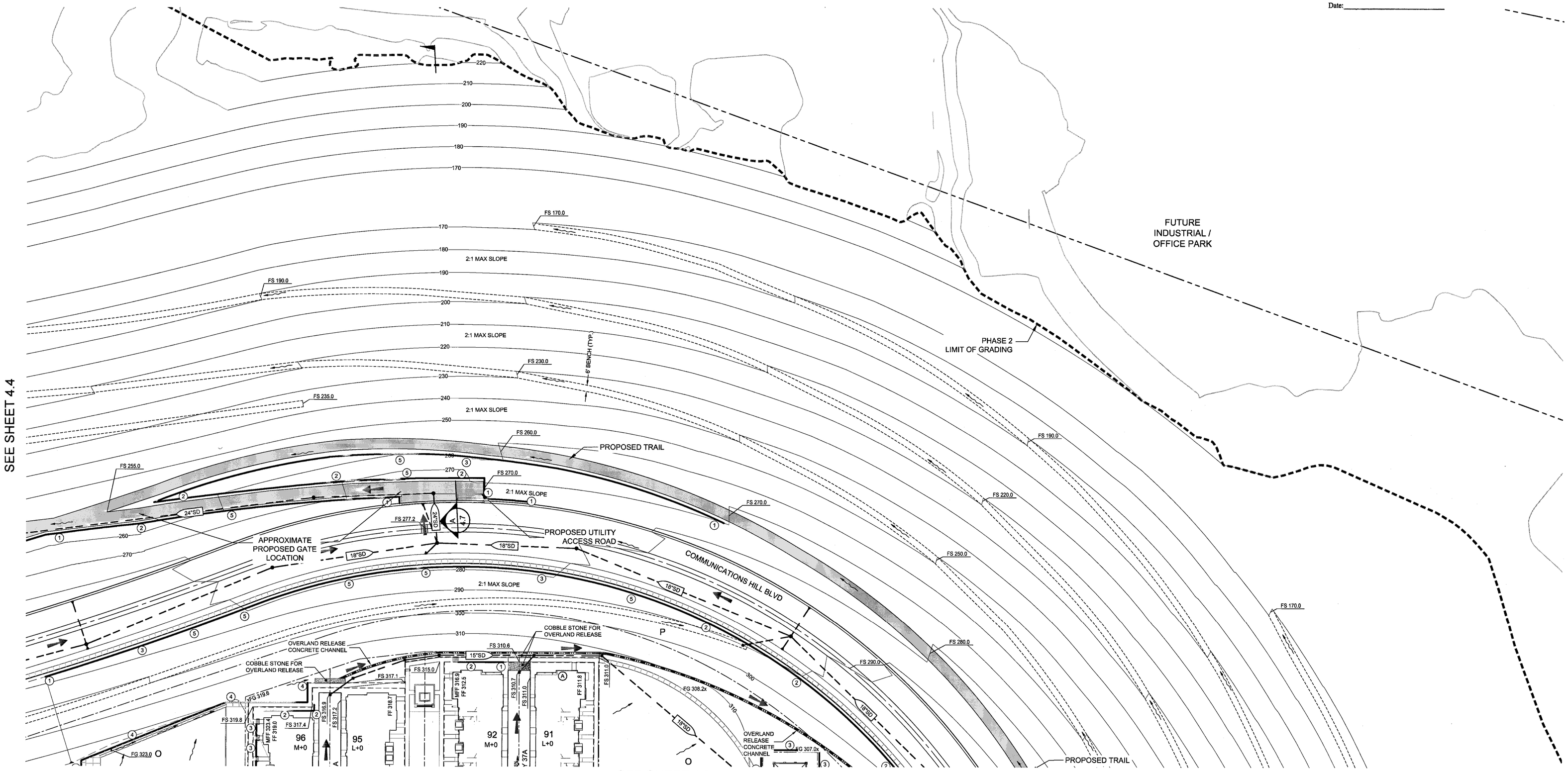
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.2

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



NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

0 20 40 80
1 INCH = 40 FEET

LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE (M+0)
- LOADING ZONE

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 AMENDMENT PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

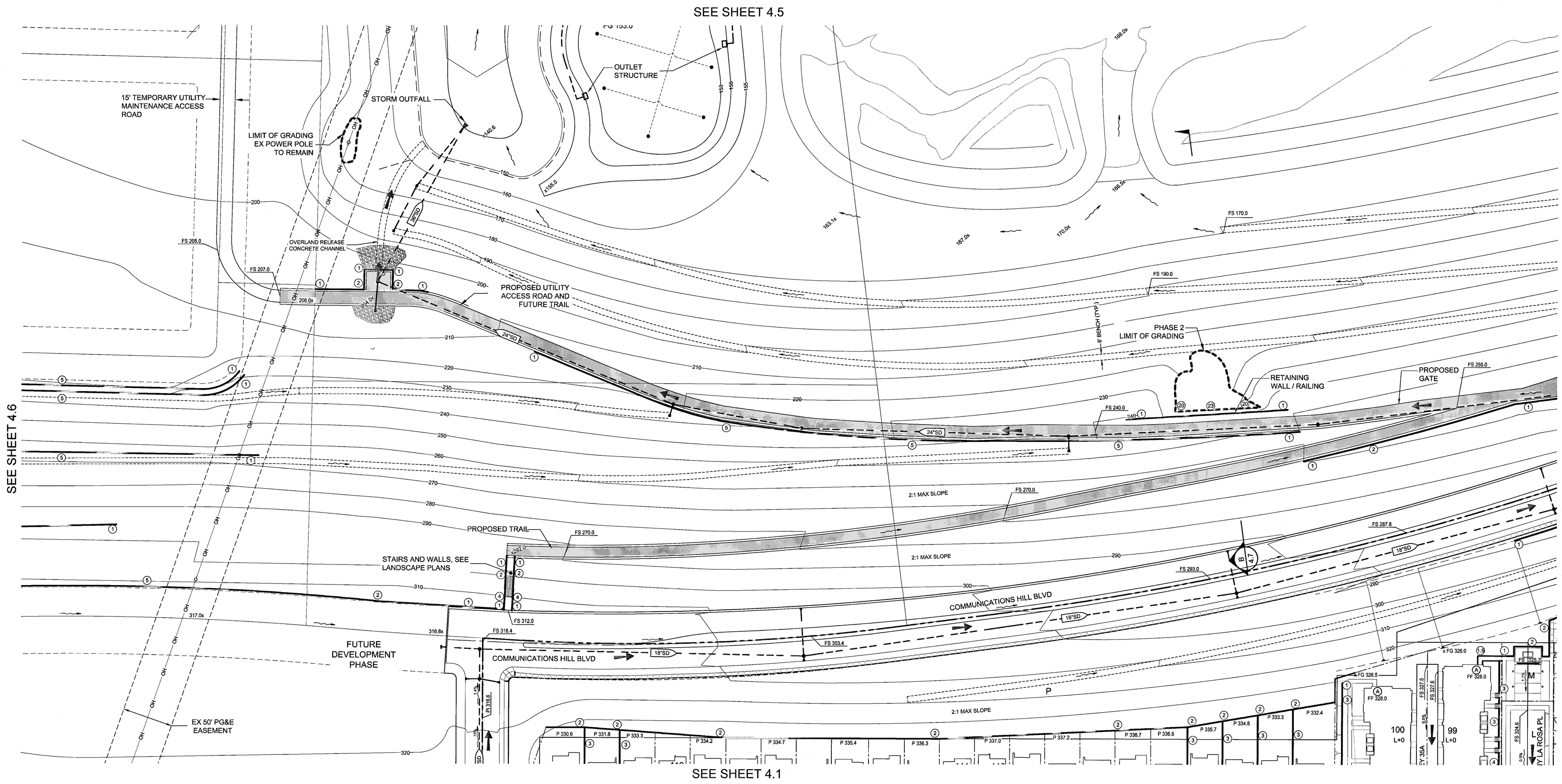
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.3

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



LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE
- LOADING ZONE

0 20 40 80
1 INCH = 40 FEET

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

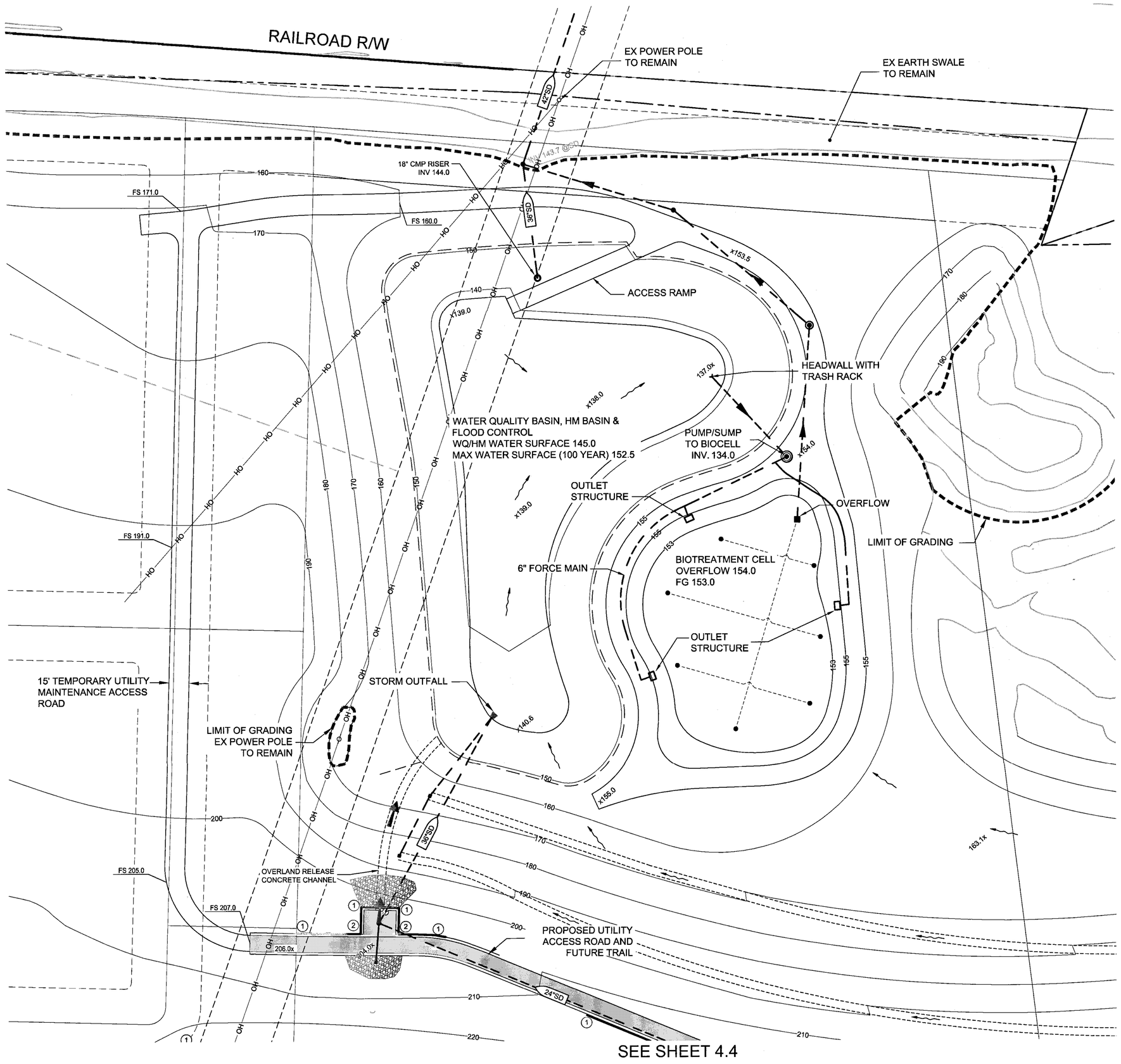
PROJECT NO:	3636.70
CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 40'

GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.4

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



NOTE:

STORM DRAINAGE FACILITIES (STORAGE, TREATMENT, PIPING SYSTEMS, ETC.) ARE DEPICTED FOR INFORMATION ONLY. SPECIFIC DRAINAGE IMPROVEMENTS AND DETAIL GRADING, BENCHES, SLOPES WILL BE INCORPORATED AND APPROVED WITH GRADING PERMIT DOCUMENTS.

LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE
- LOADING ZONE

0 20 40 80
1 INCH = 40 FEET

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

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 AMENDMENT PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636709GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 40'

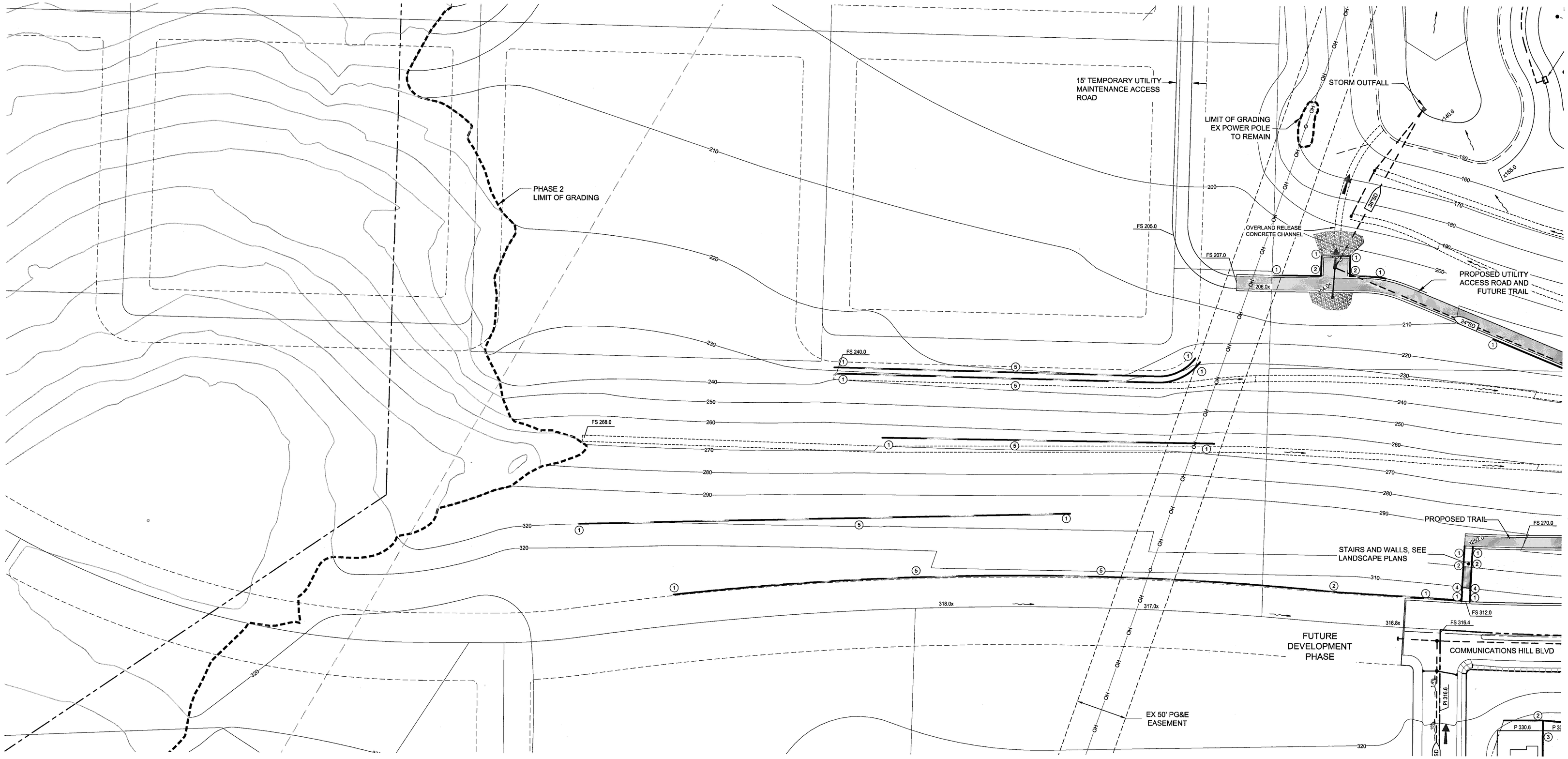
GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.5

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

SEE SHEET 4.5



SEE SHEET 4.4

SEE SHEET 4.1

LEGEND

- APPROXIMATE HEIGHT IN FEET OF RETAINING WALL
- ACCESSIBLE UNIT
- OVERLAND RELEASE PATH
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BUILDING FOUNDATION TYPE — M+0
- LOADING ZONE

0 20 40 80
1 INCH = 40 FEET

NOTE: RETAINING WALLS ARE SHOWN ON THIS SHEET

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

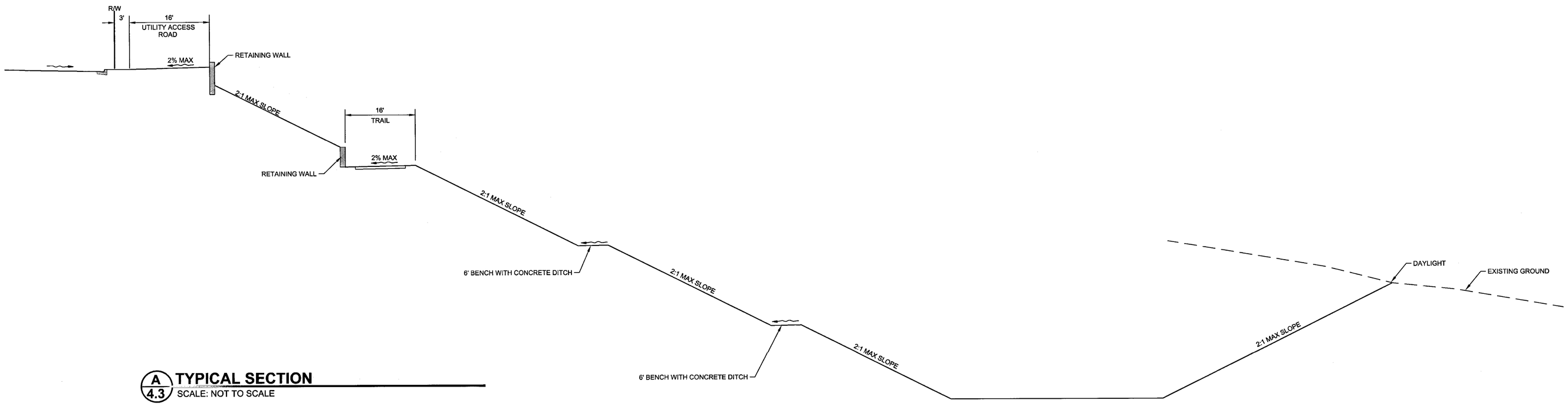
NO	DATE	DESCRIPTION
1		
2		
3	03/16/16	PER CITY COMMENTS
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670GP.DWG
DESIGNED BY:	DW, MM
DRAWN BY:	JZ
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	1" = 40'

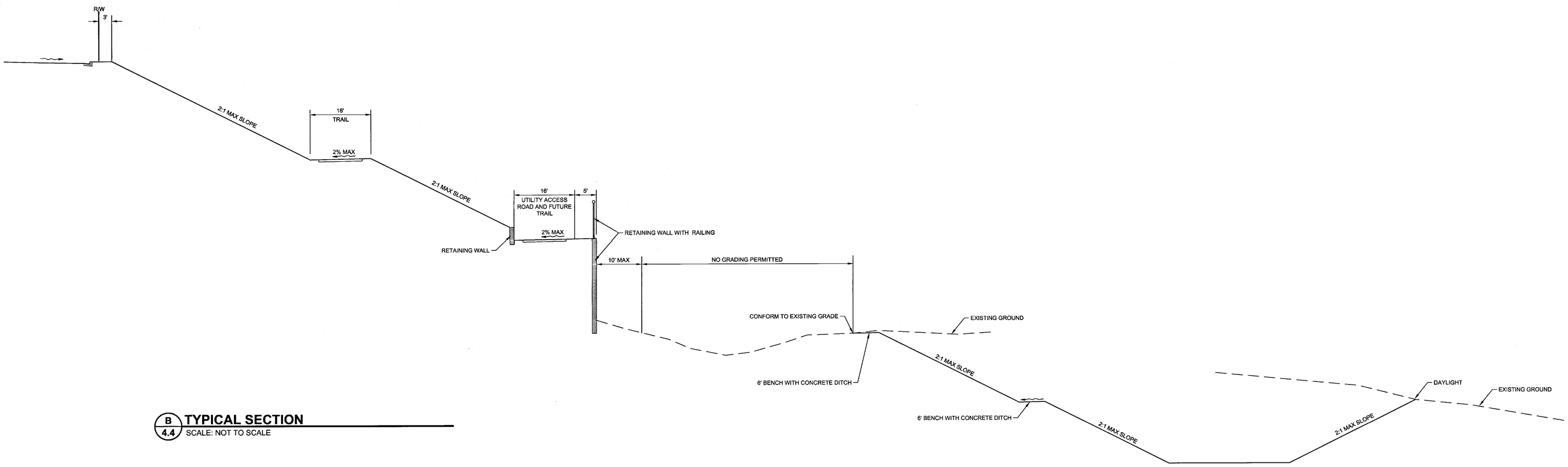
GRADING, DRAINAGE AND WALLS LOCATION PLAN

4.6

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



A 4.3 TYPICAL SECTION
SCALE: NOT TO SCALE

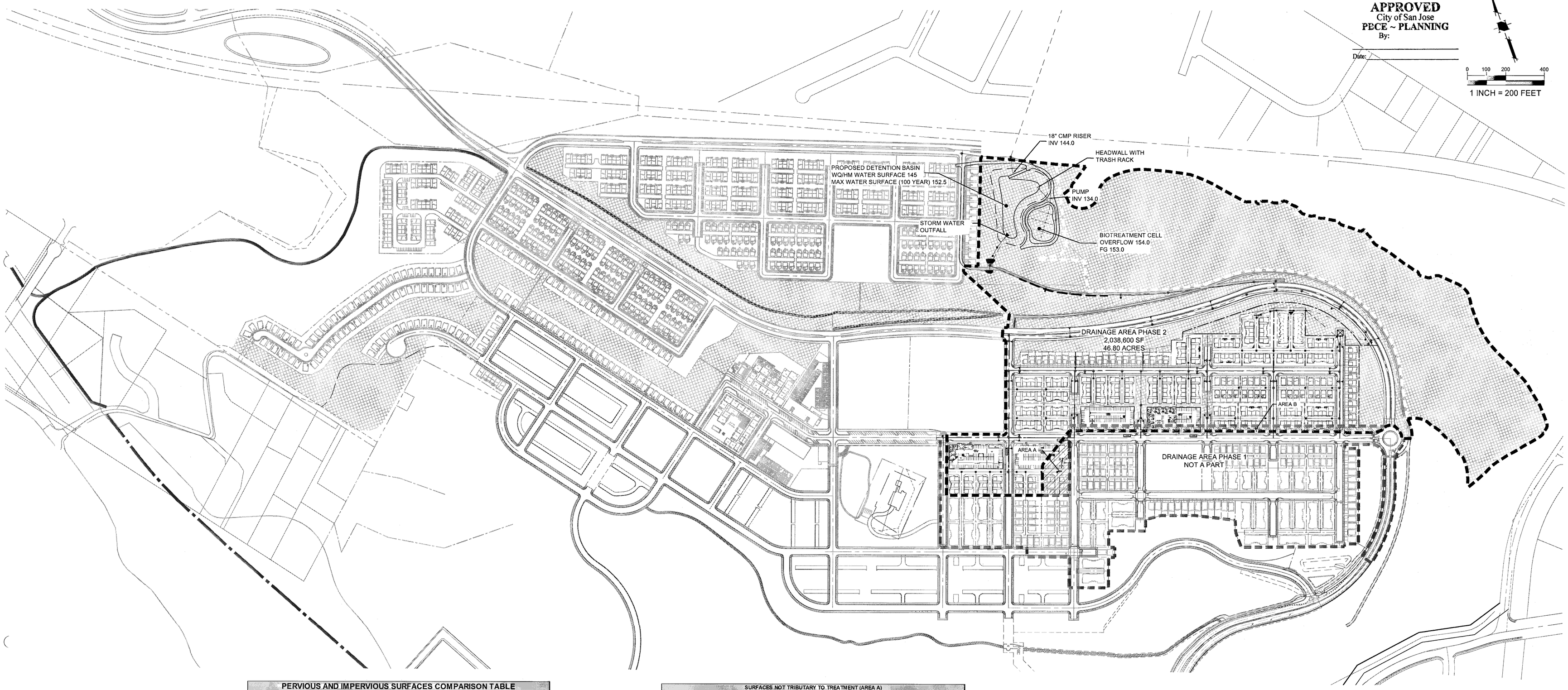


B 4.4 TYPICAL SECTION
SCALE: NOT TO SCALE

COMMUNICATIONS HILL
San Jose, California

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

0 100 200 400
1 INCH = 200 FEET



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

		Project Phase Number: (N/A, 1, 2, 3, etc.)	Ph. 2
Total Site (acres):	46.80	Total Area of Site Disturbed (acres):	46.80

Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed 1 (square feet)	
		Replaced[1]	New[2]
Roof Area(s)			493,300
Parking, Driveways			41,900
Sidewalks, Patios, Paths, etc.			157,200
Streets (public)			305,700
Streets (private)			102,000
Total Impervious Surfaces:			**1,100,100**
Pervious Surfaces			
Landscaped Areas			
Pervious Paving			
Other Pervious Surfaces (green roof, etc.)[1]	2,038,600	93,900	
Total Pervious Surfaces:		**93,900**	

Total Proposed Replaced + New Impervious Surfaces:	1,100,100
Total Proposed Replaced + New Pervious Surfaces:	93,900

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

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

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

SURFACES NOT TRIBUTARY TO TREATMENT (AREA A)	
Impervious Surfaces	**Ph. 3 (sf)**
Building, Sidewalks, Patios, Paths, etc.	22,400
Streets (public)	7,000
Total Impervious Surfaces:	**29,400**
Pervious Surfaces	
Total Pervious Surfaces:	**5,600**

SURFACES NOT TRIBUTARY TO TREATMENT (AREA B)	
Impervious Surfaces	**Ph. 3 (sf)**
Building, Sidewalks, Patios, Paths, etc.	37,500
Streets (public)	4,500
Total Impervious Surfaces:	**42,000**
Pervious Surfaces	
Total Pervious Surfaces:	**5,100**

TCM SUMMARY TABLE						
TCM #	IDENTIFIER	DRAINAGE AREA (SF)	CUMULATIVE DRAINAGE AREA (SF)	REQUIRED TREAMENT (SF)	CUMULATIVE REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	PHASE 2	2,038,600	2,038,600	39,200	39,200	244,000

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- STORM DRAIN (EXISTING)
- STORM DRAIN (PROPOSED)
- DRAINAGE AREA BOUNDARY- PHASE 2
- DRAINAGE AREA BOUNDARY- PHASE 1
- HILLSIDE AREA (SELF-TREATING AREA)
- AREA A
- AREA B

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3		
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636705W.DWG
DESIGNED BY:	DW
DRAWN BY:	JZ
CHECKED BY:	DW
DATE:	OCTOBER 2, 2015
SCALE:	1" = 200'

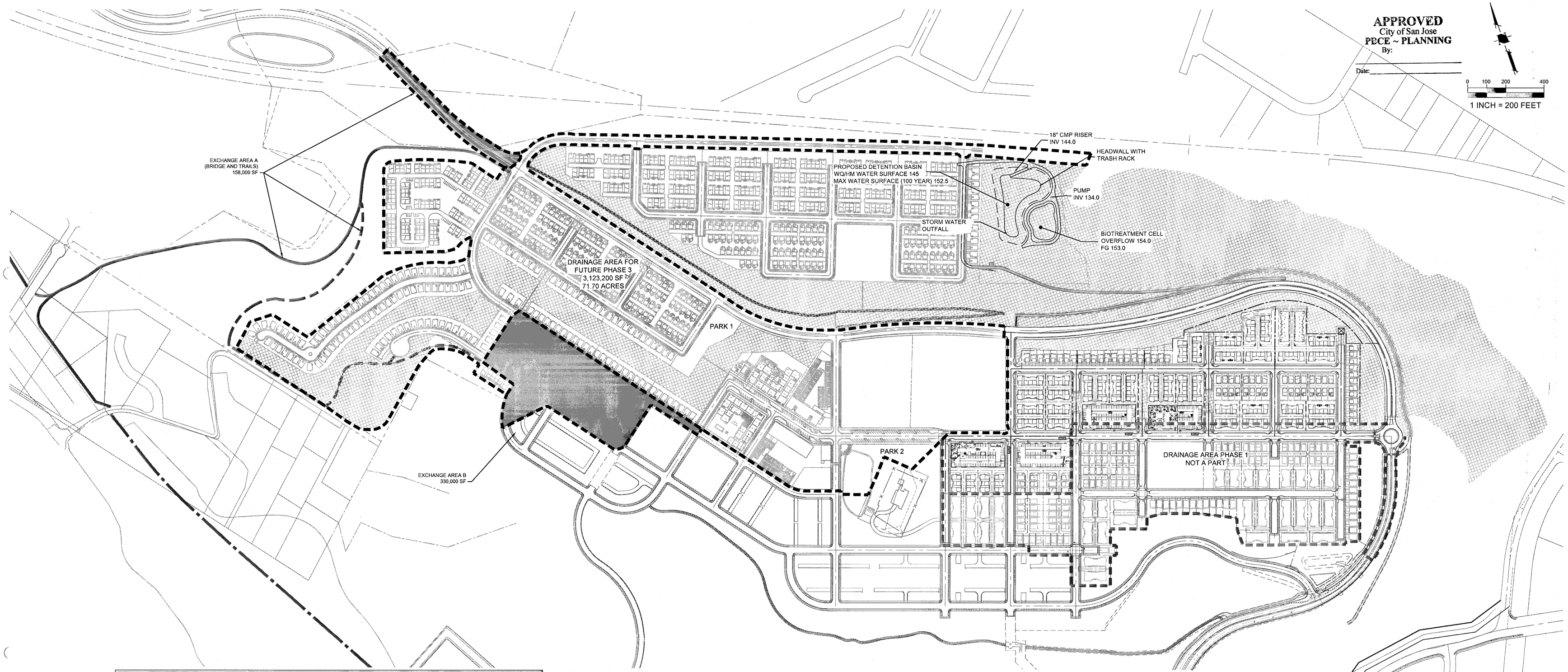
STORMWATER CONTROL PLAN PHASE 2

5.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____

0 100 200 400
1 INCH = 200 FEET



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

					SUMMARY
	Project Phase Number: (N/A, 1, 2, 3, etc.):		Ph. 2	Ph.3	Ph. 2 & 3
Total Site (acres):	118.50	Total Area of Site Disturbed (acres):	46.80	71.70	118.50

Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)[3]	Proposed Condition of Site Area Disturbed 1 (square feet)			
		Replaced[1]	New[2]	New[2]	Total
Roof Area(s)	493,300	0	-	763,400	1,256,700
Parking, Driveways	41,900	0	-	173,600	215,500
Sidewalks, Patios, Paths, etc.	157,200	0	-	231,800	389,000
Streets (public)	305,700	0	-	363,300	669,000
Streets (private)	102,000	0	-	147,800	249,800
Total Impervious Surfaces:	1,100,100	0	-	1,679,900	2,780,000
Pervious Surfaces					
Landscaped Areas	938,500	0	-	1,443,300	2,381,800
Pervious Paving		0	-		
Other Pervious Surfaces (green roof, etc.)	3,123,200	0	-		
Total Pervious Surfaces:	4,061,700	0	-	1,443,300	2,381,800

Total Proposed Replaced + New Impervious Surfaces:	-	1,679,900	-
Total Proposed Replaced + New Pervious Surfaces:	-	1,443,300	-
Total Impervious Surface for Phase 2 & 3	-	-	2,381,800
Total Pervious Surface for Phase 2 & 3	-	-	2,780,000

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:

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

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

[3] **Existing conditions data generated from Phase 2 calculation.**

SURFACES NOT TRIBUTARY TO TREATMENT (EXCHANGE AREA A)	
Impervious Surfaces	Ph. 3 (sf)
Sidewalks, Patios, Paths, etc.	98,000
Streets (public)	60,000
Total Impervious Surfaces:	158,000
Pervious Surfaces	
Total Pervious Surfaces:	0

SURFACES TRIBUTARY TO TREATMENT (EXISTING TUSCANY HILLS - EXCHANGE AREA B)	
Impervious Surfaces (75%)	Ph. 3 (sf)
Total Impervious Surfaces:	247,500
Pervious Surfaces (25%)	
Total Pervious Surfaces:	82,500

TCM SUMMARY TABLE						
TCM #	IDENTIFIER	DRAINAGE AREA (SF)	CUMULATIVE DRAINAGE AREA (SF)	REQUIRED TREAMENT (SF)	CUMULATIVE REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	PHASE 2	2,038,600	2,038,600	39,200	39,200	244,000
	PHASE 3	3,123,200	5,161,800	59,800	99,000	

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- STORM DRAIN (EXISTING)
- STORM DRAIN (PROPOSED)
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA BOUNDARY- PHASE 1
- HILLSIDE AREA (SELF-TREATING AREA)
- EXCHANGE AREA

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/16/16	PER CITY COMMENTS
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	3636706SW.DWG
DESIGNED BY:	DW
DRAWN BY:	JZ
CHECKED BY:	DW
DATE:	OCTOBER 2, 2015
SCALE:	1" = 200'

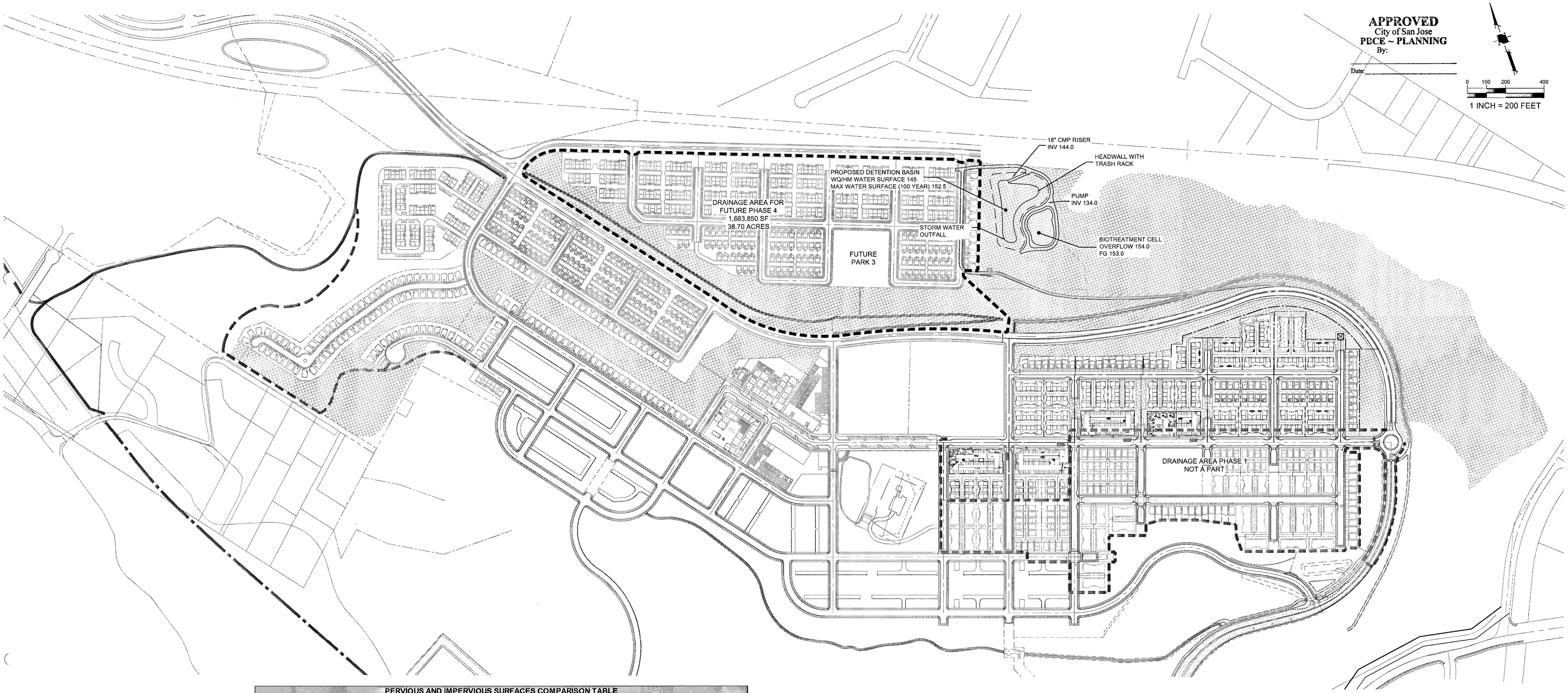
STORMWATER CONTROL PLAN PHASE 3

5.1

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____

0 100 200 400
1 INCH = 200 FEET



PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

					SUMMARY
Project Phase Number: (N/A, 1, 2, 3, etc.)		Ph. 2	Ph.3	Ph.4	Ph. 2, 3 & 4
Total Site (acres): 157.20	Total Area of Site Disturbed (acres):	46.80	71.70	38.70	157.20

Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)[3]	Proposed Condition of Site Area Disturbed 1 (square feet)				
		Replaced[1]	New[2]	New[2]	New[2]	Total
Roof Area(s)	1,256,700				418,700	1,675,400
Parking, Driveways	215,500				50,000	265,500
Sidewalks, Patios, Paths, etc.	389,000				151,600	540,600
Streets (public)	669,000				322,800	991,800
Streets (private)	249,800				115,500	365,300
Total Impervious Surfaces:	**2,780,000**				**1,058,600**	**3,838,600**
Pervious Surfaces						
Landscaped Areas	2,381,800				625,250	3,007,050
Pervious Paving						
Other Pervious Surfaces (green roof, etc.)	1,684,030					
Total Pervious Surfaces:	**4,065,830**				**625,250**	**3,007,050**

Total Proposed Replaced + New Impervious Surfaces:			1,058,600	
Total Proposed Replaced + New Pervious Surfaces:			625,250	
Total Impervious Surface for Phase 2, 3 & 4				3,007,050
Total Pervious Surface for Phase 2, 3 & 4				3,838,600

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

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

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

[3]**Existing conditions data generated from Phase 2 and 3 calculations.**

TCM SUMMARY TABLE

TCM #	IDENTIFIER	DRAINAGE AREA (SF)	CUMULATIVE DRAINAGE AREA (SF)	REQUIRED TREAMENT (SF)	CUMULATIVE REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	PHASE 2	2,038,600	2,038,600	39,200	39,200	244,000
	PHASE 3	3,123,200	5,161,800	59,800	99,000	
	PHASE 4	1,683,850	6,845,650	33,900	132,900	

SITE DESIGN MEASURE:
- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPE AREAS.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS TO OTHER IMPERVIOUS AREAS.

SOURCE CONTROL MEASURES:
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- STORM DRAIN LABELING.

BIOTREATMENT
- BIORETENTION AREA.

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT-OF-WAY
STORM DRAIN (EXISTING)
STORM DRAIN (PROPOSED)
DRAINAGE AREA BOUNDARY
DRAINAGE AREA BOUNDARY- PHASE 1
HILLSIDE AREA (SELF-TREATING AREA)

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

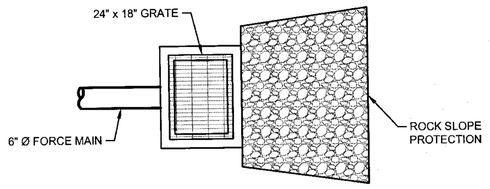
PLANNED DEVELOPMENT PERMIT AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3		
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

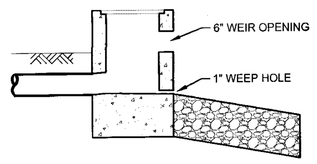
PROJECT NO:	3636.70
CAD DWG FILE:	3636705W.DWG
DESIGNED BY:	DW
DRAWN BY:	JZ
CHECKED BY:	DW
DATE:	OCTOBER 2, 2015
SCALE:	1" = 200'

STORMWATER CONTROL PLAN PHASE 4

5.2

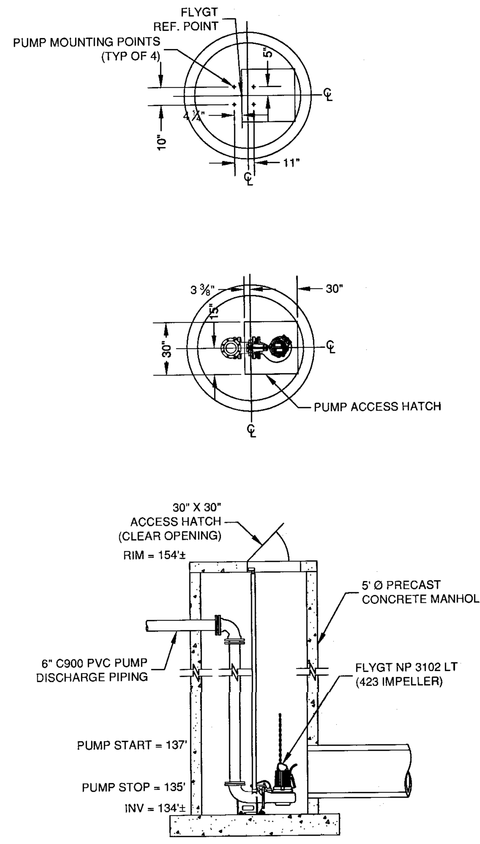


PLAN

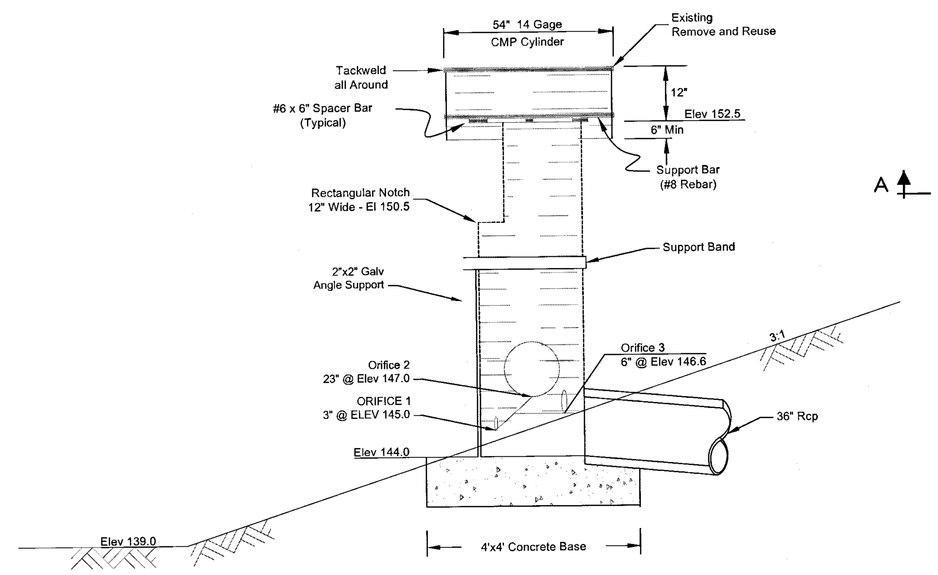


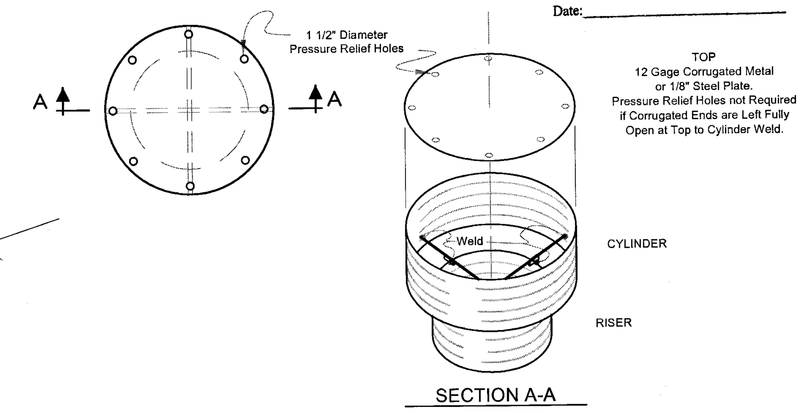
ELEVATION

TYP OUTLET STRUCTURE
NOT TO SCALE



TYP PUMP (DETAIL PROVIDED BY SCHAAF & WHEELER)
NOT TO SCALE



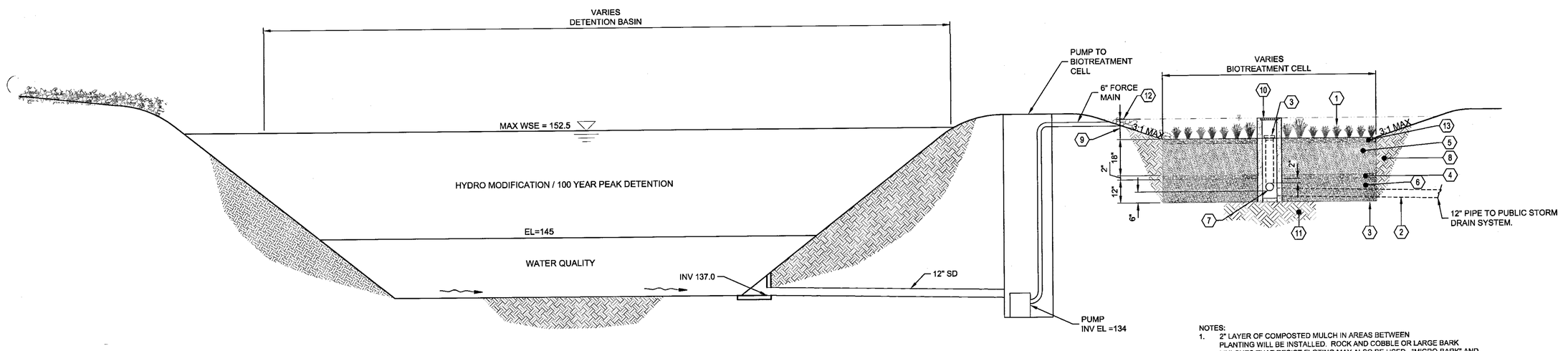


SECTION A-A

Notes:
1. The cylinder must be firmly fastened to the top of the riser.
2. Support bars are welded to the top of the riser or attached by straps bolted to the top of riser.

TYP 18" CMP RISER (DETAIL PROVIDED BY SCHAAF & WHEELER)
NOT TO SCALE

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



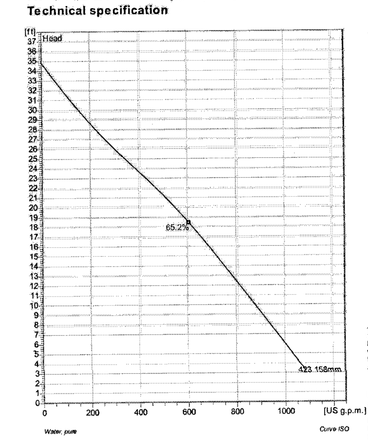
NOTES:
1. 2" LAYER OF COMPOSTED MULCH IN AREAS BETWEEN PLANTING WILL BE INSTALLED. ROCK AND COBBLE OR LARGE BARK MULCHES THAT RESIST FLOTING MAY ALSO BE USED. "MICRO-BARK" AND "GORILLA HAIR" ARE NOT RECOMMENDED.
2. COBBLES OR ROCKS WILL BE INSTALLED TO DISSIPATE FLOW ENERGY WHERE RUNOFF ENTERS THE TREATMENT MEASURE.
3. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO CURB OPENINGS.

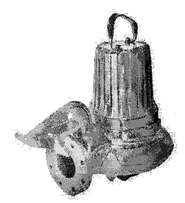
1. SEE LANDSCAPE PLANS FOR PLANTING AND MULCH INFORMATION
2. CONNECTION TO STORM DRAIN
3. CLEANOUT BEYOND WITH CAP AT FINISHED GRADE
4. 2" DEEP PEA GRAVEL
5. BSM SOIL WITH PERCOLATION RATE OF 5" TO 10" PER HOUR (18" DEPTH). SOIL TO CONFORM TO SOIL SPECIFICATIONS AS LISTED IN APPENDIX C OF THE C3 STORMWATER HANDBOOK.
6. CLASS II PERMEABLE ROCK PER CALTRANS SPECIFICATIONS (12" MIN DEPTH)
7. PERFORATED UNDERDRAIN WITH PERFORATIONS DOWN. SLOPE AT 0.5% MIN. PLACE UNDERDRAIN AT BOTTOM OF CLASS II PERMEABLE ROCK IF IMPERMEABLE LINER IS USED.
8. NATIVE GRADE OR ENGINEERED FILL
9. 12" PONDING DEPTH.
10. 24"x24" OVERFLOW RISER WITH GRATED LID
11. NATIVE SOIL DO NOT COMPACT
12. PLACE 3-4" MIN DIA COBBLE 0.2' BELOW CURB OPENINGS FOR DISTANCE OF 2' EITHER SIDE OF CURB OPENINGS (TYP)
13. 3" DEEP PEA GRAVEL

TYP BIORETENTION CROSS SECTION
NOT TO SCALE

xylem
Let's Solve Water

NP 3102 LT 3~ Adaptive 423
Technical specification





Note: Picture might not correspond to the current configuration.

General
Patented self cleaning semi-open channel impeller, ideal for pumping in waste water applications. Possible to be upgraded with Guide shoe for even better clogging resistance. Modular based design with high adaptation grade.

Impeller

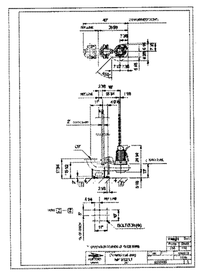
Impeller material	Grey cast iron
Discharge Flange Diameter	5 7/8 inch
Inlet diameter	150 mm
Impeller diameter	158 mm
Number of blades	2

Motor

Motor #	N3102.160 18-11-4AL-W Shp
Stator variant	1
Frequency	60 Hz
Rated voltage	460 V
Number of poles	4
Phases	3~
Rated power	3 hp
Rated current	5.8 A
Starting current	42 A
Rated speed	1745 rpm
Power factor	
1/1 Load	0.81
3/4 Load	0.78
1/2 Load	0.63
Efficiency	
1/1 Load	88.0 %
3/4 Load	88.0 %
1/2 Load	83.5 %

Configuration

Installation: P - Semi permanent, Wet



Project	Project ID	Created by	Created on	Last update
			2015-09-25	

PROPOSED PUMP SPECIFICATIONS

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 AMENDMENT PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1		
4	03/16/16	PER CITY COMMENTS
3	12/9/15	PER CITY COMMENTS

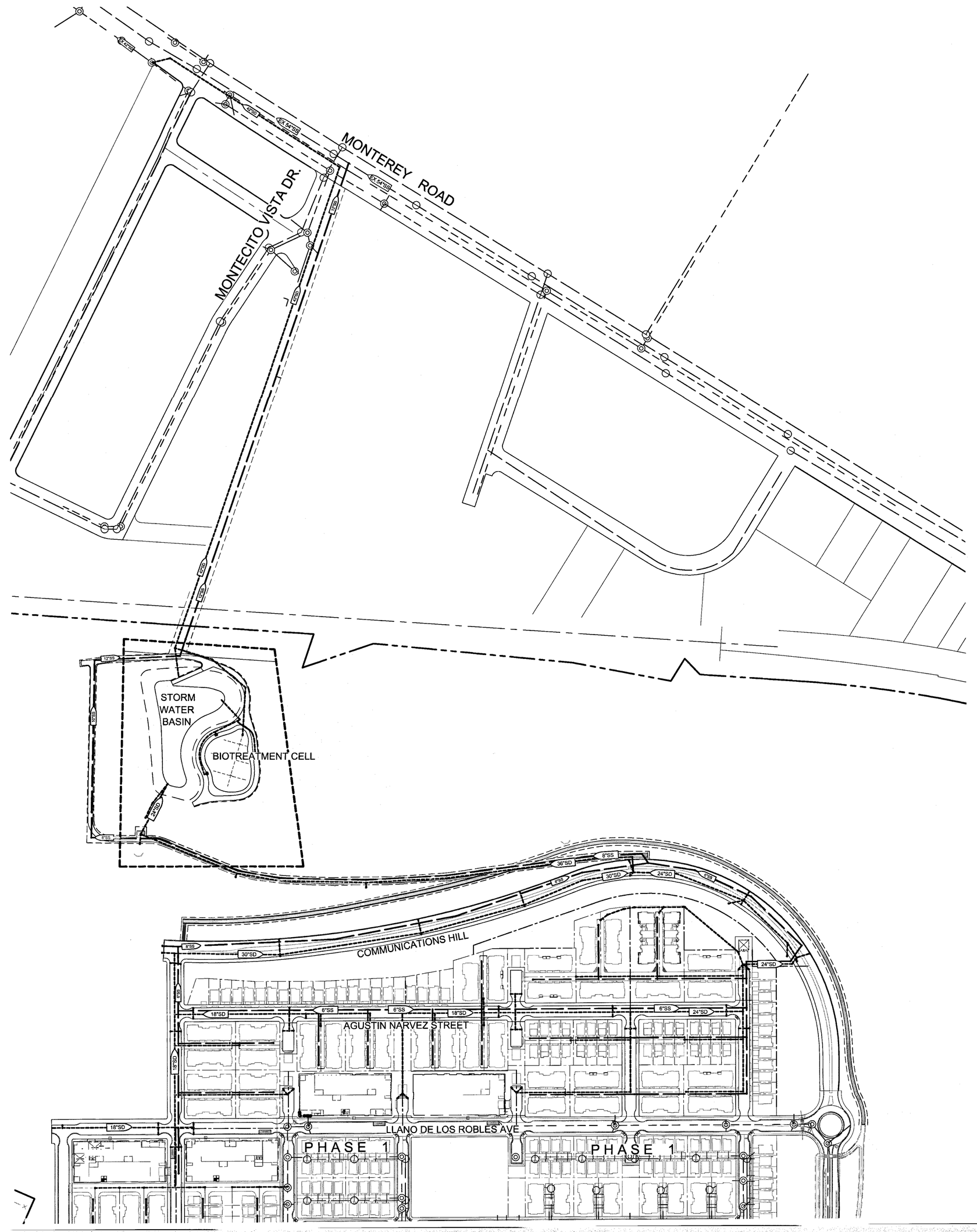
PROJECT NO:	3636.70
CAD DWG FILE:	363670SW.DWG
DESIGNED BY:	DW
DRAWN BY:	JZ
CHECKED BY:	DW
DATE:	OCTOBER 2, 2015
SCALE:	1" = 200'

STORMWATER CONTROL DETAILS

5.3

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____



LEGEND:

24"SD — STORM DRAIN
8"SS — SANITARY SEWER

0 50 100 200
1 INCH = 150 FEET

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1		
4	03/16/16	PER CITY COMMENTS
3	12/9/15	PER CITY COMMENTS

PROJECT NO:	3638.70
CAD DWG FILE:	363670UT.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

CONCEPTUAL SANITARY SEWER AND STORM DRAIN PLAN

6.0

COMMUNICATIONS HILL PHASE 02
SAN JOSE, CA

PLANNING SUBMITTAL
(ARCHITECTURAL ONLY)

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____

SHEET INDEX

Sheet Number	Sheet Title
DESIGN SET: 0 - GENERAL	
7 - 0.0	SHEET INDEX
7 - 0.1	ARCHITECTURAL SITE PLAN
7 - 0.2	UNIT MIX & FLOOR PLAN CALCULATIONS
7 - 0.3	MULTISTORY ACCESSIBILITY ARCHITECTURAL SITE PLAN
7 - 0.4	TRASH ENCLOSURES
7 - 0.4.1	TRASH ENCLOSURES PERSPECTIVES
7 - 0.4.2	TRASH ENCLOSURES PERSPECTIVES
7 - 0.4.3	TRASH ENCLOSURES PERSPECTIVES
7 - 0.5	FIRE APPARATUS ACCESS
7 - 0.6	EMERGENCY VEHICLE ACCESS PLAN & HOSE PULL EXHIBIT
7 - 0.7	PROPOSED FIRE SPRINKLER VARIANCES
7 - 0.8	PRIVATE & PUBLIC OPEN SPACE EXHIBIT
7 - 0.9	FIRE SEPARATION DISTANCE EXHIBIT
7 - 0.10	BUILDING SEPARATION & PROTECTED OPENINGS EXHIBIT
DESIGN SET: 7 - DETACHED ROWHOMES	
7 - 1.0	STREETSCENE PERSPECTIVE
7 - 2.0	PLAN 1 FLOOR PLANS
7 - 3.0	PLAN 1 CONTEMPORARY A - COLOR OPTION 1
7 - 3.1	PLAN 1 CONTEMPORARY A - COLOR OPTION 2
7 - 4.0	PLAN 1 CONTEMPORARY B - COLOR OPTION 1
7 - 4.1	PLAN 1 CONTEMPORARY B - COLOR OPTION 2
7 - 5.0	PLAN 2 FLOOR PLANS
7 - 6.0	PLAN 2 CONTEMPORARY A - COLOR OPTION 1
7 - 6.1	PLAN 2 CONTEMPORARY A - COLOR OPTION 2
7 - 7.0	PLAN 2 CONTEMPORARY B - COLOR OPTION 1
7 - 7.1	PLAN 2 CONTEMPORARY B - COLOR OPTION 2
7 - 8.0	PLAN 2 CONTEMPORARY C - COLOR OPTION 1
7 - 8.1	PLAN 2 CONTEMPORARY C - COLOR OPTION 2
7 - 9.0	PLAN 3 FLOOR PLANS
7 - 10.0	PLAN 3 CONTEMPORARY A - COLOR OPTION 1
7 - 10.1	PLAN 3 CONTEMPORARY A - COLOR OPTION 2
7 - 11.0	PLAN 3 CONTEMPORARY B - COLOR OPTION 1
7 - 11.1	PLAN 3 CONTEMPORARY B - COLOR OPTION 2
7 - 12.0	PLAN 4 FLOOR PLANS
7 - 12.1	PLAN 4 ALTERNATE FLOOR PLANS
7 - 13.0	PLAN 4 CONTEMPORARY A - COLOR OPTION 1
7 - 13.1	PLAN 4 CONTEMPORARY A - COLOR OPTION 2
7 - 14.0	PLAN 4 CONTEMPORARY B - ALTERNATE - COLOR OPTION 1
7 - 14.1	PLAN 4 CONTEMPORARY B - ALTERNATE - COLOR OPTION 2
7 - 15.0	PLAN 4 CONTEMPORARY C - COLOR OPTION 1
7 - 15.1	PLAN 4 CONTEMPORARY C - COLOR OPTION 2
DESIGN SET: 8 - DETACHED TOWNHOMES	
8 - 1.0	STREETSCENE PERSPECTIVE
8 - 2.0	PLAN 1 - GL
8 - 2.1	PLAN 1 - ML
8 - 3.0	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 - 4.0	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 - 5.0	PLAN 1 TRANSITIONAL - GL - COLOR OPTION 1
8 - 6.0	PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 1
8 - 6.1	PLAN 1 MEDITERRANEAN - GL - COLOR OPTION 2
8 - 7.0	PLAN 2 - GL
8 - 7.1	PLAN 2 - ML
8 - 8.0	PLAN 2 CONTEMPORARY A - GL - COLOR OPTION 1
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 - 9.0	PLAN 2 CONTEMPORARY B - GL - COLOR OPTION 1
8 - 9.1	PLAN 2 CONTEMPORARY B - ML - COLOR OPTION 1
8 - 10.0	PLAN 2 CONTEMPORARY C - GL - COLOR OPTION 1
8 - 10.1	PLAN 2 CONTEMPORARY C - GL - COLOR OPTION 2
8 - 10.2	PLAN 2 CONTEMPORARY C - ML - COLOR OPTION 1
8 - 11.0	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 1
8 - 11.1	PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2
8 - 12.0	PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 1
8 - 12.1	PLAN 2 MEDITERRANEAN - GL - COLOR OPTION 2
8 - 13.0	PLAN 3 - GL
8 - 13.1	PLAN 3 - ML
8 - 14.0	PLAN 3 CONTEMPORARY A - GL - COLOR OPTION 1
8 - 14.1	PLAN 3 CONTEMPORARY A - ML - COLOR OPTION 1
8 - 15.0	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 1
8 - 15.1	PLAN 3 CONTEMPORARY B - GL - COLOR OPTION 2
8 - 15.2	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 1
8 - 15.3	PLAN 3 CONTEMPORARY B - ML - COLOR OPTION 2
8 - 16.0	PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 1
8 - 16.1	PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 2
8 - 16.2	PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 1
8 - 16.3	PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 2
8 - 17.0	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 1
8 - 17.1	PLAN 3 TRANSITIONAL - GL - COLOR OPTION 2
8 - 18.0	PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 2
DESIGN SET: 9 - ATTACHED TOWNHOMES	
9 - 1.0	STREETSCENE PERSPECTIVE
9 - 2.0	5-PLEX BUILDING PLANS - GL
9 - 2.1	5-PLEX BUILDING PLANS - ML
9 - 3.0	5-PLEX TRANSITIONAL - ML - MEZZ. L - COLOR OPTION 1
9 - 3.1	5-PLEX TRANSITIONAL - ML - MEZZ. L - COLOR OPTION 2
9 - 4.0	5-PLEX MEDITERRANEAN - GL - MEZZ. L - COLOR OPTION 1
9 - 4.1	5-PLEX MEDITERRANEAN - GL - MEZZ. L - COLOR OPTION 2
9 - 5.0	6-PLEX BUILDING PLANS - GL
9 - 5.1	6-PLEX BUILDING PLANS - ML
9 - 6.0	6-PLEX CONTEMPORARY A - GL - MEZZ. L - SIDE. LR - COLOR OPTION 1
9 - 7.0	6-PLEX CONTEMPORARY B - ML - NO MEZZ. - COLOR OPTION 1
9 - 7.1	6-PLEX CONTEMPORARY B - GL - MEZZ. L - SIDE. LR - COLOR OPTION 2
9 - 7.2	6-PLEX CONTEMPORARY B - GL - MEZZ. L&R - COLOR OPTION 1
9 - 7.3	6-PLEX CONTEMPORARY B - ML - MEZZ. L - COLOR OPTION 2
9 - 7.4	6-PLEX CONTEMPORARY B - ML - MEZZ. L&R - COLOR OPTION 1
9 - 7.5	6-PLEX CONTEMPORARY B - ML - MEZZ. L&R - COLOR OPTION 2
9 - 8.0	6-PLEX CONTEMPORARY C - GL - MEZZ. L - COLOR OPTION 1
9 - 8.1	6-PLEX CONTEMPORARY C - GL - MEZZ. L - COLOR OPTION 2
9 - 8.2	6-PLEX CONTEMPORARY C - GL - MEZZ. L - SIDE. L - COLOR OPTION 1
9 - 9.0	7-PLEX BUILDING PLANS - GL
9 - 9.1	7-PLEX BUILDING PLANS - ML
9 - 10.0	7-PLEX CONTEMPORARY A - GL - NO MEZZ. - COLOR OPTION 2
9 - 10.1	7-PLEX CONTEMPORARY A - GL - MEZZ.L - SIDE. L&R - COLOR OPTION 1
9 - 10.2	7-PLEX CONTEMPORARY A - GL - MEZZ. L -SIDE.R - COLOR OPTION 2
9 - 10.3	7-PLEX CONTEMPORARY A - GL - MEZZ.L&R - SIDE.L&R- COLOR OPTION 1
9 - 10.4	7-PLEX CONTEMPORARY A - GL - MEZZ.L&R - SIDE.L&R- COLOR OPTION 2
9 - 10.5	7-PLEX CONTEMPORARY A - GL - MEZZ. L&R - SIDE. R- COLOR OPTION 1
9 - 10.6	7-PLEX CONTEMPORARY A - GL - MEZZ. L&R - SIDE R- COLOR OPTION 2
9 - 11.0	7-PLEX CONTEMPORARY B - GL - MEZZ. L - COLOR OPTION 1
9 - 11.1	7-PLEX CONTEMPORARY B - ML - MEZZ.L&R - COLOR OPTION 1
9 - 11.2	7-PLEX CONTEMPORARY B - ML - MEZZ.L&R - COLOR OPTION 2
9 - 11.3	7-PLEX CONTEMPORARY B - GL - MEZZ. L&R - COLOR OPTION 1
9 - 11.4	7-PLEX CONTEMPORARY B - GL - MEZZ.L&R - SIDE.L&R -COLOR OPTION 2
9 - 11.5	7-PLEX CONTEMPORARY B - GL - MEZZ. L - SIDE. R - COLOR OPTION 2
9 - 12.0	7-PLEX CONTEMPORARY C - ML - MEZZ. L - COLOR OPTION 2
9 - 12.1	7-PLEX CONTEMPORARY C - GL - MEZZ.L&R - SIDE. L - COLOR OPTION 1
9 - 12.2	7-PLEX CONTEMPORARY C - GL - MEZZ.L&R - SIDE. L - COLOR OPTION 2
9 - 12.3	7-PLEX CONTEMPORARY C - ML - MEZZ.L&R - COLOR OPTION 1
9 - 12.4	7-PLEX CONTEMPORARY C - ML - MEZZ.L&R - COLOR OPTION 2
9 - 12.5	7-PLEX CONTEMPORARY C - GL - MEZZ.L&R - SIDE.L&R -COLOR OPTION 2
9 - 12.6	7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - SIDE. R -COLOR OPTION 1
9 - 12.7	7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - SIDE. R -COLOR OPTION 2
9 - 12.8	7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - COLOR OPTION 1
9 - 13.0	8-PLEX BUILDING PLANS - GL
9 - 13.1	8-PLEX BUILDING PLANS - ML
9 - 14.0	8-PLEX CONTEMPORARY B - GL - NO MEZZ - SIDE.L&R - COLOR OPTION 2
9 - 15.0	8-PLEX CONTEMPORARY C - ML - NO MEZZ. - COLOR OPTION 1
DESIGN SET: 10 - MATERIALS	
10 - 1.0	MATERIAL BOARD - CON A
10 - 2.0	MATERIAL BOARD - CON B
10 - 3.0	MATERIAL BOARD - CON C
10 - 4.0	MATERIAL BOARD - TRA
10 - 5.0	MATERIAL BOARD - MED
10 - 6.0	BLOCK 44 & 45 STREET SCENE
10 - 6.1	BLOCK 33, 34, 42 & 43 STREET SCENE
10 - 6.2	BLOCK 35, 40 & 41 STREET SCENE
10 - 6.3	BLOCK 38, 39 & 40 STREET SCENE
10 - 6.4	BLOCK 36 & 37 STREET SCENE
DESIGN SET: 11 - PODIUM - B1_44	
11 - 1.0	STREET SCENE PERSPECTIVE
11 - 2.0	GARAGE FLOOR PLAN (G2)
11 - 2.1	GARAGE FLOOR PLAN (G1)
11 - 3.0	FIRST FLOOR PLAN (PODIUM)
11 - 3.1	SECOND FLOOR PLAN
11 - 3.2	THIRD FLOOR PLAN
11 - 3.3	FOURTH FLOOR PLAN
11 - 3.4	FIFTH FLOOR PLAN
11 - 4.0	ROOF PLAN
11 - 5.0	NORTH-WEST BUILDING PERSPECTIVE
11 - 5.1	SOUTH-EAST BUILDING PERSPECTIVE
11 - 6.0	SOUTH ELEVATION
11 - 6.1	NORTH ELEVATION
11 - 6.2	EAST & WEST ELEVATIONS
11 - 6.3	COURTYARD ELEVATIONS
11 - 7.0	SECTIONS
11 - 8.0	MATERIAL BOARD
11 - 9.0	STREET ACTIVATION EXHIBIT
DESIGN SET: 12 - PODIUM - B2_45	
12 - 1.0	STREET SCENE PERSPECTIVE
12 - 2.0	GARAGE FLOOR PLAN (G2)
12 - 2.1	GARAGE FLOOR PLAN (G1)
12 - 3.0	FIRST FLOOR PLAN (PODIUM)
12 - 3.1	SECOND FLOOR PLAN
12 - 3.2	THIRD FLOOR PLAN
12 - 3.3	FOURTH FLOOR PLAN
12 - 3.4	FIFTH FLOOR PLAN
12 - 4.0	ROOF PLAN
12 - 5.0	NORTH-EAST BUILDING PERSPECTIVE
12 - 5.1	SOUTH-WEST BUILDING PERSPECTIVE
12 - 6.0	SOUTH ELEVATION
12 - 6.1	NORTH ELEVATION
12 - 6.2	EAST & WEST ELEVATIONS
12 - 6.3	COURTYARD ELEVATIONS
12 - 7.0	SECTIONS
12 - 8.0	MATERIAL BOARD
12 - 9.0	STREET ACTIVATION EXHIBIT
DESIGN SET: 13 - PODIUM - B3_42	
13 - 1.0	STREET SCENE PERSPECTIVE
13 - 2.0	GARAGE FLOOR PLAN (G2)
13 - 2.1	GARAGE FLOOR PLAN (G1)
13 - 3.0	FIRST FLOOR PLAN (PODIUM)
13 - 3.1	SECOND FLOOR PLAN
13 - 3.2	THIRD FLOOR PLAN
13 - 3.3	FOURTH FLOOR PLAN
13 - 3.4	FIFTH FLOOR PLAN
13 - 4.0	ROOF PLAN
13 - 5.0	SOUTH-WEST BUILDING PERSPECTIVE
13 - 5.1	NORTH-EAST BUILDING PERSPECTIVE
13 - 6.0	SOUTH ELEVATION
13 - 6.1	NORTH ELEVATION
13 - 6.2	EAST & WEST ELEVATIONS
13 - 6.3	COURTYARD ELEVATIONS
13 - 7.0	SECTIONS
13 - 8.0	MATERIAL BOARD
13 - 9.0	STREET ACTIVATION EXHIBIT
DESIGN SET: 14 - PODIUM - B4_41	
14 - 1.0	STREET SCENE PERSPECTIVE
14 - 2.0	GARAGE FLOOR PLAN (G2)
14 - 2.1	GARAGE FLOOR PLAN (G1)
14 - 3.0	FIRST FLOOR PLAN (PODIUM)
14 - 3.1	SECOND FLOOR PLAN
14 - 3.2	THIRD FLOOR PLAN
14 - 3.3	FOURTH FLOOR PLAN
14 - 3.4	FIFTH FLOOR PLAN
14 - 4.0	ROOF PLAN
14 - 5.0	SOUTH-WEST BUILDING PERSPECTIVE
14 - 5.1	NORTH-EAST BUILDING PERSPECTIVE
14 - 6.0	SOUTH ELEVATION
14 - 6.1	NORTH ELEVATION
14 - 6.2	EAST & WEST ELEVATIONS
14 - 6.3	COURTYARD ELEVATIONS
14 - 7.0	SECTIONS
14 - 8.0	MATERIAL BOARD
14 - 9.0	STREET ACTIVATION EXHIBIT
DESIGN SET: 15 - UNIT PLANS	
15 - 1.0	UNIT PLANS

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

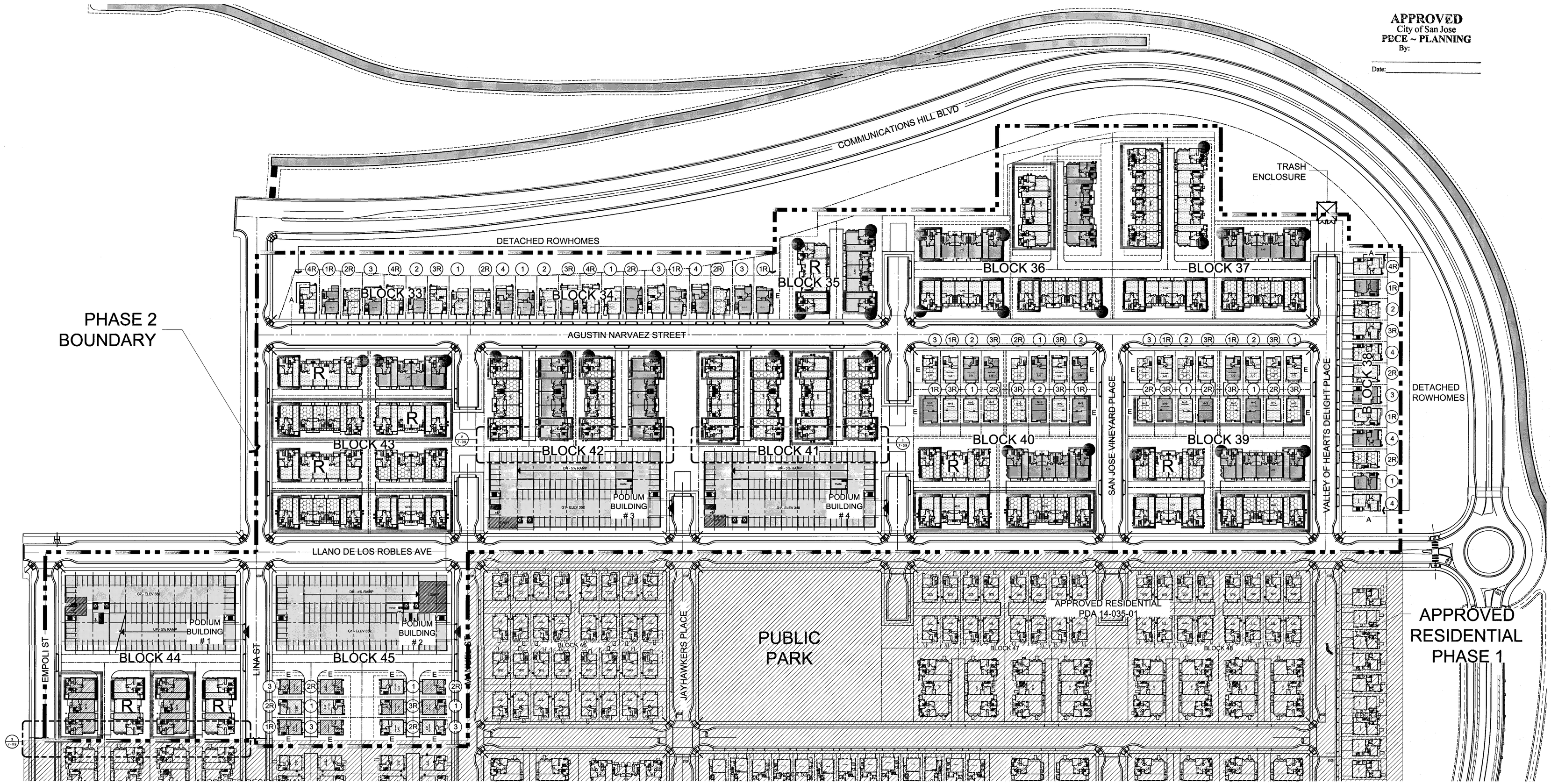
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

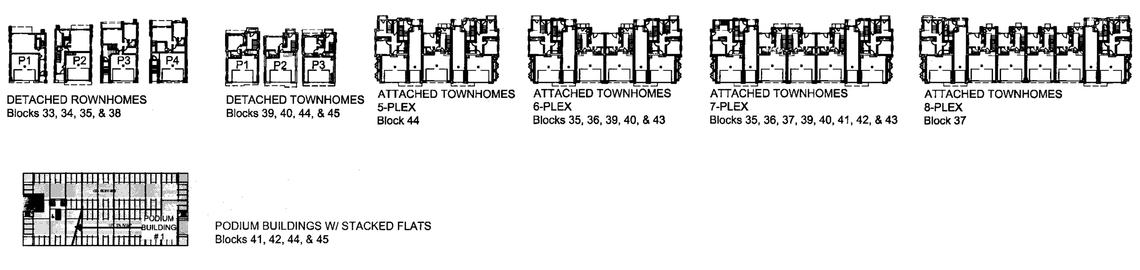
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

SHEET INDEX

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



BUILDING TYPES



ARCHITECTURAL STYLES

- MEDITERRANEAN — Blocks 44 & 45
- TRANSITIONAL — Blocks 44 & 45
- CONTEMPORARY A — Blocks 43, 42, 40, 39, 38, 37, 36, 35, 34, & 33
- CONTEMPORARY B — Blocks 43, 41, 40, 39, 38, 37, 36, 35, 34, & 33
- CONTEMPORARY C — Blocks 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, & 33

LEGEND

- 2R — DETACHED PLAN TYPE NO.
- REVERSED PLAN TYPE
- E — ENHANCED ELEVATION
- A — ALTERNATE PLANS WITH WRAP-AROUND PORCHES
- SIDE ENTRY (ATTACHED TOWNS) — R
- 4TH STORY MEZZANINE Attached Townhomes Plan 1
- MID LEVEL
- APPROVED RESIDENTIAL IN PHASE 1 (PDA 14-035-01)

Scale 0 32 64 128

ARCHITECTURAL SITE PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

7 - 0.1

LOW DENSITY

(DETACHED ROWHOMES, DETACHED TOWNHOMES & ATTACHED ROWHOMES)

UNIT MIX BY BUILDING TYPE

Detached Rowhomes	No. Beds	No. Baths	Total Units	Mix
Plan 1	4	3.5	9	3%
Plan 2	4	3.5	9	3%
Plan 3	4	3.5	7	2%
Plan 4	4	3.5	9	3%
Total Detached Rowhomes			*34*	

Detached Townhomes	No. Beds	No. Baths	Total Units	Mix
Plan 1	4	3.5	14	4%
Plan 2	4	3.5	14	4%
Plan 3	5	4	16	5%
Total Detached Townhomes			*44*	

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	7-Plex w/ 2 Mez	8-Plex	Total Units	Mix
Plan 1	2	2	1	2	1		2	1		2	45	13%
Plan 1 w/ Mezzanine	2	2	1		1	2		1	2		35	10%
Plan 2	3	3	2	2	2	2	2	2	2	2	80	23%
Plan 3	4	3.5	1	1	1	1	2	2	2	2	66	19%
Plan 4	4	3.5		1	1	1	1	1	1	2	38	11%
Total Units Per Building Type			5	6	6	6	7	7	7	8		
Building Count			4	1	6	3	1	6	17	2		
Total Attached Townhomes			*20*	*6*	*36*	*18*	*7*	*42*	*119*	*16*	*264*	

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	475	880	901		2,256	438	134	2,828	9	25,452
Plan 2	611	931	1046		2,588	398	140	3,126	9	28,134
Plan 3	591	917	1160		2,668	441	182	3,291	7	23,037
Plan 4	567	986	1208		2,761	491	92	3,344	9	30,096
Detached Townhomes - Ground Level Entry										
Plan 1	408	872	868		2,148	485	138	2,771	9	24,939
Plan 2	353	870	930		2,153	512	78	2,743	9	24,687
Plan 3	393	921	864		2,178	472	80	2,730	10	27,300
Detached Townhomes - Mid Level Entry										
Plan 1	409	872	868		2,149	484	103	2,736	5	13,680
Plan 2	410	870	930		2,210	455	78	2,743	5	13,715
Plan 3	393	921	864		2,178	472	80	2,730	6	16,380
Attached Townhomes - Ground Level Entry										
Plan 1	147	125	1396		1,668	447	97	2,212	29	64,148
Plan 1 w/ Mezzanine	147	125	1396	237	1,905	447	109	2,461	15	36,915
Plan 2	517	1296			1,813	441	92	2,346	24	56,304
Plan 2 - Side Entry	517	1301			1,818	441	92	2,351	20	47,020
Plan 3	367	771	864		2,002	479	52	2,533	38	96,254
Plan 4	360	771	864		1,995	486	52	2,533	21	53,193
Attached Townhomes - Mid Level Entry										
Plan 1	137	125	1396		1,658	456	97	2,211	16	35,376
Plan 1 w/ Mezzanine	137	125	1396	237	1,895	456	97	2,448	20	48,960
Plan 2	517	1296			1,813	441	92	2,346	36	84,456
Plan 3	367	771	864		2,002	479	52	2,533	28	70,924
Plan 4	360	771	864		1,995	486	52	2,533	17	43,061
Total Floor Area										*864,031*

HIGH DENSITY

(PODIUM BUILDINGS 1 - 4)

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

BUILDING 1 (BLOCK 44) UNIT AND BUILDING SUMMARY

	UNIT TYPE					BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR	2BR		3BR								
GROSS AREA	940	1181	1228	1470								
NET RENTABLE AREA	879	1098	1157	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60								
GARAGE FLOOR G2							23,889	194				24,083
GARAGE FLOOR G1							33,509	194				33,703
FIRST FLOOR	2	2	4	5	13	16,504		3,975	1,024	2,453	7,847	31,803
SECOND FLOOR	2	2	5	5	14	17,732		4,110				21,842
THIRD FLOOR	3	2	6	5	16	19,900		4,103				24,003
FOURTH FLOOR	4	2	5	5	16	19,612		4,229				23,841
FIFTH FLOOR	4	2	5	5	16	19,612		4,229				23,841
TOTAL UNITS	15	10	25	25	**75**							
TOTAL GROSS AREA	14,100	11,810	30,700	36,750	**93,360**	93,360	57,398	21,034	1,024	2,453	7,847	**183,116**
TOTAL NET AREA	13,185	10,980	28,925	34,900	**87,990**							
% MIX	20%	13%	33%	33%	100%							
BEDROOM TYPE % MIX	20%	47%		33%	100%							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,545	1,110	1,750	3,100	**7,505**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	900	600	1,500	1,500	**4,500**							

BUILDING 2 (BLOCK 45) UNIT AND BUILDING SUMMARY

	UNIT TYPE					BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR	2BR		3BR								
GROSS AREA	940	1181	1228	1470								
NET RENTABLE AREA	879	1098	1157	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60								
GARAGE FLOOR G2							24,796	253				25,049
GARAGE FLOOR G1							29,898	250	3,035			33,183
FIRST FLOOR	2	1	6	5	14	17,779		3,657		2,334	7,627	31,397
SECOND FLOOR	3	1	6	5	15	18,719		3,676				22,395
THIRD FLOOR	3	2	6	5	16	19,900		3,676				23,576
FOURTH FLOOR	3	2	6	5	16	19,900		3,675				23,575
FIFTH FLOOR	3	2	6	5	16	19,900		3,675				23,575
TOTAL UNITS	14	8	30	25	**77**							
TOTAL GROSS AREA	13,160	9,448	36,840	36,750	**96,198**	96,198	54,694	18,862	3,035	2,334	7,627	**182,750**
TOTAL NET AREA	12,306	8,784	34,710	34,900	**90,700**							
% MIX	18%	10%	39%	32%	100%							
BEDROOM TYPE % MIX	18%	49%		32%	100%							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,442	888	2,100	3,100	**7,530**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	840	480	1,800	1,500	**4,620**							

BUILDING 3 (BLOCK 42) UNIT AND BUILDING SUMMARY

	UNIT TYPE						BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	B3	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR	2BR			3BR								
GROSS AREA	940	1181	1228	1180	1470								
NET RENTABLE AREA	879	1098	1157	1091	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	111	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60	60								
GARAGE FLOOR G2								25,111					25,111
GARAGE FLOOR G1								32,619	351	649			33,619
FIRST FLOOR	2	1	6		5	14	17,779		3,758		2,345	8,424	32,306
SECOND FLOOR	3	1	6		5	15	18,719		3,766				22,485
THIRD FLOOR	3	1	6	1	5	16	19,899		3,763				23,662
FOURTH FLOOR	3	1	6	1	5	16	19,899		3,772				23,671
FIFTH FLOOR	3	1	6	1	5	16	19,899		3,771				23,670
TOTAL UNITS	14	5	30	3	25	**77**							
TOTAL GROSS AREA	13,160	5,905	36,840	3,540	36,750	**96,195**	96,195	57,730	19,181	649	2,345	8,424	**184,524**
TOTAL NET AREA	12,306	5,490	34,710	3,273	34,900	**90,679**							
% MIX	18%	6%	39%	4%	32%	100%							
BEDROOM TYPE % MIX	18%		49%		32%	100%							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,442	555	2,100	333	3,100	**7,530**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	840	300	1,800	180	1,500	**4,620**							

BUILDING 4 (BLOCK 41) UNIT AND BUILDING SUMMARY

	UNIT TYPE						BUILDING (GROSS AREA) (STAIRWELLS AND ELEVATORS INCLUDED ONLY ON G2)						
	A1	B1	B2	B3	C1	TOTAL	UNIT	GARAGE	COMMON	LOBBY	AMENITIES	PODIUM COURTYARD	TOTAL
BEDROOMS	1BR	2BR			3BR								
GROSS AREA	940	1181	1228	1180	1470								
NET RENTABLE AREA	879	1098	1157	1091	1396								
PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	103	111	70	111	124								
ALLOWABLE/COUNTED PRIVATE OPEN SPACE AREA	60	60	60	60	60								
GARAGE FLOOR G2								25,089					25,089
GARAGE FLOOR G1								33,639	228				33,867
FIRST FLOOR	3	1	6		4	14	17,249		3,845	674	2,297	8,106	32,171
SECOND FLOOR	4	1	6		4	15	18,189		3,850				22,039
THIRD FLOOR	3	1	6	1	5	16	19,899		3,847				23,746
FOURTH FLOOR	3	1	6	1	5	16	19,899		3,846				23,745
FIFTH FLOOR	3	1	6	1	5	16	19,899		3,843				23,742
TOTAL UNITS	16	5	30	3	23	**77**							
TOTAL GROSS AREA	15,040	5,905	36,840	3,540	33,810	**95,135**	95,135	58,728	19,459	674	2,297	8,106	**184,399**
TOTAL NET AREA	14,064	5,490	34,710	3,273	32,108	**89,645**							
% MIX	21%	6%	39%	4%	30%	100%							
BEDROOM TYPE % MIX	21%		49%		30%	100%							
TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	1,648	555	2,100	333	2,852	**7,488**							
TOTAL ALLOWABLE/ COUNTED PRIVATE OPEN SPACE	960	300	1,800	180	1,380	**4,620**							

PODIUM PRODUCT TOTALS

AVERAGE UNIT NET RENTABLE AREA PER UNIT TYPE	940	1217			1470	
OVERALL AVERAGE UNIT NET RENTABLE AREA	1245					
GRAND TOTAL PROVIDED BALCONY AREA (PRIVATE OPEN SPACE)	6,077	3,108	8,050	666	12,152	30,053
GRAND TOTAL ALLOWABLE/COUNTED PRIVATE OPEN SPACE	3,540	1,680	6,900	360	5,880	**18,360**
GRAND TOTAL UNITS	59	28	115	6	98	**306**
% MIX	19%	9%	38%	2%	32%	**100%**

UNIT SUMMARY

UNIT TYPE	A1	B1	B2	B3	C1
BEDROOMS	1	2	2	2	3
BATHS	1	2	2	2	2.5
GROSS AREA	940	1181	1228	1180	1470
NET AREA	879	1098	1157	1091	1396
TOTAL PROVIDED BALCONY (PRIVATE OPEN SPACE) AREA	103	111	70	111	124

PARKING REQUIRED

AUTOMOBILE PARKING					
UNIT TYPE	SPACE PER UNIT	BUILDING 1	BUILDING 2	BUILDING 3	BUILDING 4
1 BEDROOM	1	15	14	14	16
2 BEDROOM	1	35	38	38	38
3 BEDROOM	1	25	25	25	23
TOTAL REQUIRED RESIDENTIAL STALLS		75	77	77	77
ACCESSIBLE STALLS (2% OF PROVIDED)	2%	3	3	3	3
BIKE PARKING					
1 PER 4 LIVING UNITS	0.25	18.75	19.25	19.25	19.25
MOTORCYCLE PARKING					
1 PER 4 LIVING UNITS	0.25	18.75	19.25	19.25	19.25

PARKING PROVIDED

TYPE OF PARKING	BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4	
	LEVEL G1	LEVEL G2	LEVEL G1	LEVEL G2	LEVEL G1	LEVEL G2	LEVEL G1	LEVEL G2
AUTOMOBILE PARKING								
UNIVERSAL STALLS PROVIDED	84	54	73	66	80	65	83	64
ACCESSIBLE STALLS PROVIDED	2	1	2	1	2	1	2	1
SUBTOTAL	86	55	75	67	82	66	85	65
TOTAL PROVIDED RESIDENTIAL STALLS	141		142		148		150	
BIKE PARKING								
SHORT-TERM (40% MAX)	6		6		6		6	
LONG-TERM (60% MIN)	24		14		18		20	
TOTAL PROVIDED BIKE SPACES	30		20		24		26	
MOTORCYCLE PARKING								
MOTORCYCLE SPACES	17	3	17	3	11	9	14	12
TOTAL PROVIDED MOTORCYCLE SPACES	20		20		20		26	

UNIT MIX & FLOOR PLAN CALCULATIONS

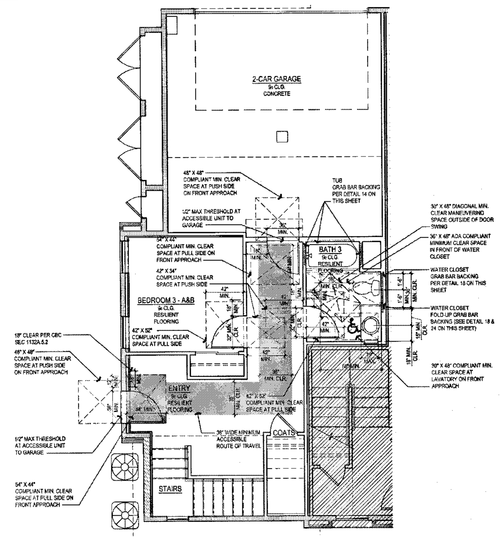
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

COMMUNICATIONS HILL
San Jose, California



TYPICAL PROPOSED MULTISTORY UNIT

PHASE 2
Total units proposed = 648

Total Single Family Detached R3 Units = 78 (No Accessibility Requirements)

Total Podium Stacked Flats R2 Units = 306 (All units are covered multifamily dwelling units per CBC 1106A.1 and must meet all accessibility requirements in CBC Chapter 11A and FHA.)

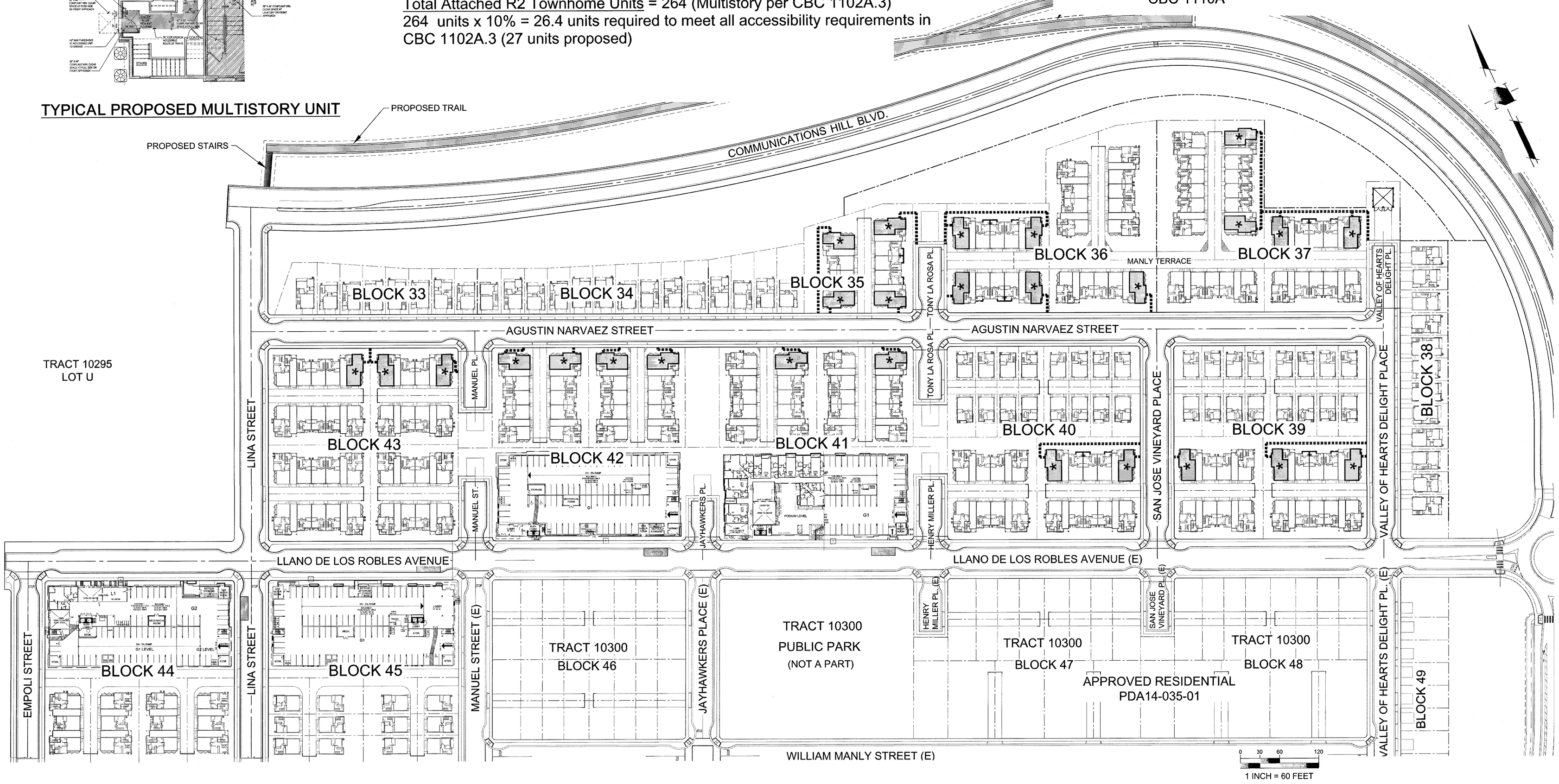
Total Attached R2 Townhome Units = 264 (Multistory per CBC 1102A.3)
264 units x 10% = 26.4 units required to meet all accessibility requirements in CBC 1102A.3 (27 units proposed)

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

LEGEND:

ACCESSIBLE UNIT PER CBC 1102A.3

ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY PER CBC 1110A



MULTISTORY ACCESSIBILITY ARCHITECTURAL SITE PLAN

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | kt gy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

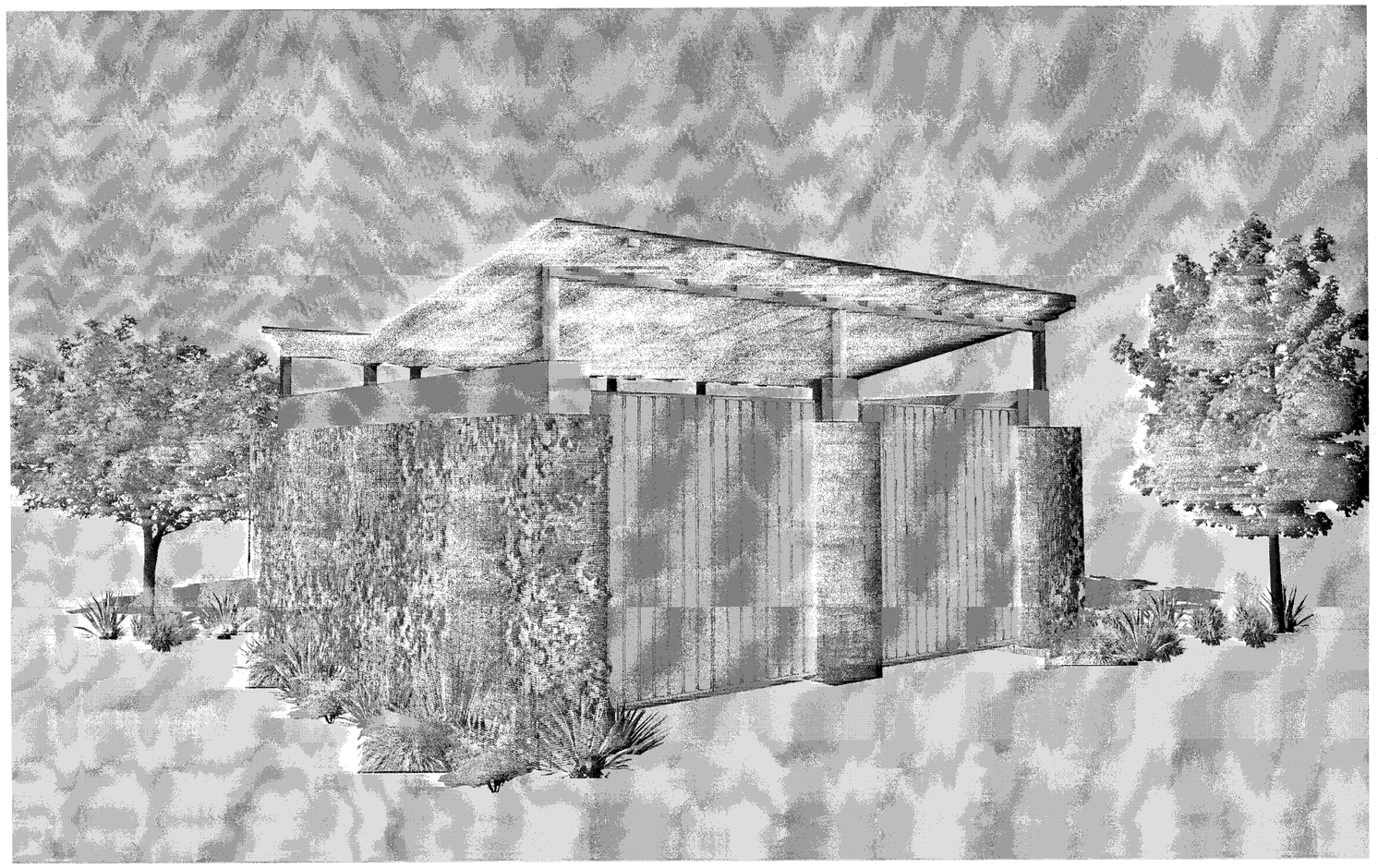
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

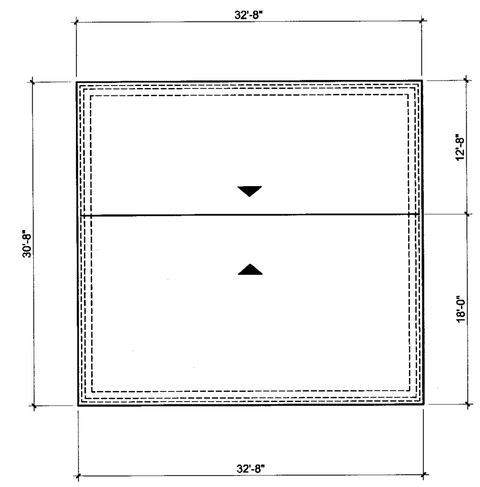
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

7 - 0.3

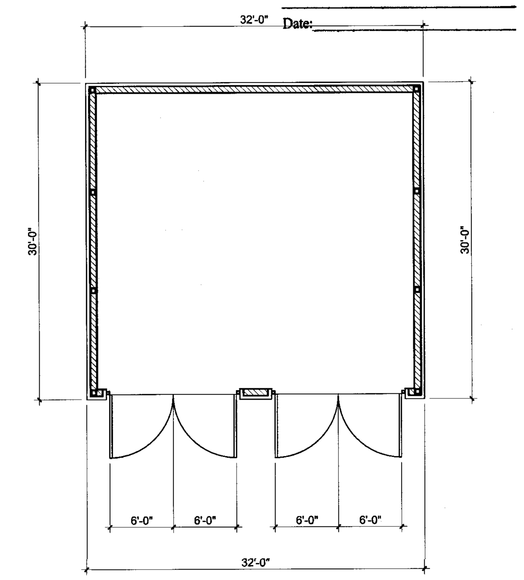
APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____



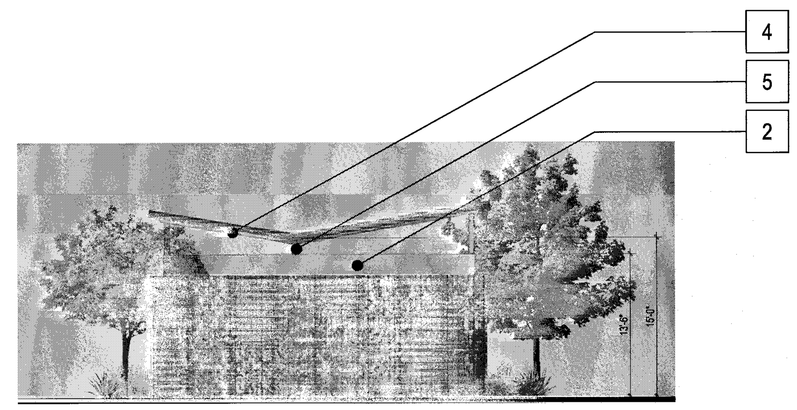
PERSPECTIVE



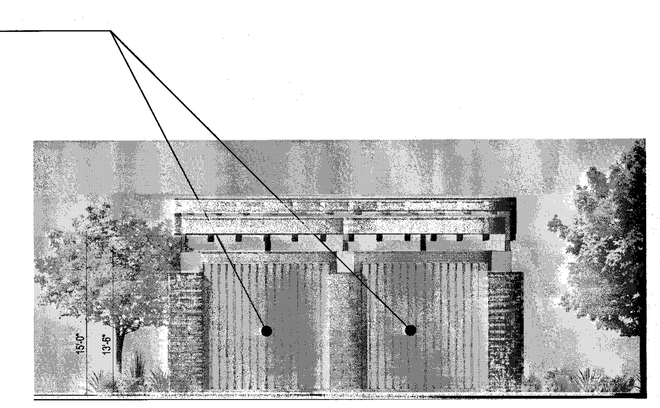
ROOF PLAN
BUTTERFLY ROOF 2:12 SLOPE



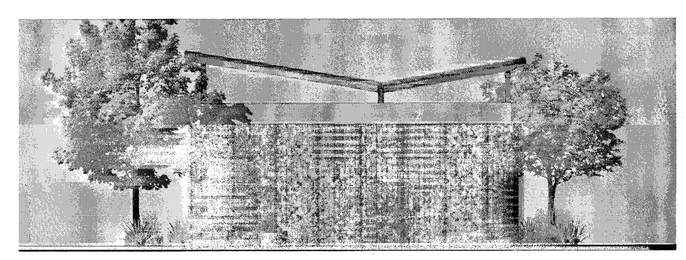
FLOOR PLAN
919 SQ. FT.



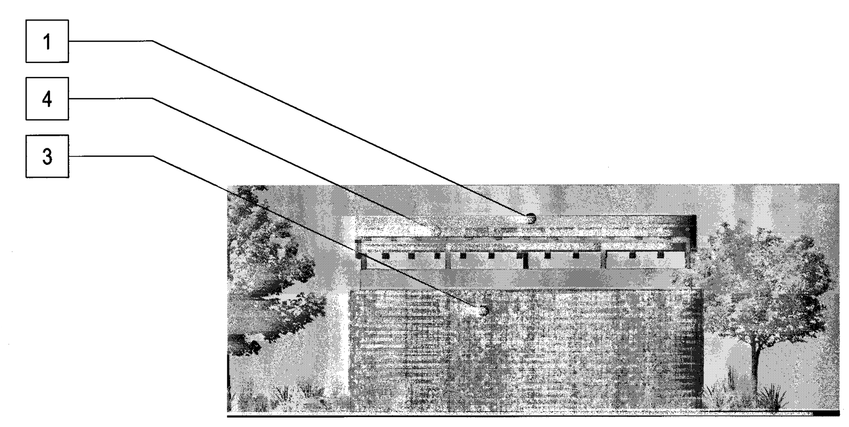
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

1. COMPOSITE ROOF SHINGLES
2. OMEGA STUCCO 20/30 SAND FINISH OVER CMU
3. CONCRETE BLOCK VENEER OVER CMU
4. METAL BEAMS
5. 6X6 METAL POST
6. PAIR OF 6'-0"W. X 12'-0"H. METAL GATES

Scale 0 4 8 16

TRASH ENCLOSURES

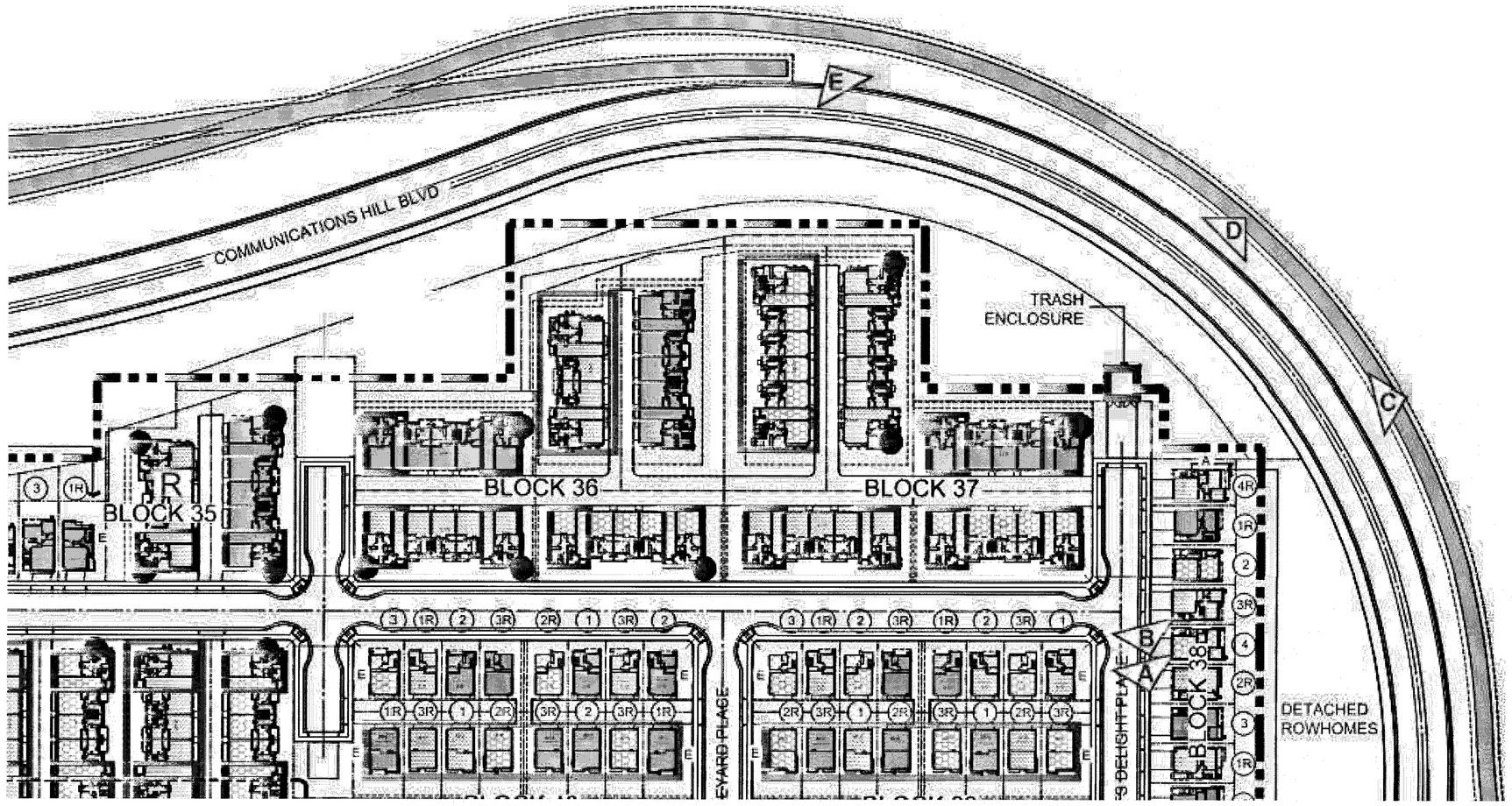
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

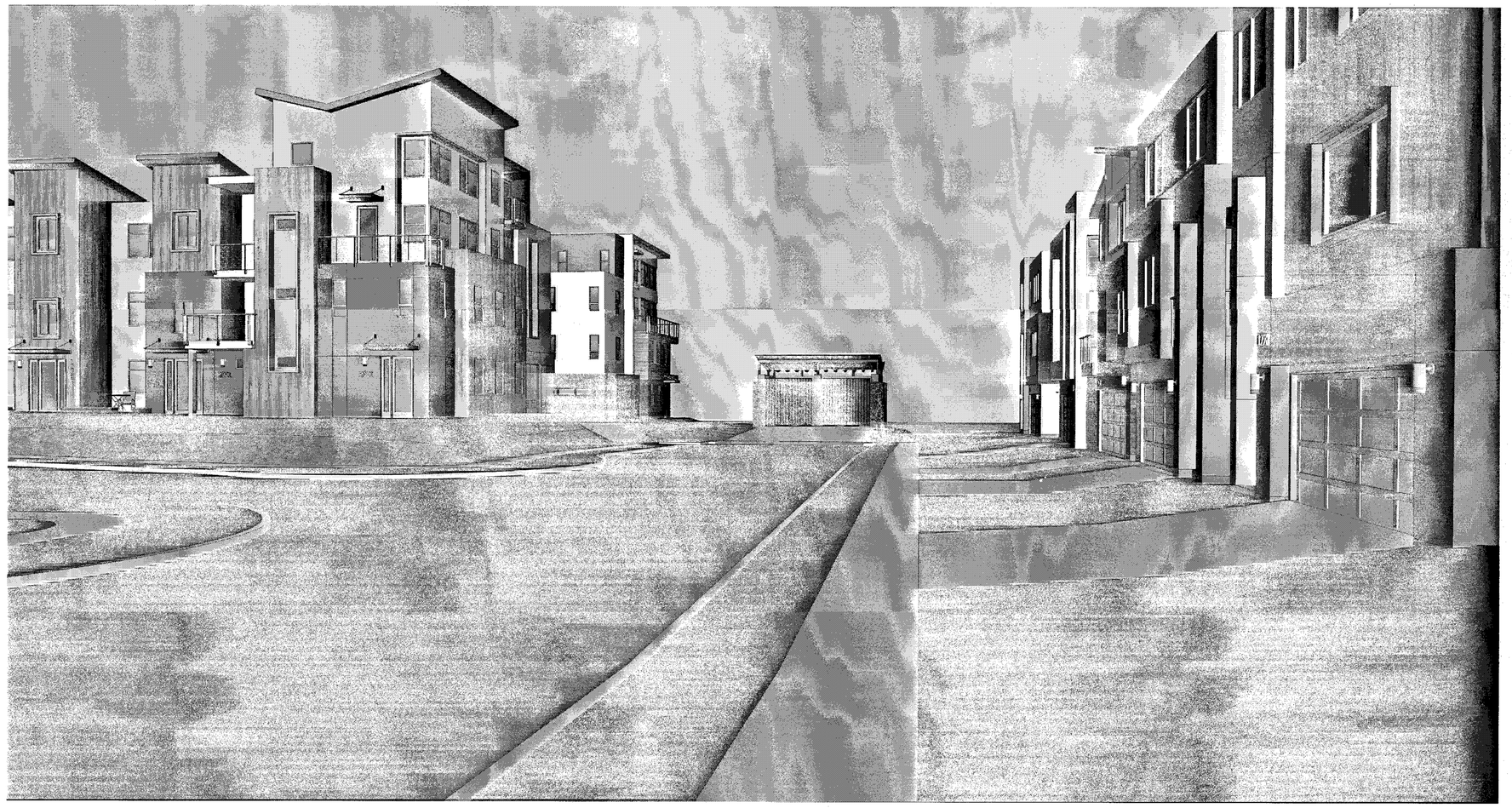
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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



VIEWPORT LOCATION PLAN - NOT TO SCALE



VIEW A - VALLEY OF HEART'S DELIGHT PL.

TRASH ENCLOSURES PERSPECTIVES

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

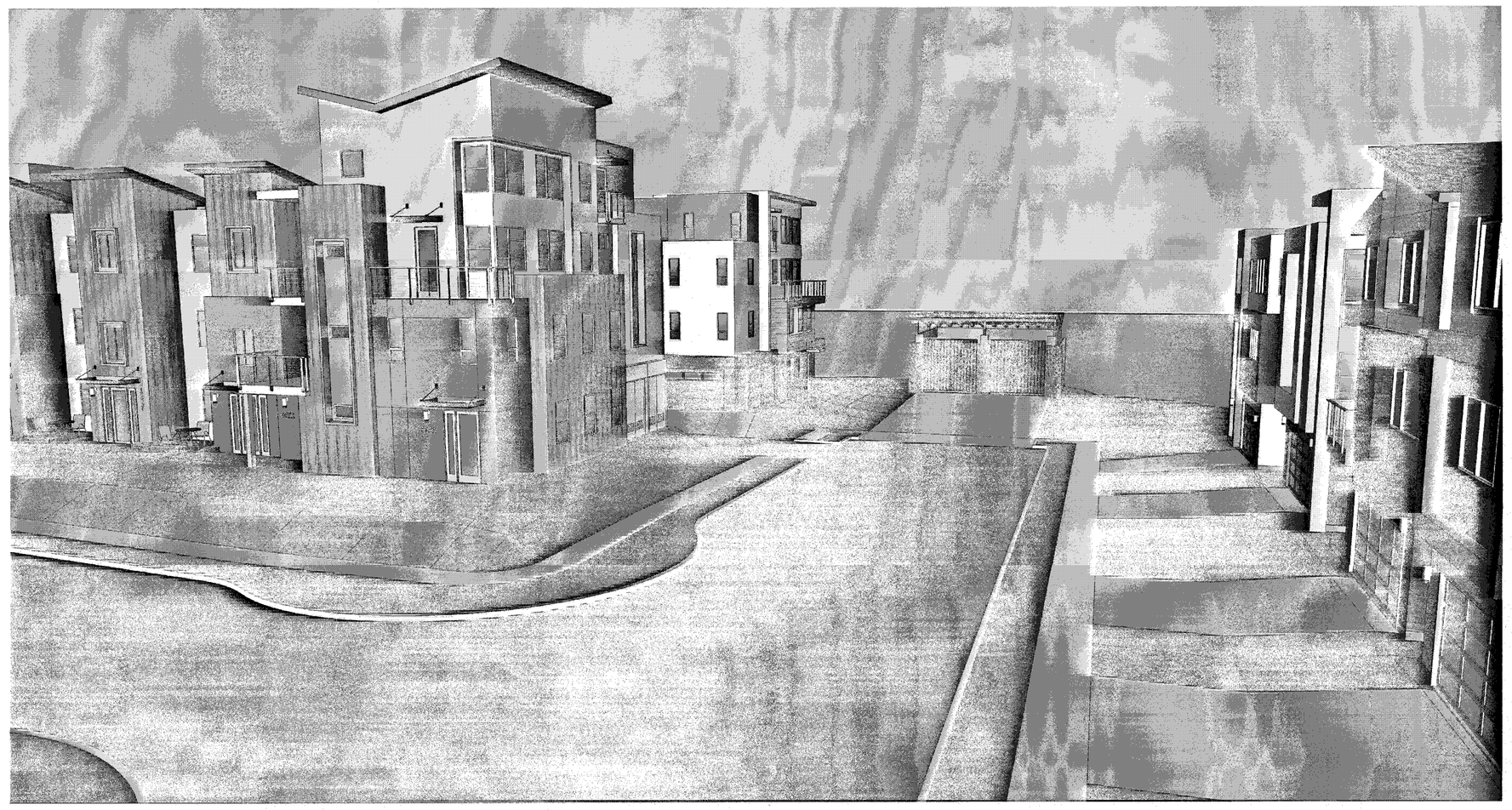
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

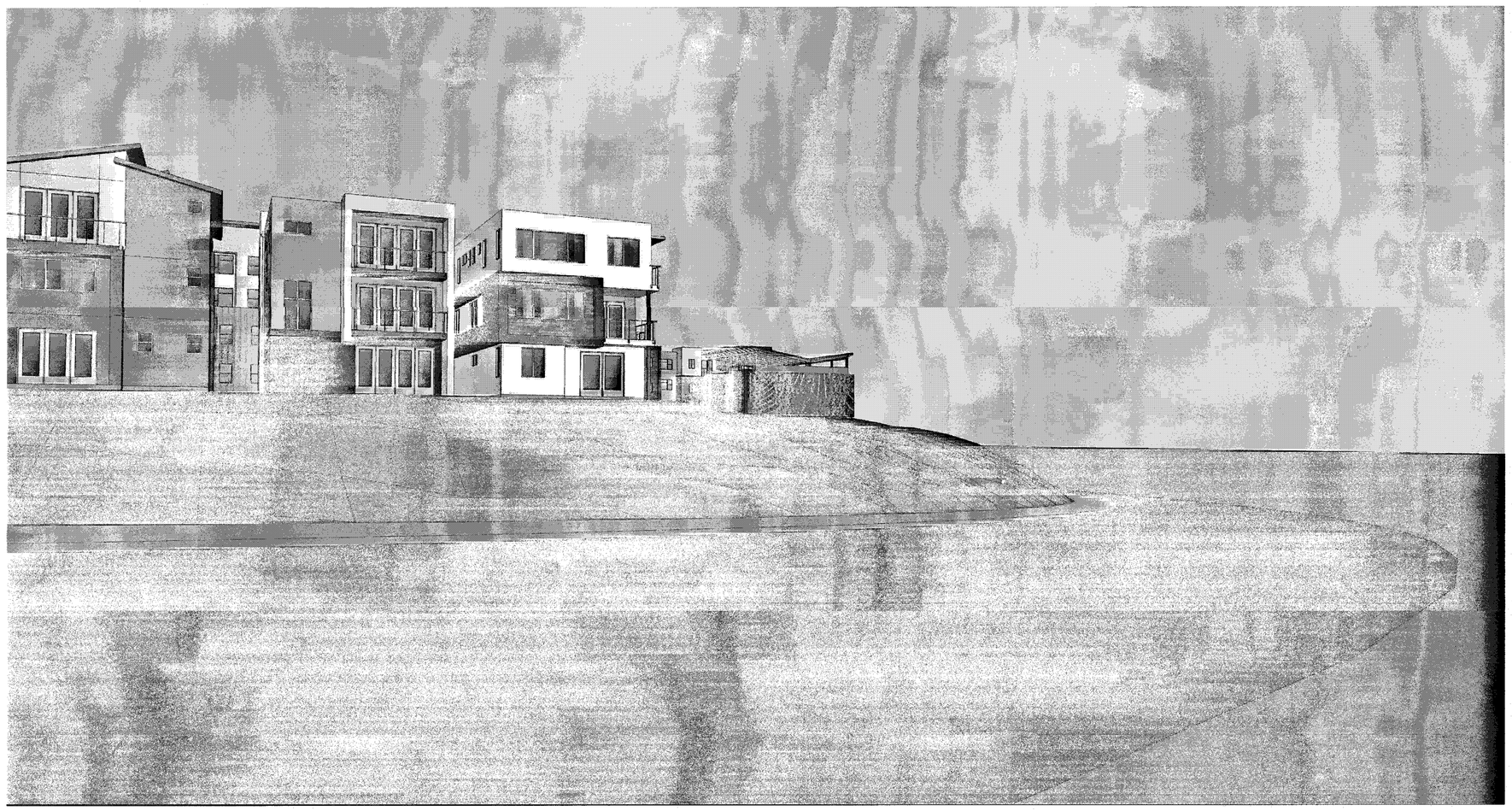
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.4.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



VIEW B - VALLEY OF HEART'S DELIGHT PL.



VIEW C - COMMUNICATIONS HILL BLVD.

TRASH ENCLOSURES PERSPECTIVES

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

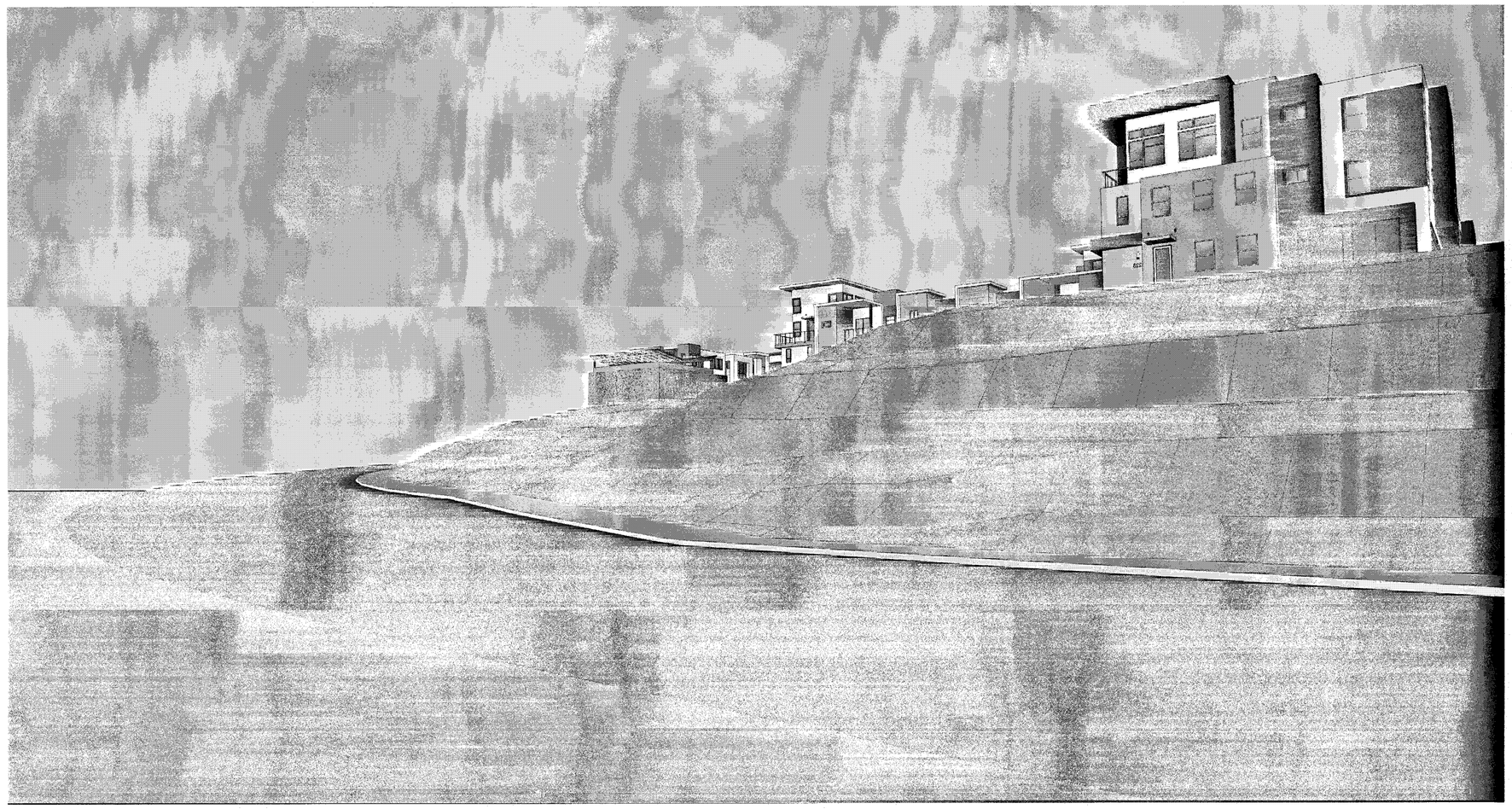
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.4.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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

VIEW D - COMMUNICATIONS HILL BLVD.



VIEW E - COMMUNICATIONS HILL BLVD.

TRASH ENCLOSURES PERSPECTIVES

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

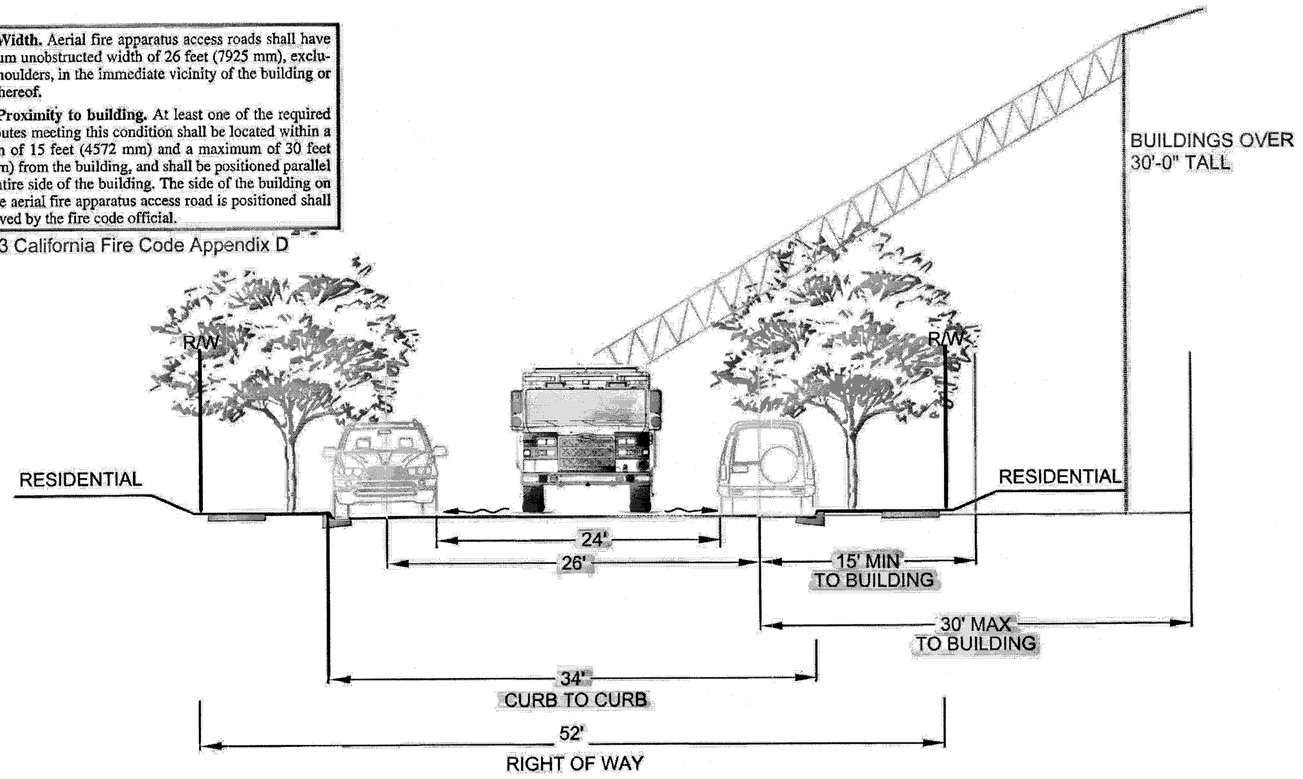
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.4.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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

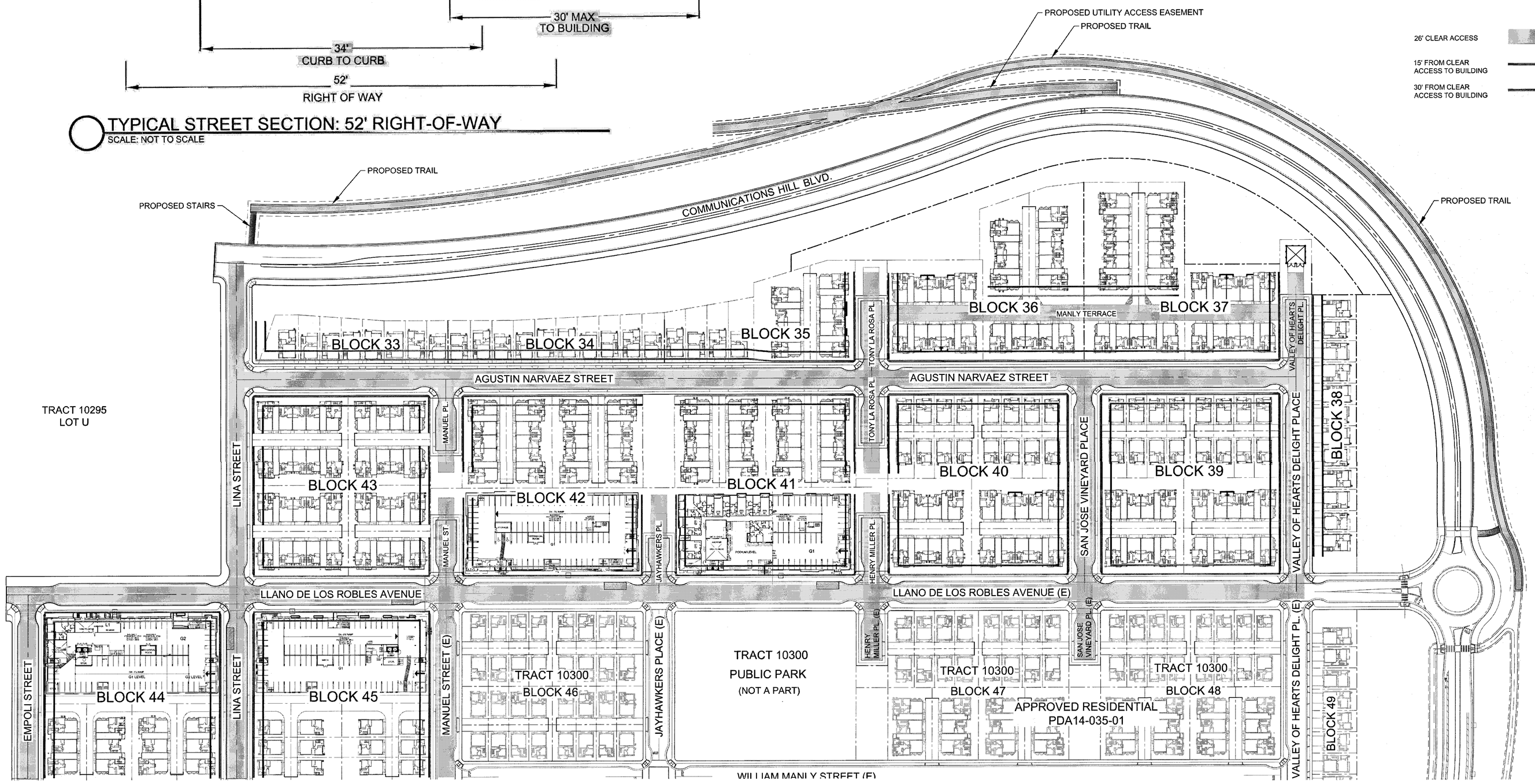
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



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

26' CLEAR ACCESS
15' FROM CLEAR ACCESS TO BUILDING
30' FROM CLEAR ACCESS TO BUILDING

0 40 80 160
1 INCH = 80 FEET



FIRE APPARATUS ACCESS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.5.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

COMMUNICATIONS HILL
San Jose, California

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

BUILDING #1 (PODIUM)

FLOOR	TYPE 1A	TYPE IIIA
G1	33,703	
G2	24,083	
1ST FLOOR		31,803
2ND FLOOR		21,842
3RD FLOOR		24,003
4TH FLOOR		23,841
5TH FLOOR		23,841
TOTAL AREA	57,786	125,330

FIRE FLOW/CFC-APPENDIX C TABLE C105.1

	FIRE FLOW IIIA	FIRE FLOW IA	FLOW DURATION	MIN. # HYDRANTS	AVG HYDRANT SPACING	MAX DISTANCE FROM ROAD	PRECENTAGE OF BUILDING	MIN. FLOW RATE GPM
TYPE IIIA	2,500		4	5	300	180	68%	2,300
TYPE IA		1,500	2	3	450	225	32%	

BUILDING #2 (PODIUM)

FLOOR	TYPE 1A	TYPE IIIA
G1	33,183	
G2	25,049	
1ST FLOOR		31,397
2ND FLOOR		22,395
3RD FLOOR		23,576
4TH FLOOR		23,575
5TH FLOOR		23,575
TOTAL AREA	58,232	124,518

FIRE FLOW/CFC-APPENDIX C TABLE C105.1

	FIRE FLOW IIIA	FIRE FLOW IA	FLOW DURATION	MIN. # HYDRANTS	AVG HYDRANT SPACING	MAX DISTANCE FROM ROAD	PRECENTAGE OF BUILDING	MIN. FLOW RATE GPM
TYPE IIIA	2,500		4	5	300	180	68%	2,300
TYPE IA		1,500	2	3	450	225	32%	

BUILDING #3 (PODIUM)

FLOOR	TYPE 1A	TYPE IIIA
G1	33,619	
G2	25,111	
1ST FLOOR		32,306
2ND FLOOR		22,485
3RD FLOOR		23,662
4TH FLOOR		23,671
5TH FLOOR		23,670
TOTAL AREA	58,730	125,794

FIRE FLOW/CFC-APPENDIX C TABLE C105.1

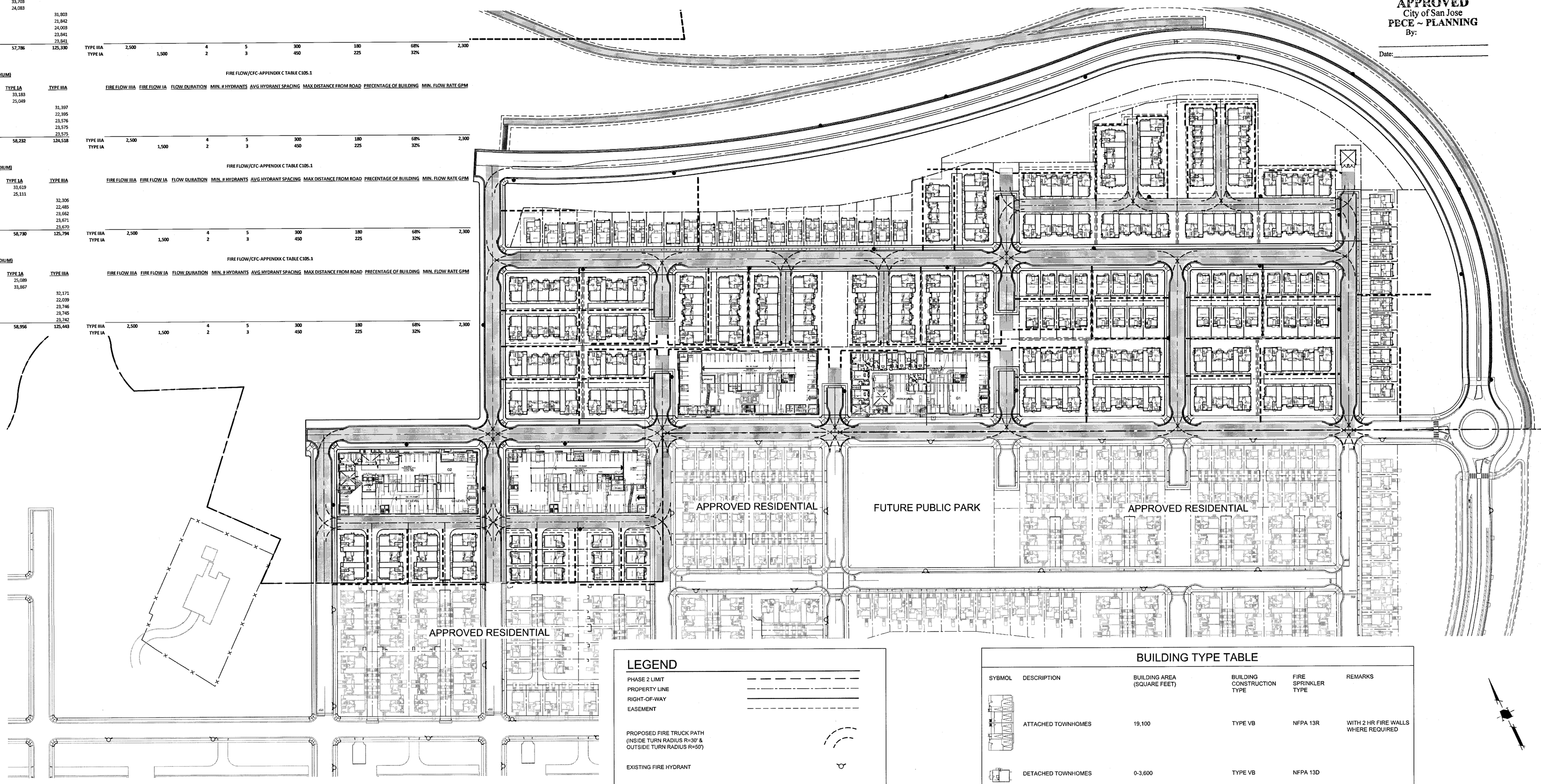
	FIRE FLOW IIIA	FIRE FLOW IA	FLOW DURATION	MIN. # HYDRANTS	AVG HYDRANT SPACING	MAX DISTANCE FROM ROAD	PRECENTAGE OF BUILDING	MIN. FLOW RATE GPM
TYPE IIIA	2,500		4	5	300	180	68%	2,300
TYPE IA		1,500	2	3	450	225	32%	

BUILDING #4 (PODIUM)

FLOOR	TYPE 1A	TYPE IIIA
G1	25,089	
G2	33,867	
1ST FLOOR		32,171
2ND FLOOR		22,039
3RD FLOOR		23,746
4TH FLOOR		23,745
5TH FLOOR		23,742
TOTAL AREA	58,956	125,443

FIRE FLOW/CFC-APPENDIX C TABLE C105.1

	FIRE FLOW IIIA	FIRE FLOW IA	FLOW DURATION	MIN. # HYDRANTS	AVG HYDRANT SPACING	MAX DISTANCE FROM ROAD	PRECENTAGE OF BUILDING	MIN. FLOW RATE GPM
TYPE IIIA	2,500		4	5	300	180	68%	2,300
TYPE IA		1,500	2	3	450	225	32%	



LEGEND

- PHASE 2 LIMIT
- 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)
- EMERGENCY VEHICLE ACCESS PATH
- TURF BLOCK

BUILDING TYPE TABLE

SYBMOL	DESCRIPTION	BUILDING AREA (SQUARE FEET)	BUILDING CONSTRUCTION TYPE	FIRE SPRINKLER TYPE	REMARKS
	ATTACHED TOWNHOMES	19,100	TYPE VB	NFPA 13R	WITH 2 HR FIRE WALLS WHERE REQUIRED
	DETACHED TOWNHOMES	0-3,600	TYPE VB	NFPA 13D	
	DETACHED ROWHOMES	0-3,600	TYPE VB	NFPA 13D	
	PODIUMS	122,000 (CONDITIONED SPACE) 59,000 (GARAGE SPACE)	TYPE IIIA OVER TYPE I	NFPA 13	

0 40 80 160
1 INCH = 80 FEET

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%.

EMERGENCY VEHICLE ACCESS PLAN & HOSE PULL EXHIBIT

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

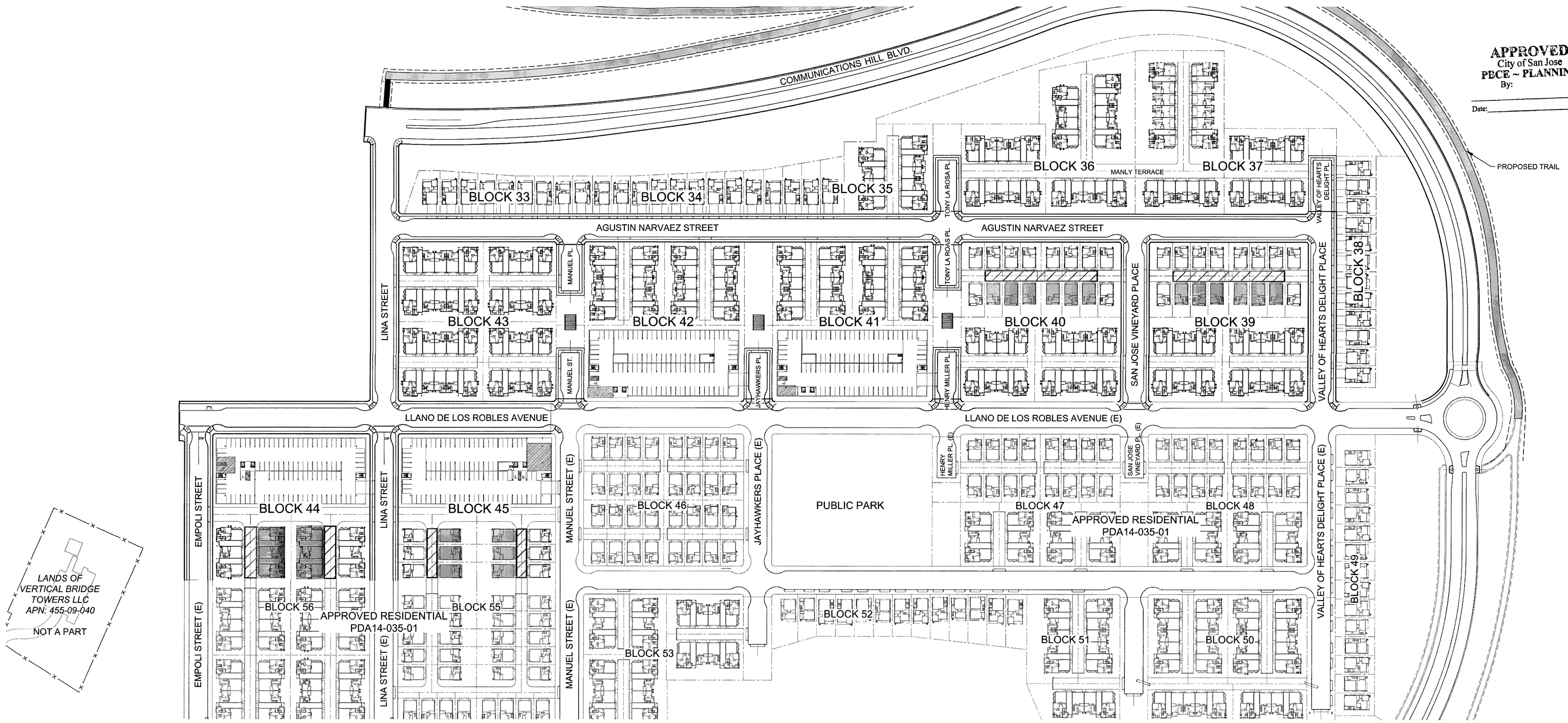
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.6.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

7 - 0.6

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



20'-0" WIDE ALLEY

LOTS WITH 3-STORY, MULTI-FAMIILY, ATTACHED TOWNHOMES OVER 30'-0" AND DO NOT HAVE AERIAL FIRE APPARATUS ACCESS. FIRE VARIANCE APPLICATION SHALL BE FILED PROPOSING AN INCREASE IN THE FIRE SPRINKLERS ABOVE THE REQUIRED NFPA 13R SPRINKLER SYSTEM FOR THESE BUILDINGS IN LIEU OF 26'-0" AERIAL APPARATUS ACCESS ROAD AND HAVING ROOFS UNDER 30'-0". INCREASE TO NFPA 13 FIRE SPRINKLER SYSTEM SHALL BE PROPOSED FOR THESE BUILDINGS, AS HAS BEEN APPROVED FOR SAME CONDITIONS IN PHASE 1.

LOTS WITH 3-STORY, SINGLE FAMILY, DETACHED TOWNHOMES OVER 30'-0" AND DO NOT HAVE AERIAL FIRE APPARATUS ACCESS. FIRE VARIANCE APPLICATION SHALL BE FILED PROPOSING AN INCREASE IN THE FIRE SPRINKLERS ABOVE THE REQUIRED NFPA 13D SYSTEM FOR THESE BUILDINGS IN LIEU OF 26'-0" AERIAL APPARATUS ACCESS ROAD AND HAVING ROOFS UNDER 30'-0". THE FOLLOWING INCREASES SHALL BE PROPOSED FOR THESE BUILDINGS, AS HAS BEEN APPROVED FOR SAME CONDITIONS IN PHASE 1:

1. 4 HEAD FIRE SPRINKLER CALCULATION

2. ADDITIONAL FIRE SPRINKLER HEADS IN BEDROOM CLOSETS, HALL CLOSETS AND ALL BATHROOMS.

0 40 80 160
1 INCH = 80 FEET

PROPOSED FIRE SPRINKLER VARIANCES

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

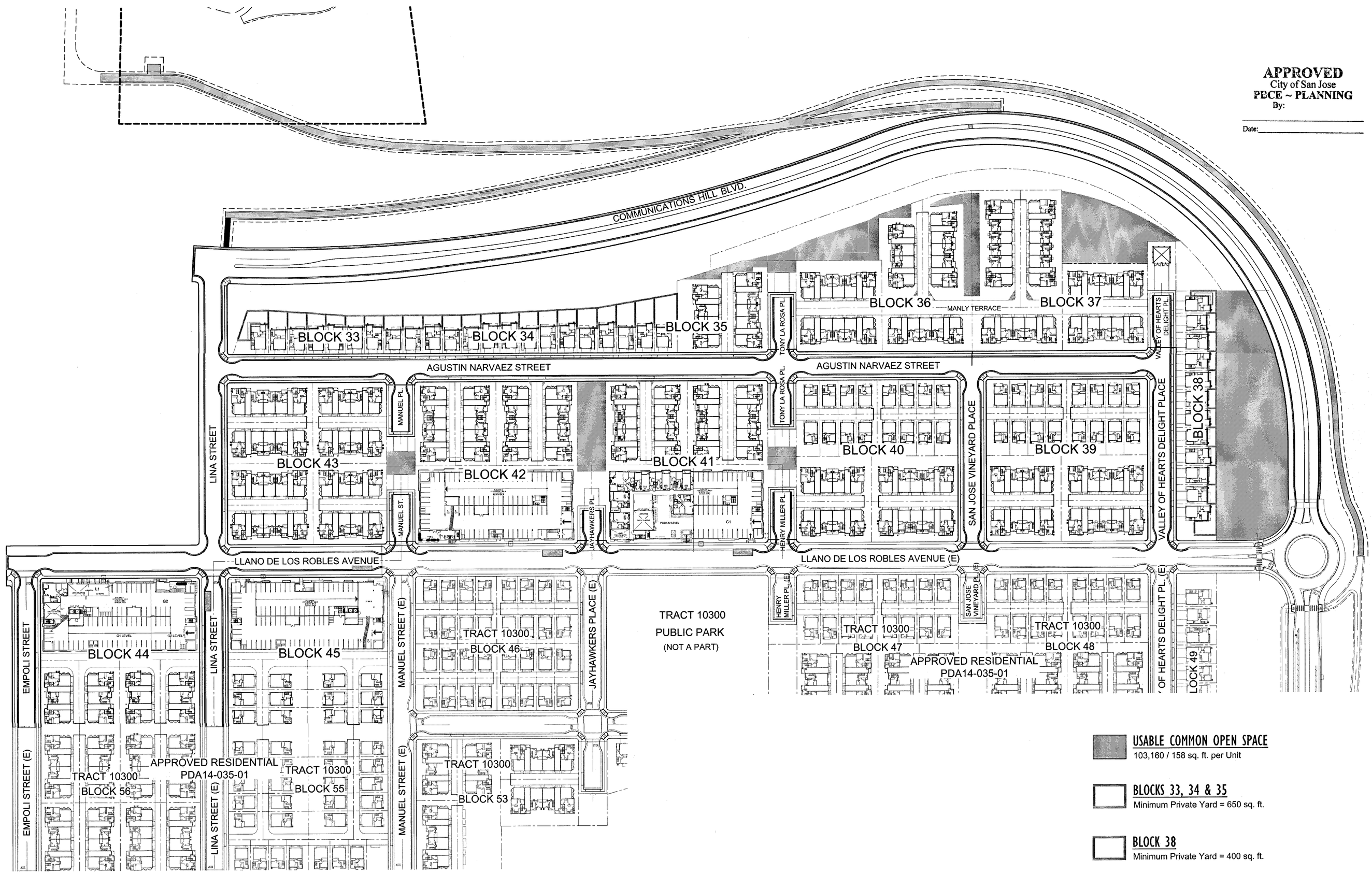
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.7.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

COMMUNICATIONS HILL
San Jose, California

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



USABLE COMMON OPEN SPACE
103,160 / 158 sq. ft. per Unit

BLOCKS 33, 34 & 35
Minimum Private Yard = 650 sq. ft.

BLOCK 38
Minimum Private Yard = 400 sq. ft.

PRIVATE OPEN SPACE

Unit Plan Type	Total Deck/Patio (sq. ft.)
Detached Rowhomes	
Plan 1	214
Plan 2	185
Plan 3	246
Plan 4	160
Detached Townhomes - Ground Level Entry	
Plan 1	138
Plan 2	131
Plan 3	80
Detached Townhomes - Mid Level Entry	
Plan 1	103
Plan 2	131
Plan 3	80
Attached Townhomes - Ground Level Entry	
Plan 1	133
Plan 1 w/ Mezzanine	145
Plan 2	92
Plan 3	52
Plan 4	52
Attached Townhomes - Mid Level Entry	
Plan 1	97
Plan 1 w/ Mezzanine	97
Plan 2	92
Plan 3	52
Plan 4	52
Podium Buildings with Stacked Flats	
Plan A1	103
Plan B1	111
Plan B2	70
Plan B3	111
Plan C1	124
Courtyard Bldg. #1	7847
Courtyard Bldg. #2	7627
Courtyard Bldg. #3	8424
Courtyard Bldg. #4	8106
Rec. Room Bldg. #1	2453
Rec. Room Bldg. #2	2334
Rec. Room Bldg. #3	2345
Rec. Room Bldg. #4	2297

PRIVATE & PUBLIC OPEN SPACE EXHIBIT

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

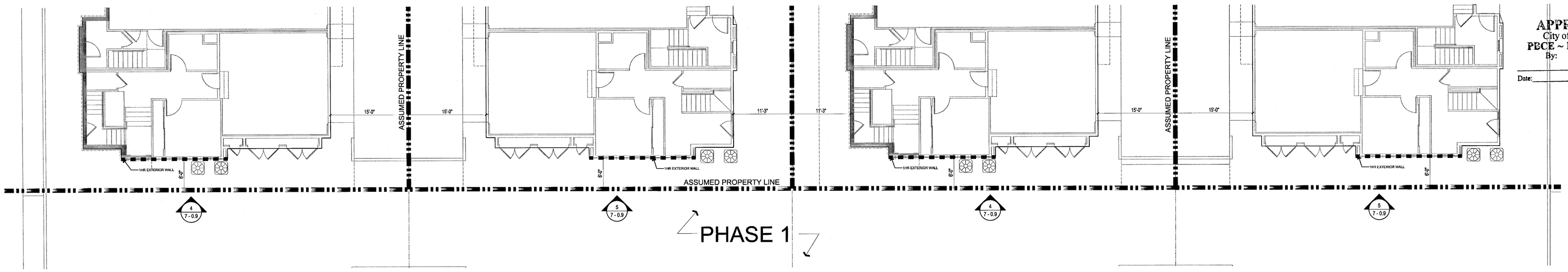
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.8.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

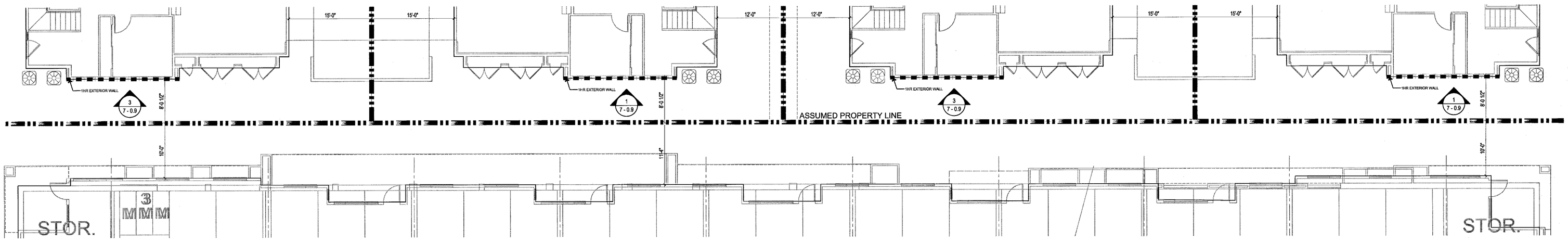
7 - 0.8

COMMUNICATIONS HILL
San Jose, California

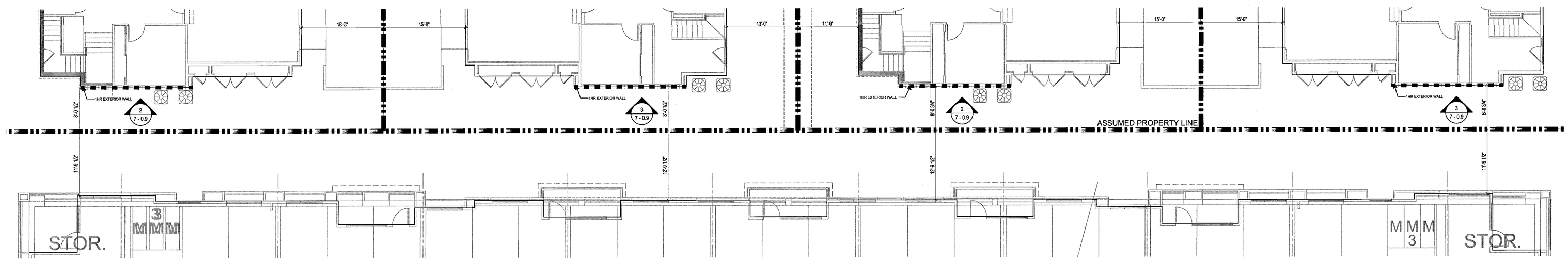


APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

ATTACHED TOWNHOMES AT BLOCK 44 (3)
SCALE : $\frac{1}{8}$" = 1'-0"



PODIUM BLDG. #3 & ATTACHED TOWNHOMES AT BLOCK 42 (2)
SCALE : $\frac{1}{8}$" = 1'-0"



PODIUM BLDG. #4 & ATTACHED TOWNHOMES AT BLOCK 41 (1)
SCALE : $\frac{1}{8}$" = 1'-0"

1-HR EXTERIOR WALL

1. 1HR EXTERIOR WALLS FOR ANY WALL LOCATED LESS THAN 10'-0" TO ASSUMED PROPERTY LINE PER 2013 CBC TABLE 602

2. 1-HR EXTERIOR WALL SUPPORTING CONSTRUCTION FOR HORIZONTAL ASSEMBLIES BETWEEN DIS-SIMILAR UNIT TO PRIVATE GARAGE AT GROUND FLOOR. 2013 CBC 712.4.

FIRE SEPARATION DISTANCE EXHIBIT

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.9.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

AREA OF NON RATED WALL PER FLOOR GREATER THAN 10'-0" TO ASSUMED PROPERTY LINE (UNLIMITED UNPROTECTED OPENINGS)

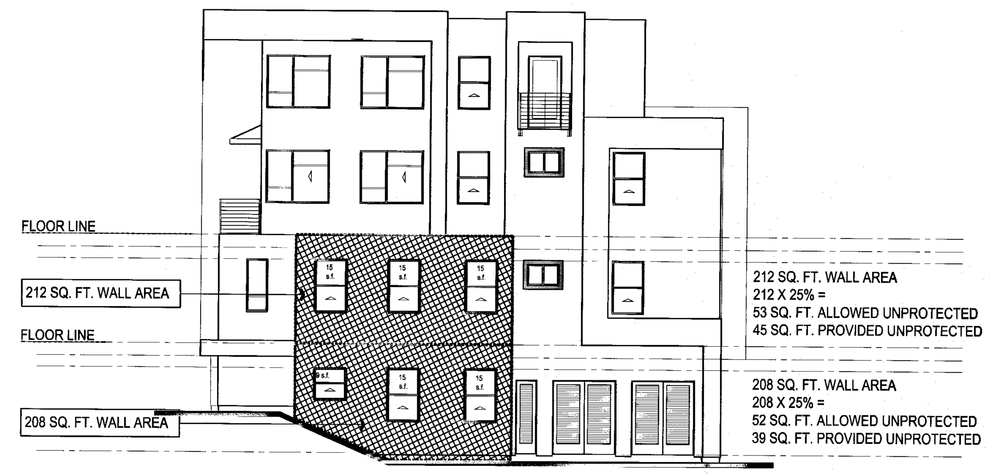
1. 1HR EXTERIOR WALLS FOR ANY WALL LOCATED LESS THAN 10'-0" TO ASSUMED PROPERTY LINE PER 2013 CBC TABLE 602

APPROVED
City of San Jose
PECE ~ PLANNING
By:

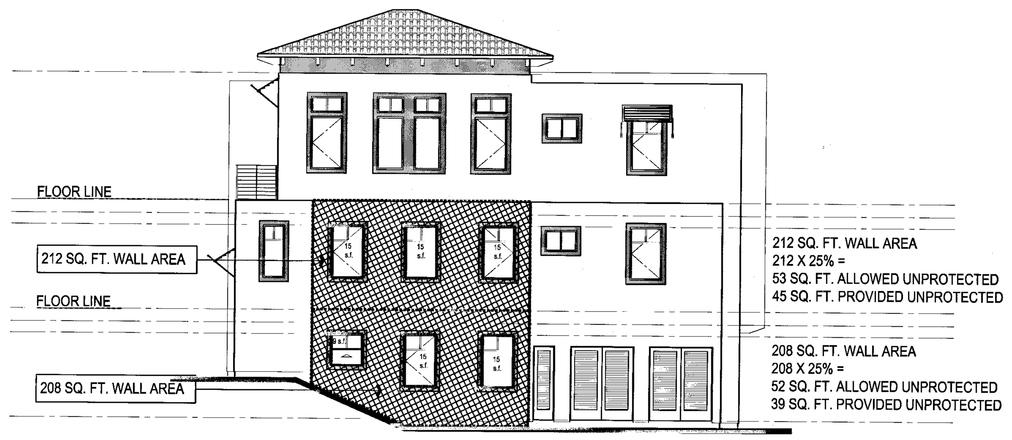
Date:

3 CONTEMPORARY 'C' BUILDINGS AT BLOCKS 41 & 42 - SOUTH ELEVATION

5 MEDITERRANEAN BUILDINGS AT BLOCK 44 - SOUTH ELEVATION



2 CONTEMPORARY 'B' BUILDINGS AT BLOCK 41 - SOUTH ELEVATION



4 TRANSITIONAL BUILDINGS AT BLOCK 44 - SOUTH ELEVATION

1 CONTEMPORARY 'A' BUILDINGS AT BLOCK 42 - SOUTH ELEVATION

BUILDING SEPARATION & PROTECTED OPENINGS EXHIBIT

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-0.10.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

7 - 0.10

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____

STREETSCENE PERSPECTIVE

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

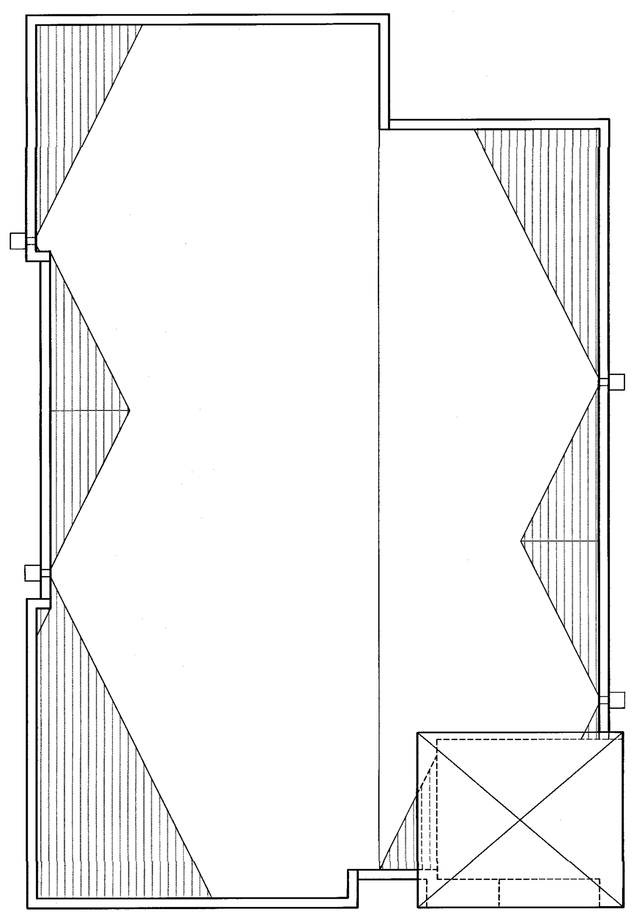
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

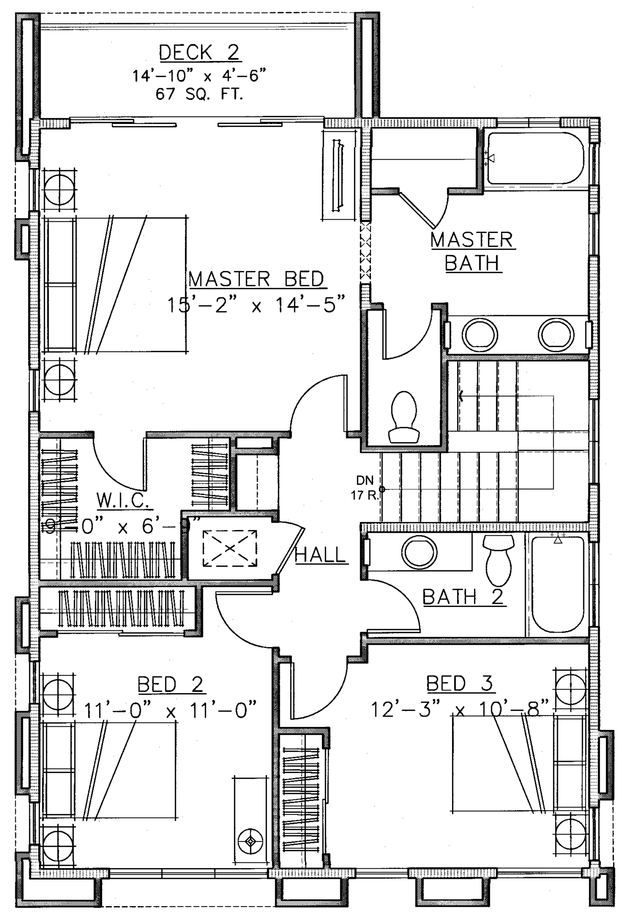
DETACHED ROWHOMES 7-1.0

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



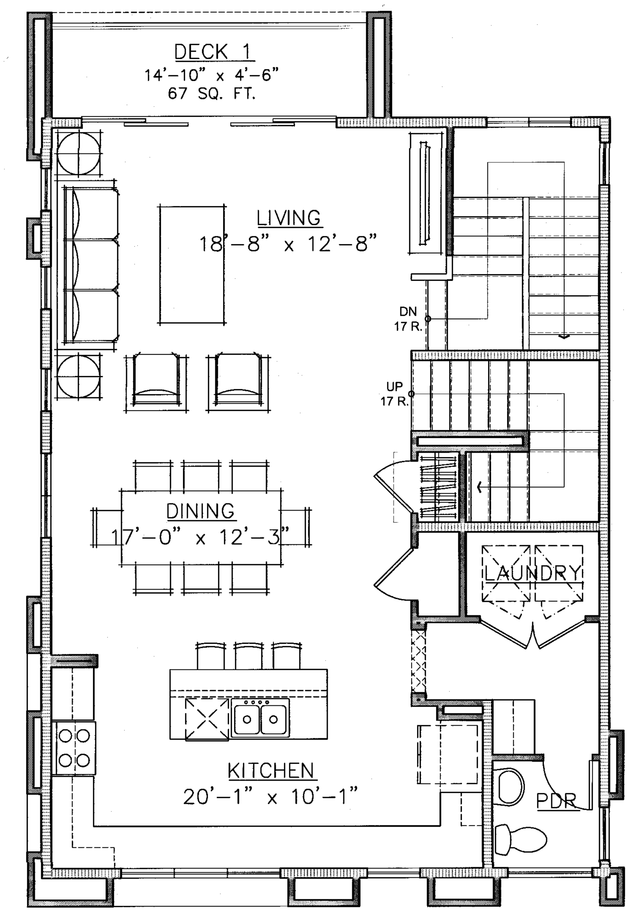
ROOF PLAN

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



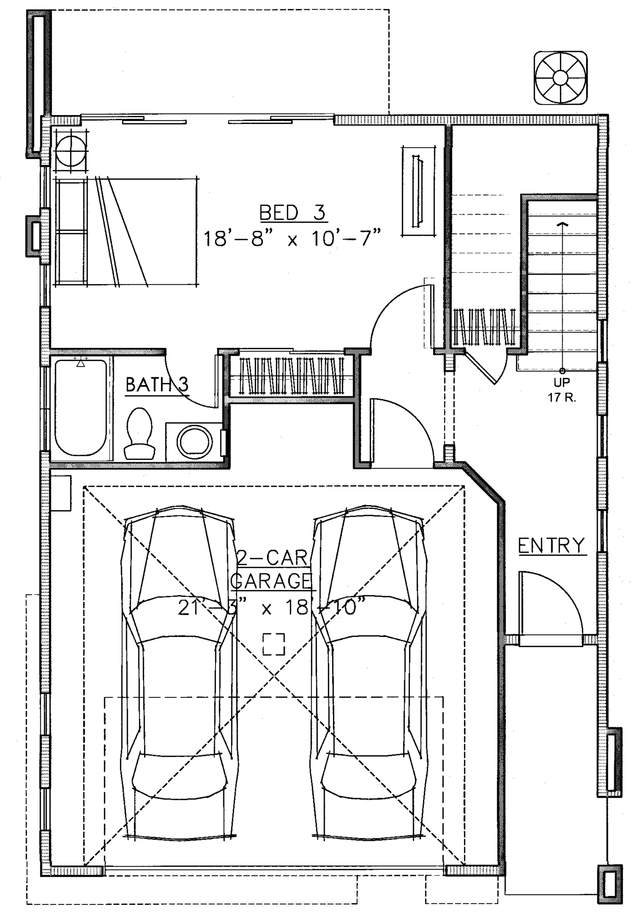
3RD LEVEL

THIRD FLOOR	901 SQ. FT.
DECK	67 SQ. FT.



2ND LEVEL

SECOND FLOOR	880 SQ. FT.
DECK	67 SQ. FT.



1ST LEVEL

FIRST FLOOR	475 SQ. FT.
GARAGE	438 SQ. FT.

TOTAL 2,256 SQ. FT.

Scale 0 4 8 16

PLAN 1 FLOOR PLANS

DETACHED ROWHOMES 7 - 2.0

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

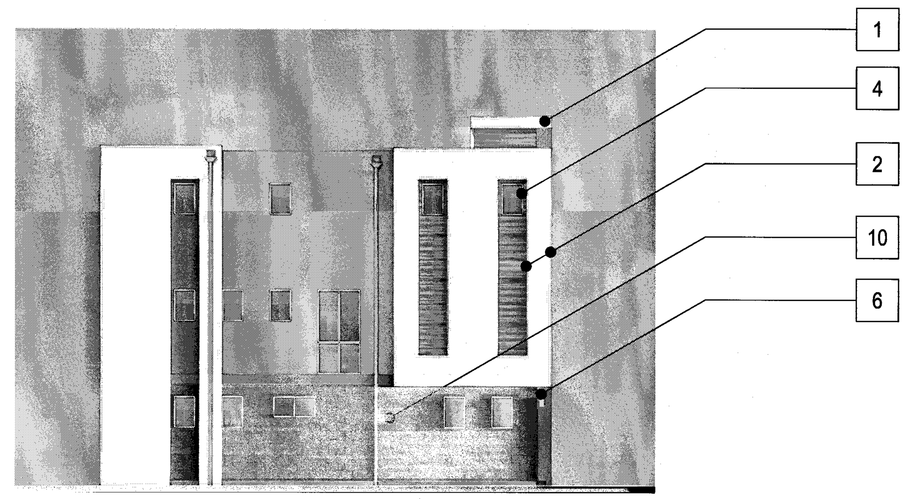
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

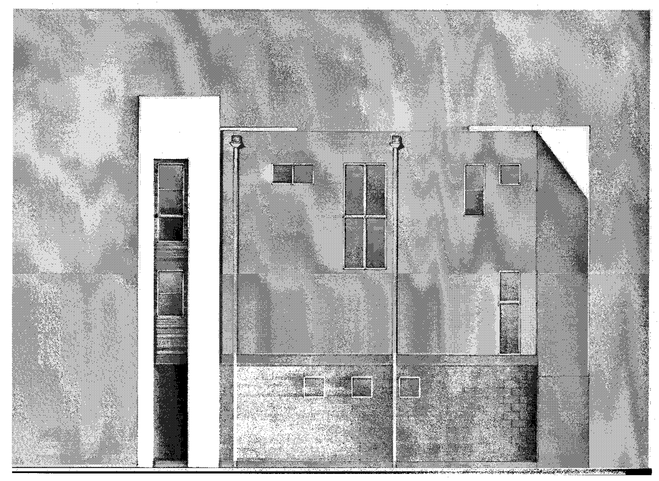
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

PERSPECTIVE

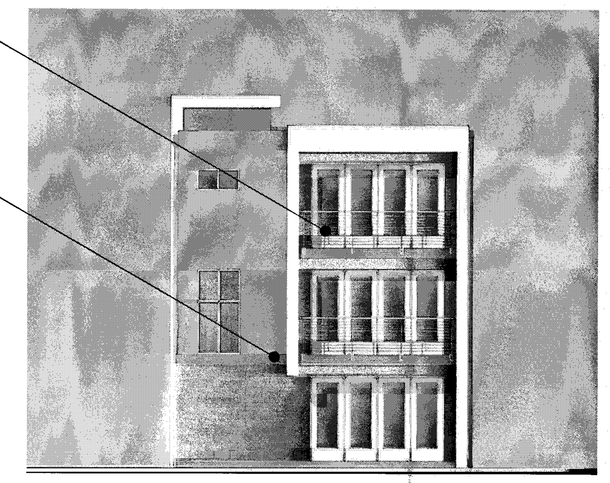


LEFT

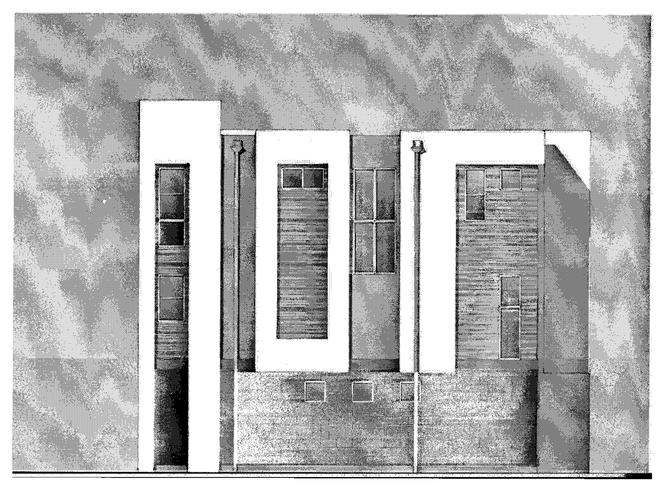
FRONT



RIGHT



BACK



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. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 1 CONTEMPORARY A - 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

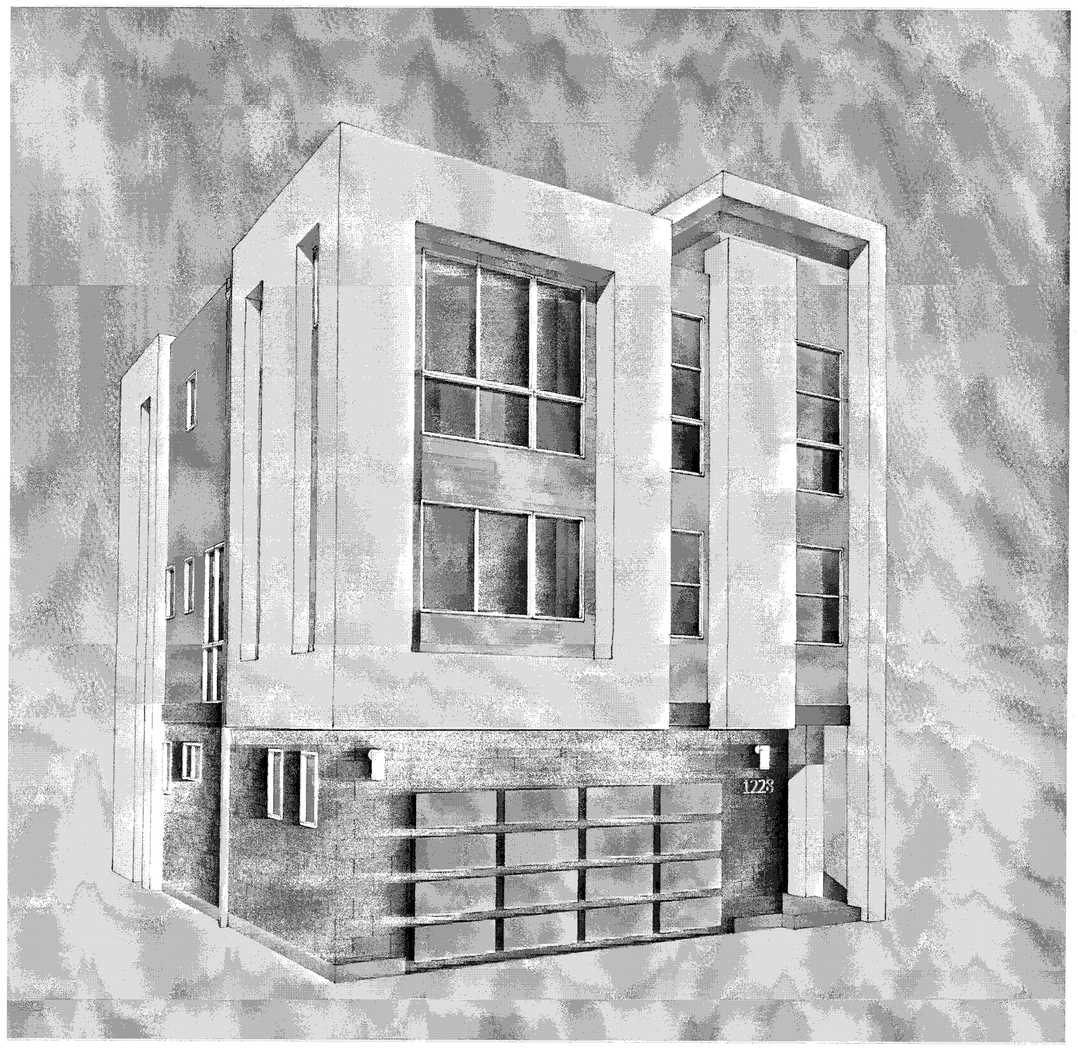
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

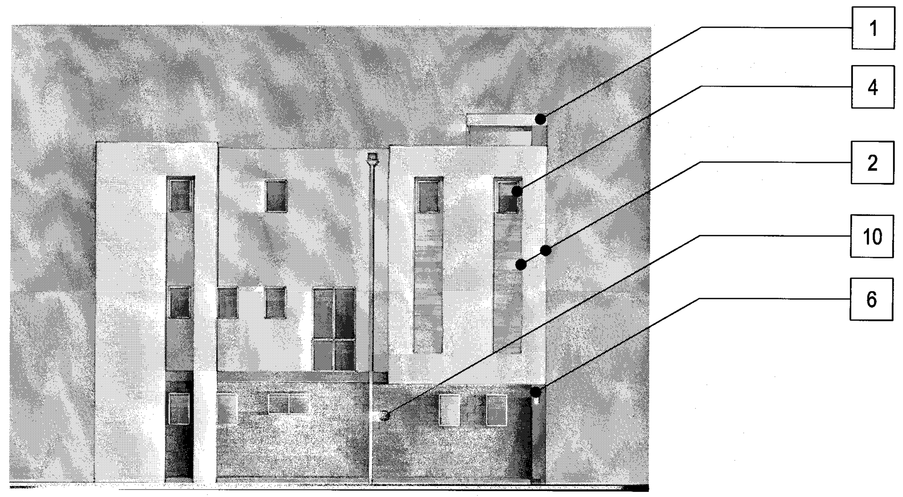
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

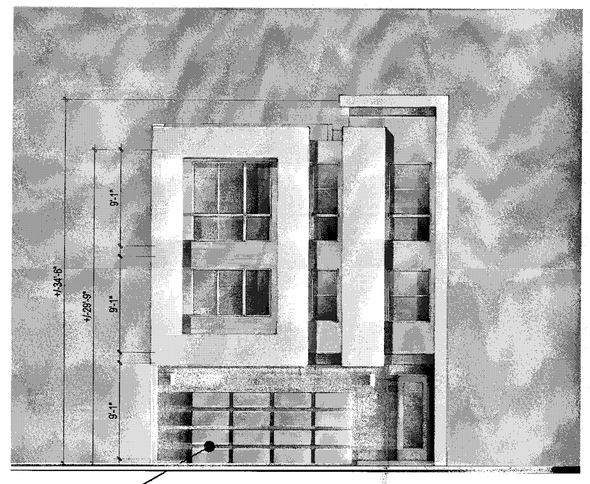
Date:



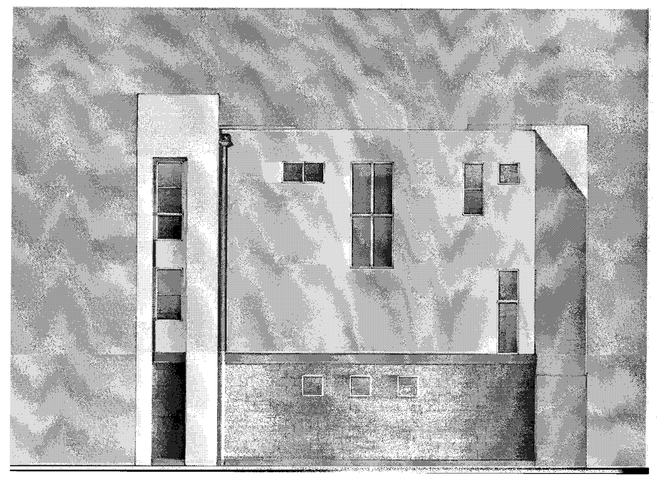
PERSPECTIVE



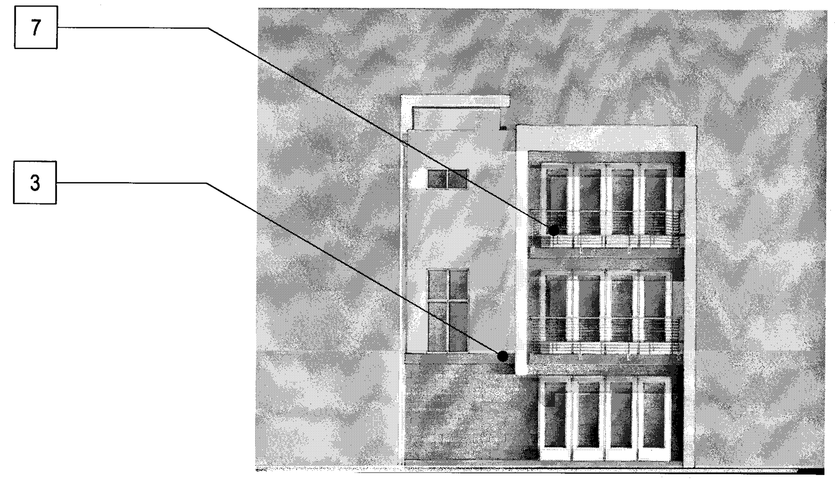
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 1 CONTEMPORARY A - COLOR OPTION 2

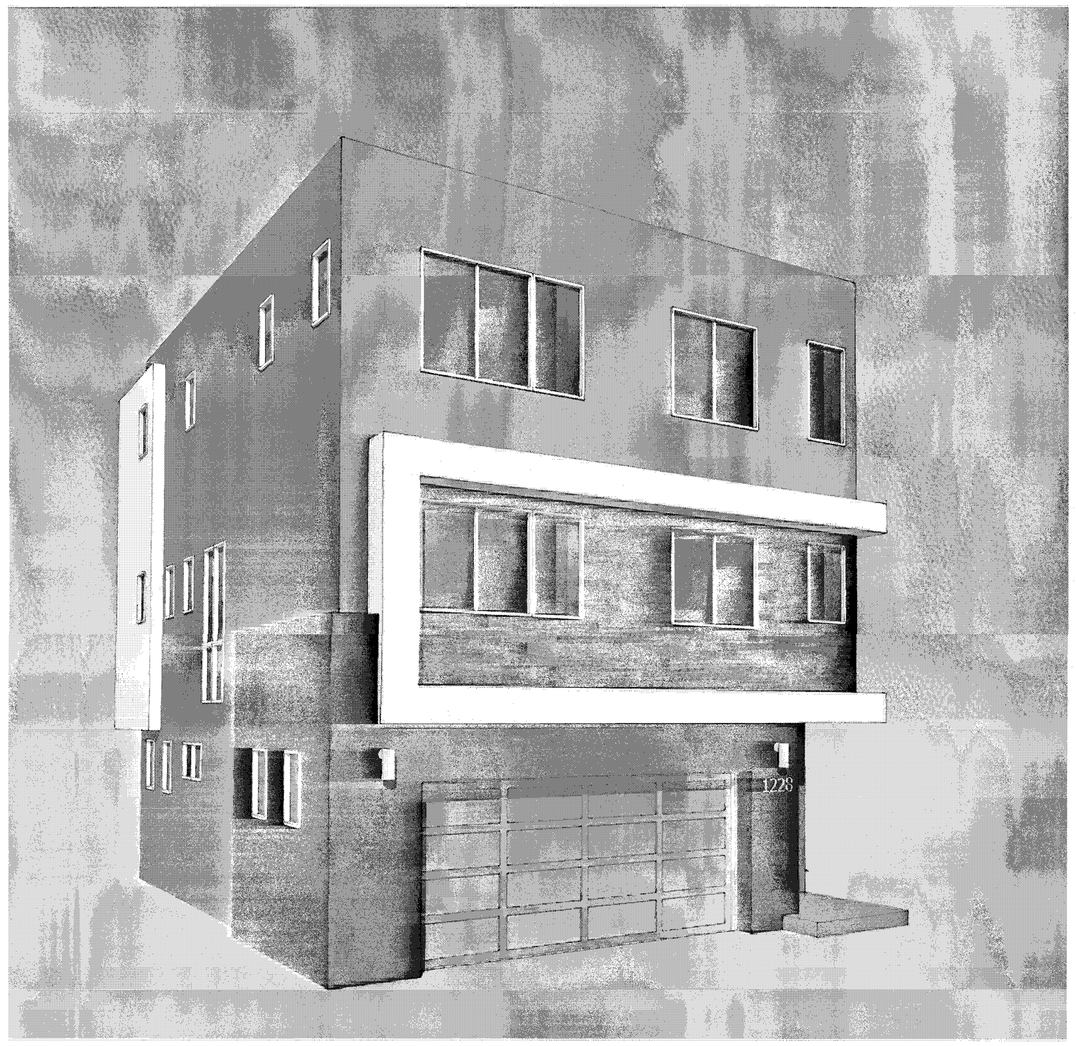
Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

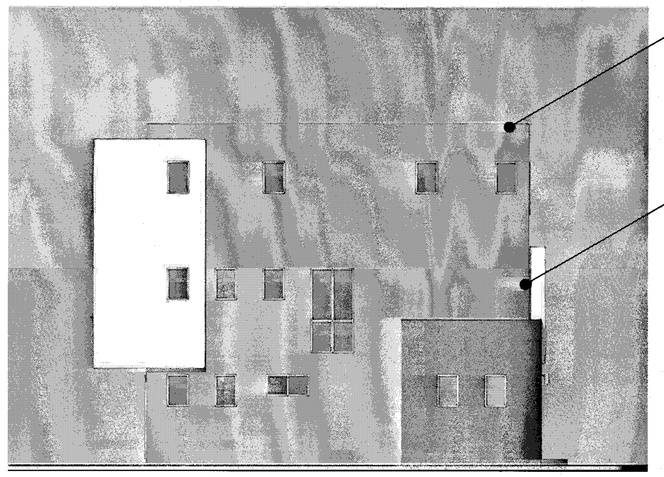
NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

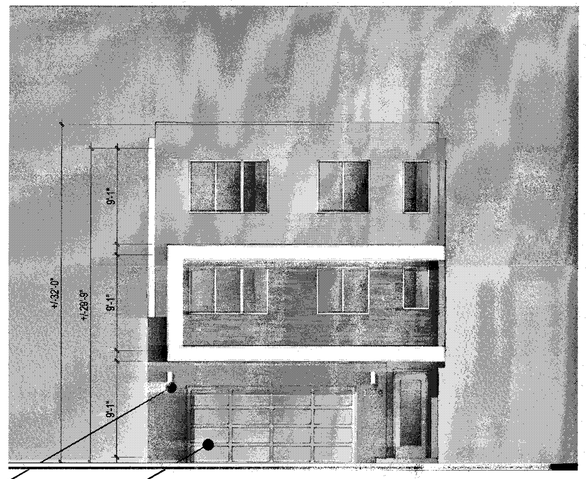
APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____



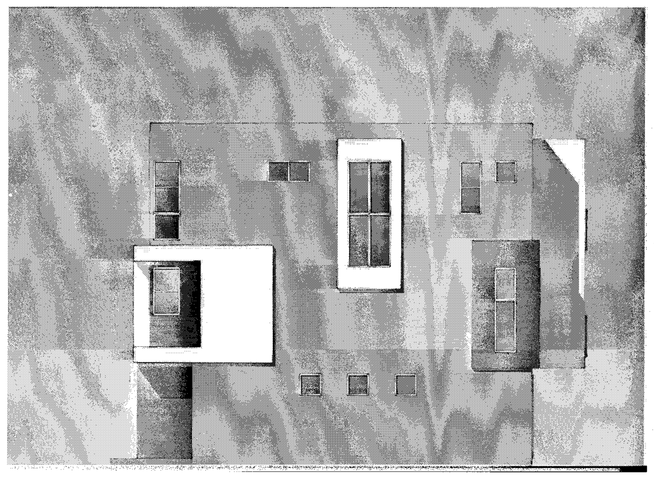
PERSPECTIVE



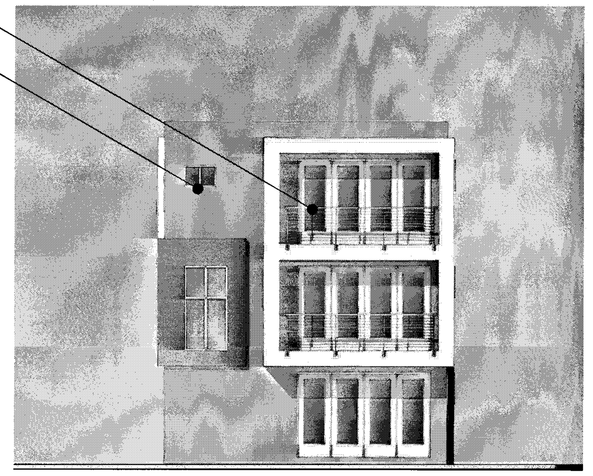
LEFT



FRONT



RIGHT



BACK

1
2
6
5
7
4

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. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 1 CONTEMPORARY B - 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

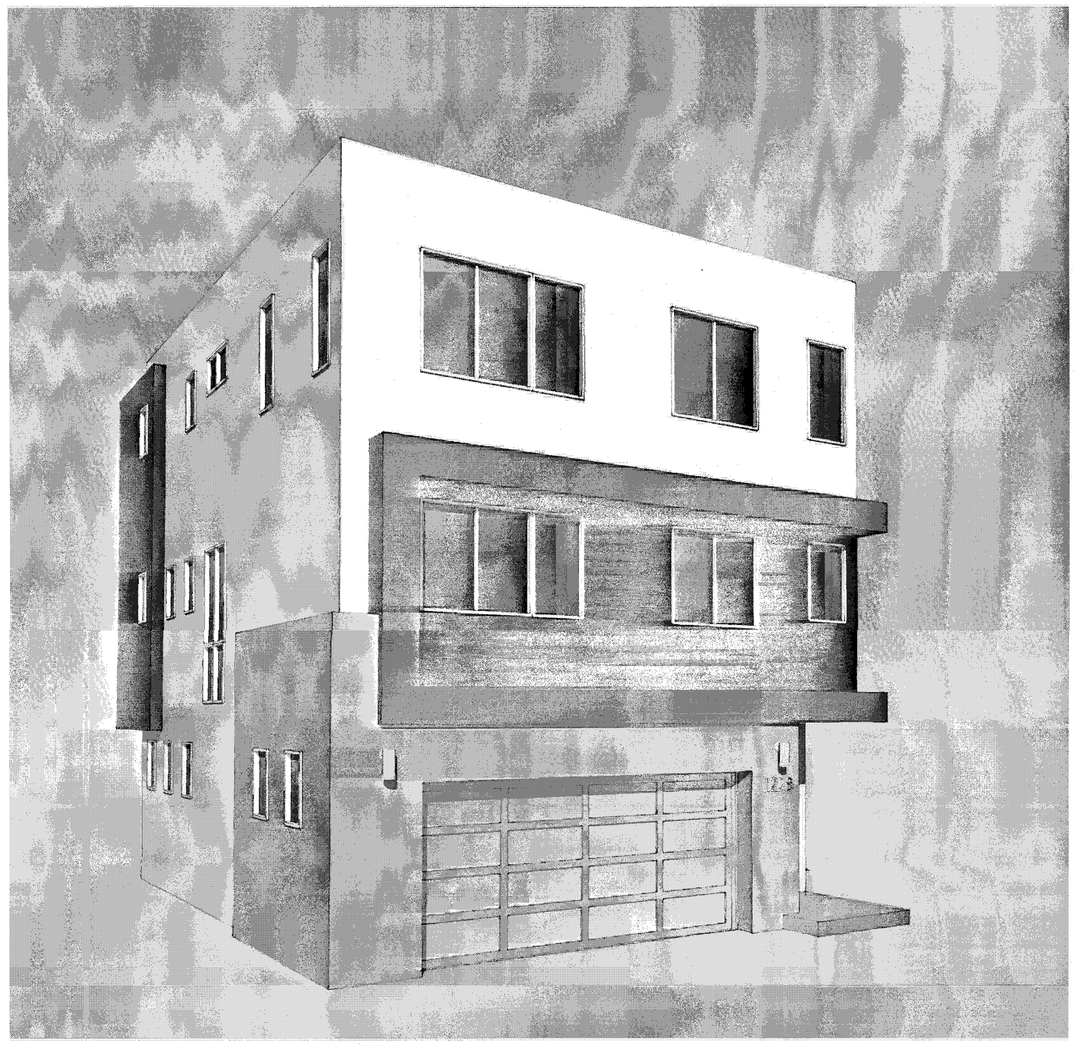
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

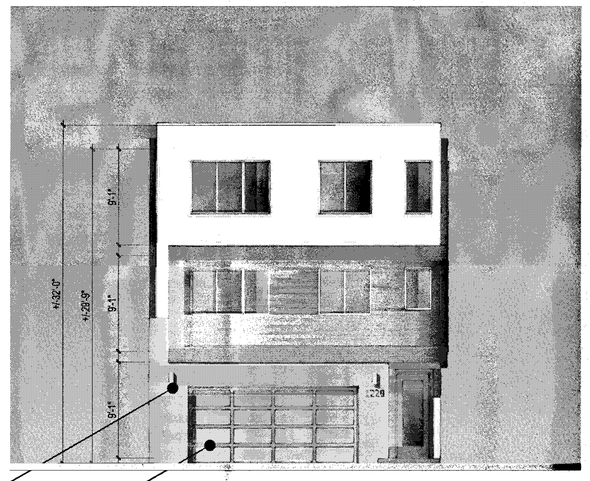
DETACHED ROWHOMES 7-4.0

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____

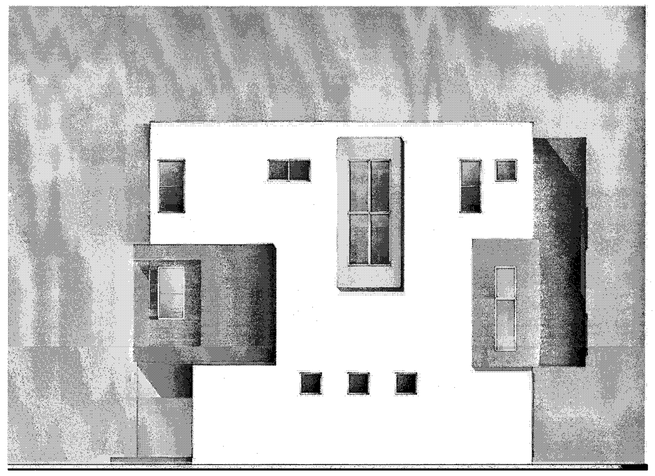


PERSPECTIVE

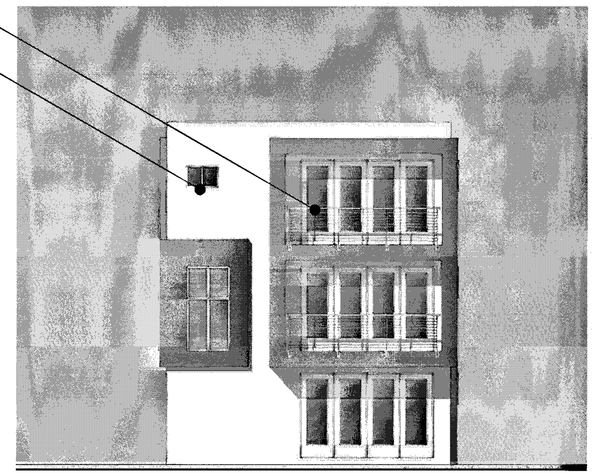
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 1 CONTEMPORARY B - 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

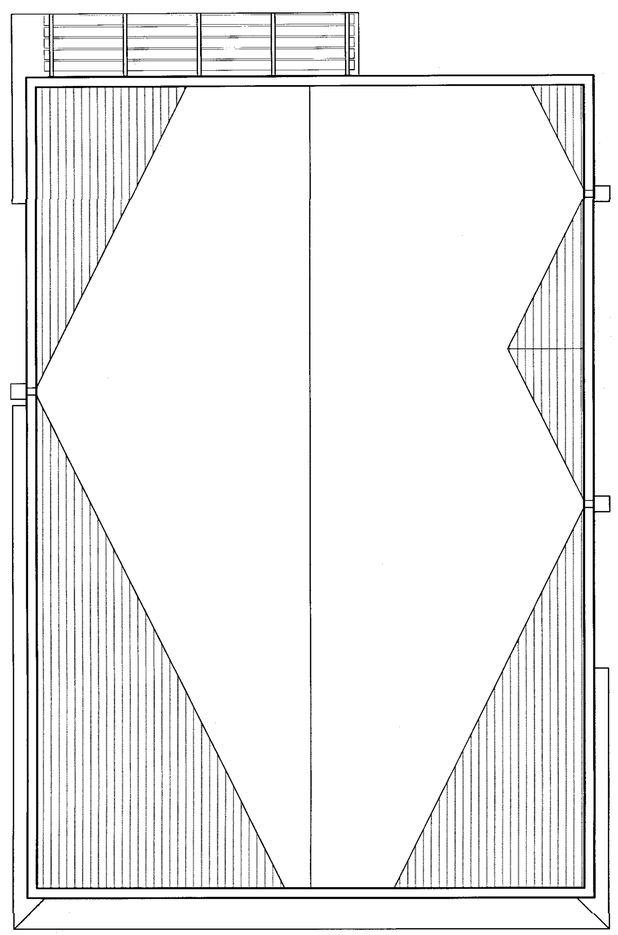
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-4.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

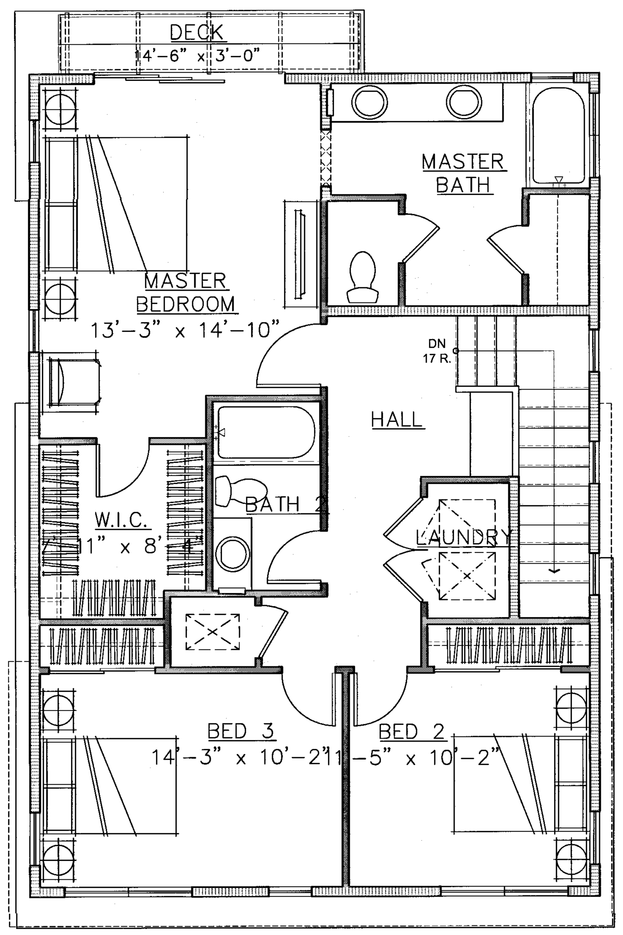
DETACHED ROWHOMES 7-4.1

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____



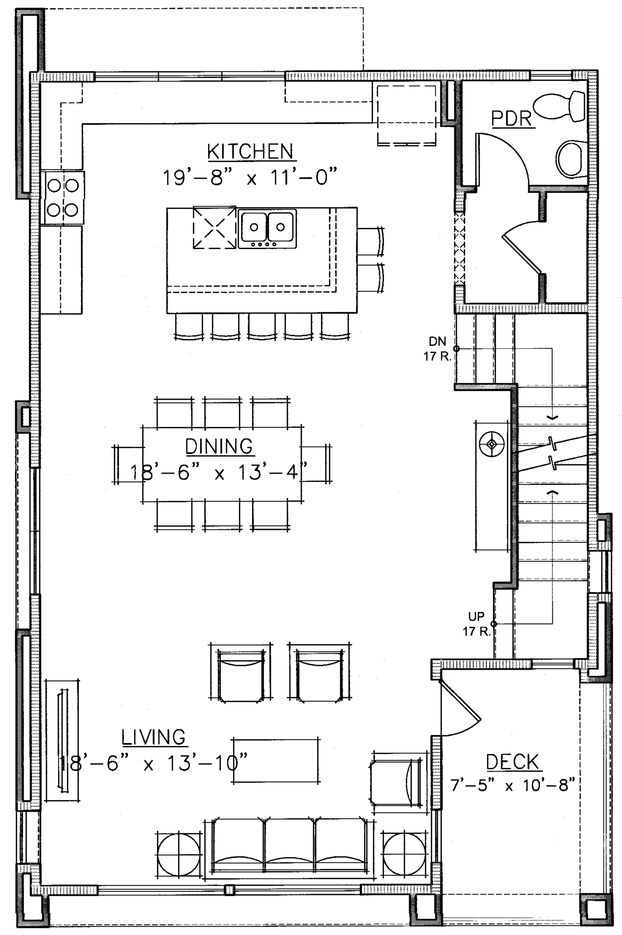
ROOF PLAN

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



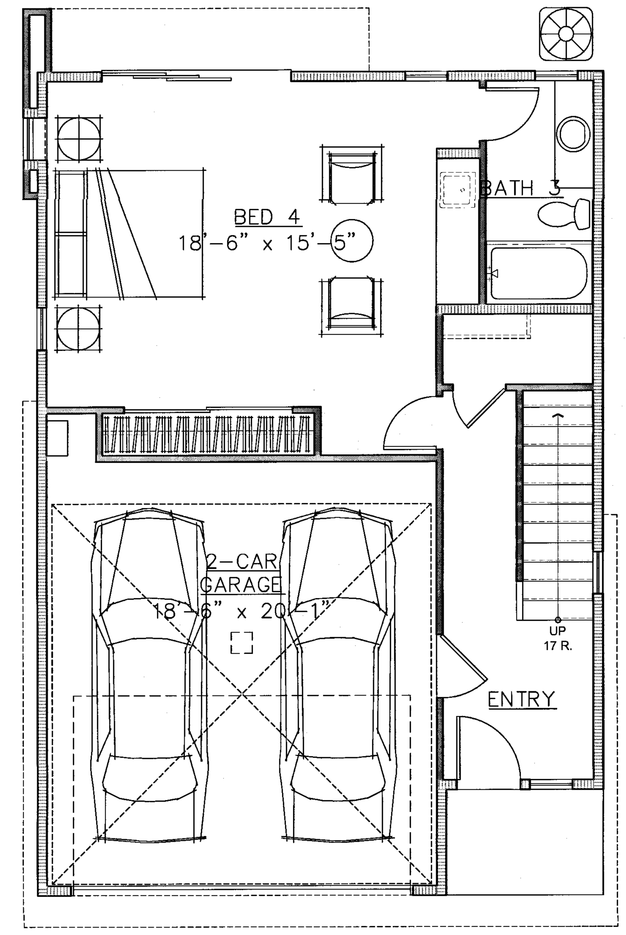
3RD LEVEL

THIRD FLOOR	1046 SQ. FT.
DECK	43 SQ. FT.



2ND LEVEL

SECOND FLOOR	931 SQ. FT.
DECK	97 SQ. FT.



1ST LEVEL

FIRST FLOOR	611 SQ. FT.
GARAGE	398 SQ. FT.

TOTAL 2,588 SQ. FT.

Scale 0 4 8 16

PLAN 2 FLOOR PLANS

DETACHED ROWHOMES 7-5.0

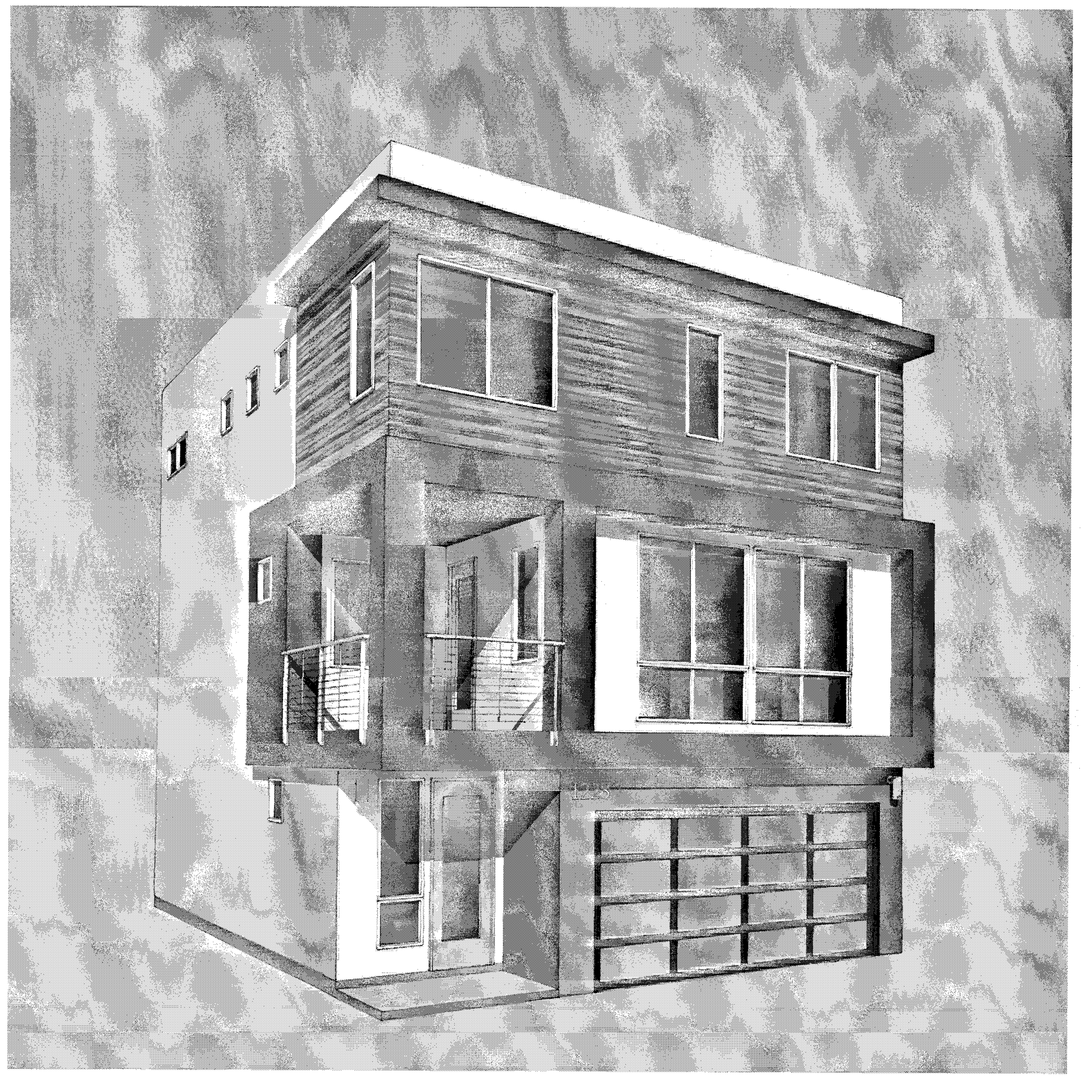
Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHfca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

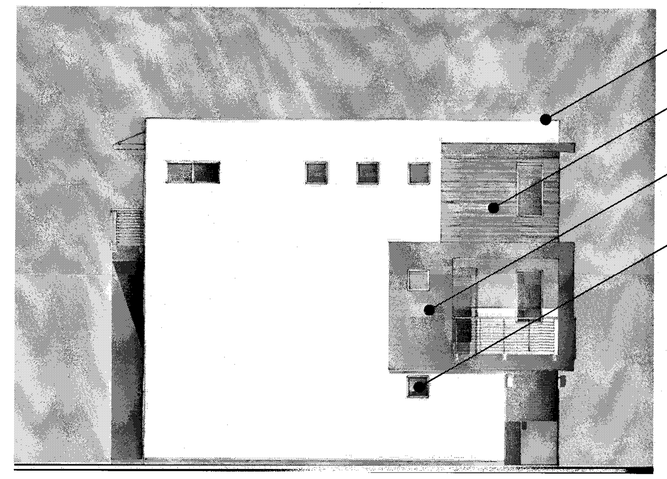
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

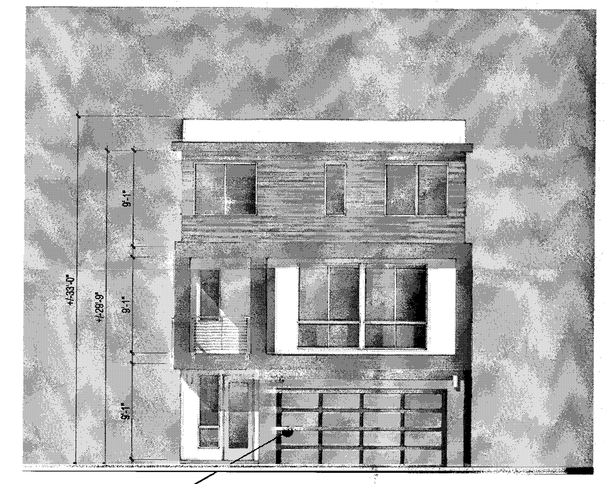
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



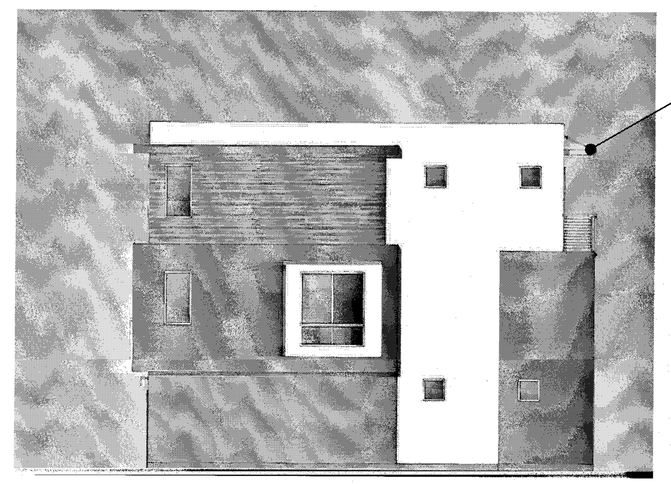
PERSPECTIVE



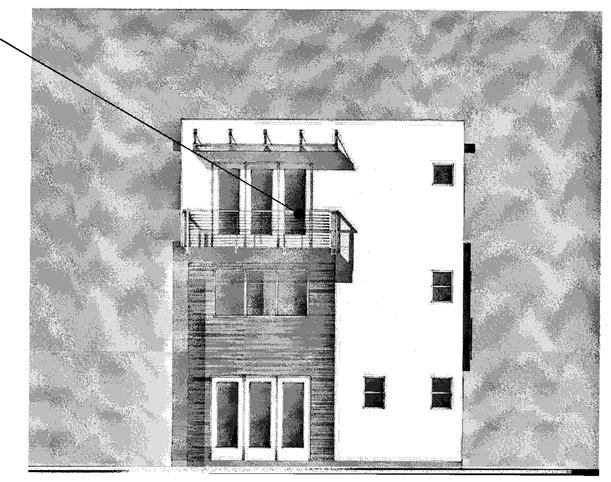
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - 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

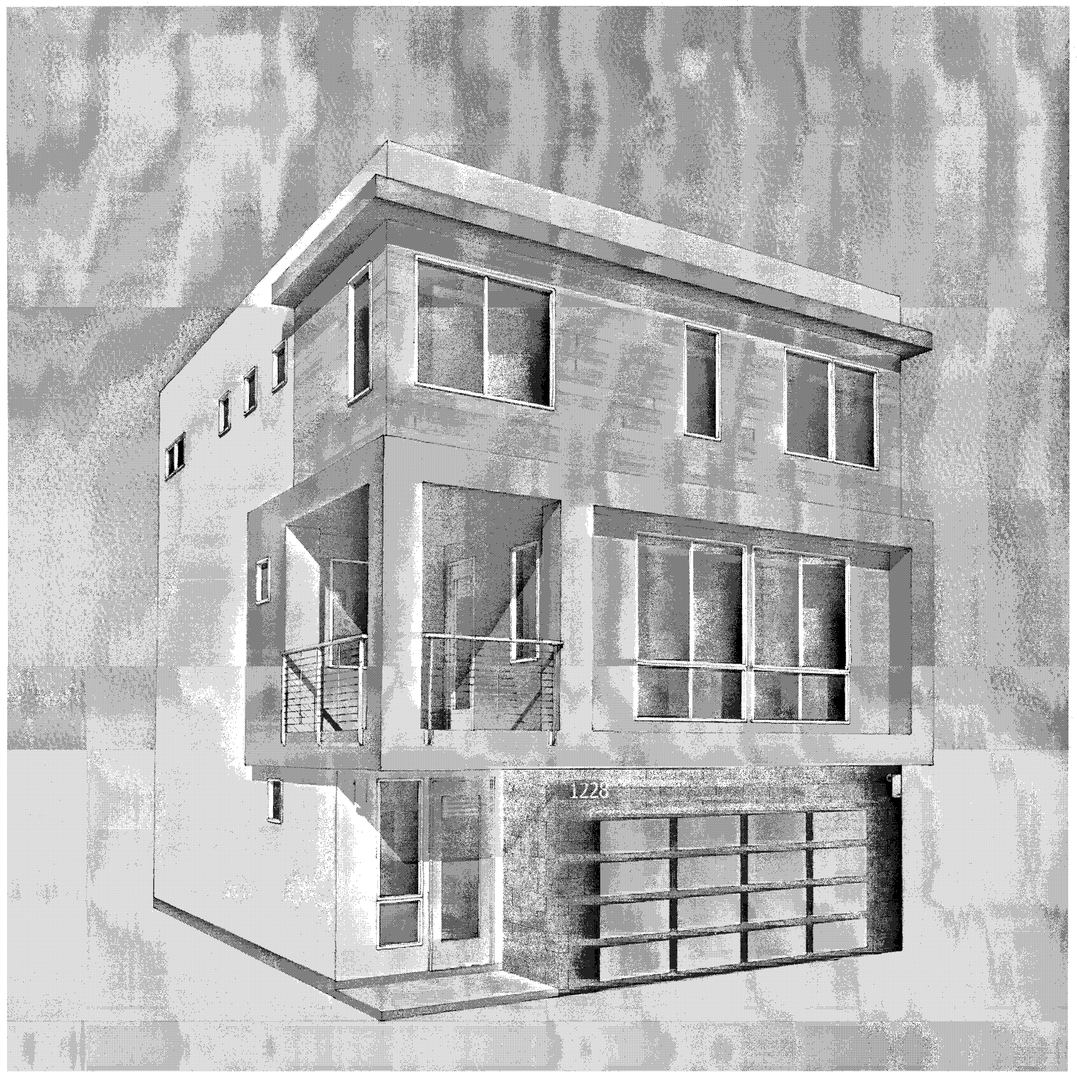
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

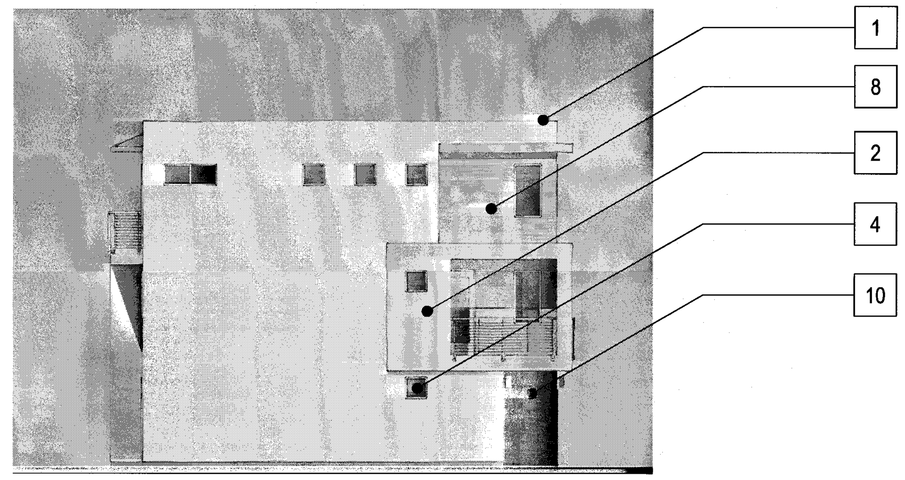
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7-6.0

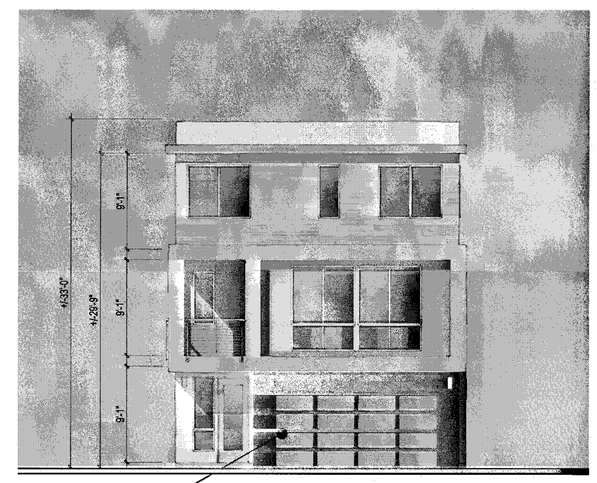
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



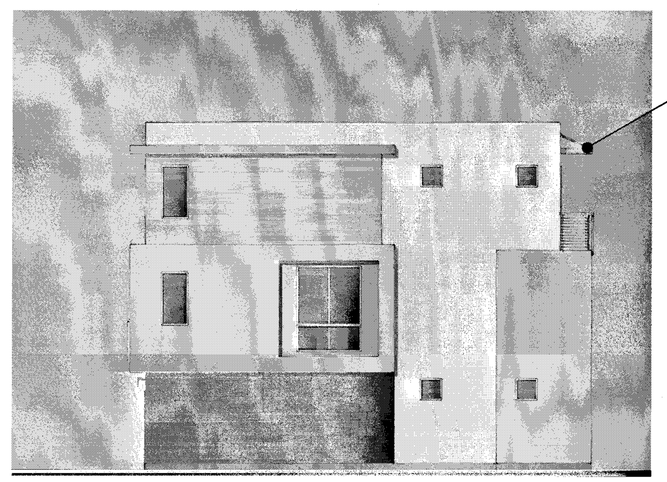
PERSPECTIVE



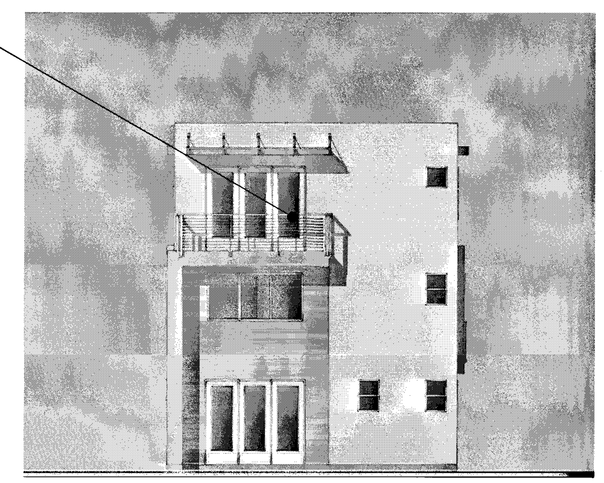
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - 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

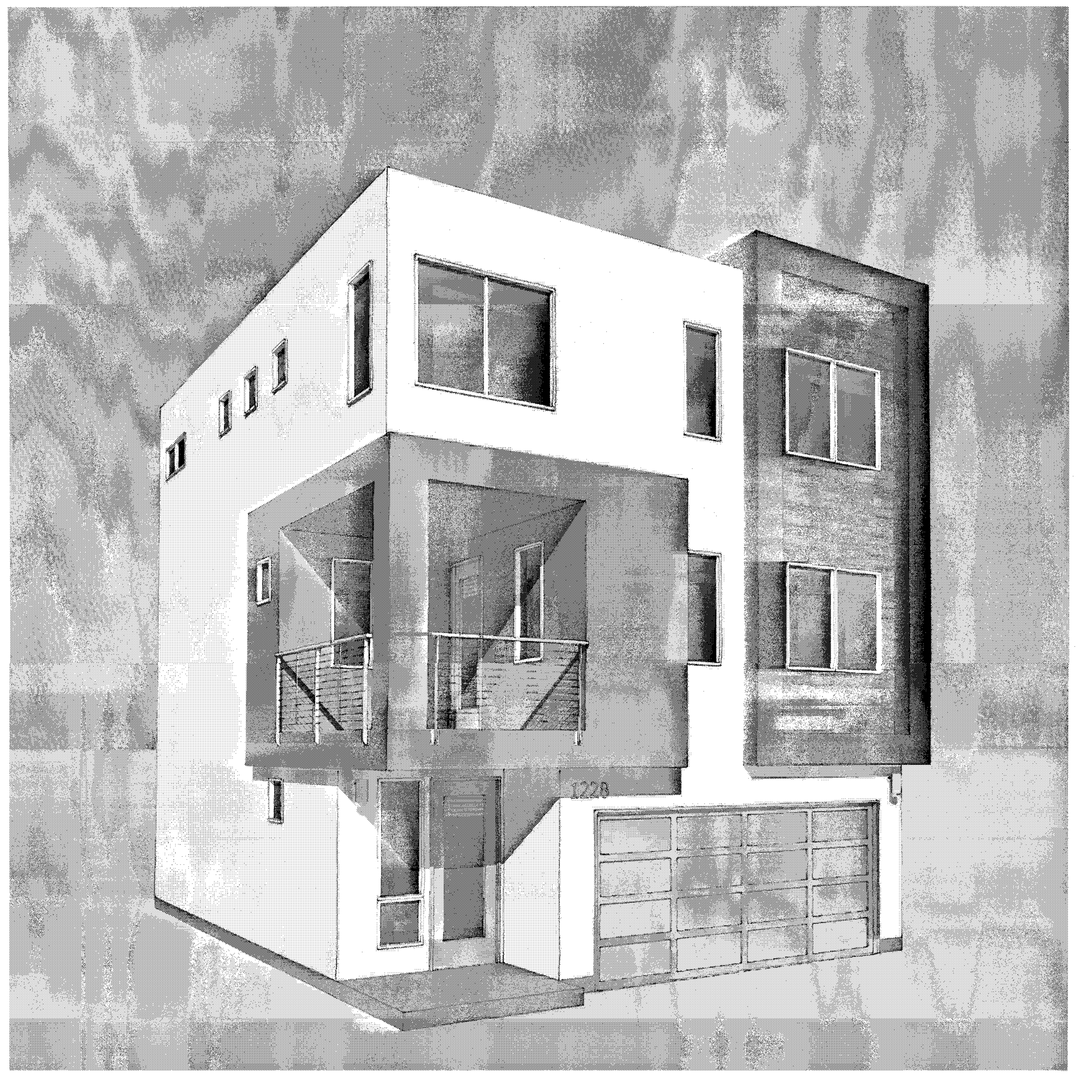
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

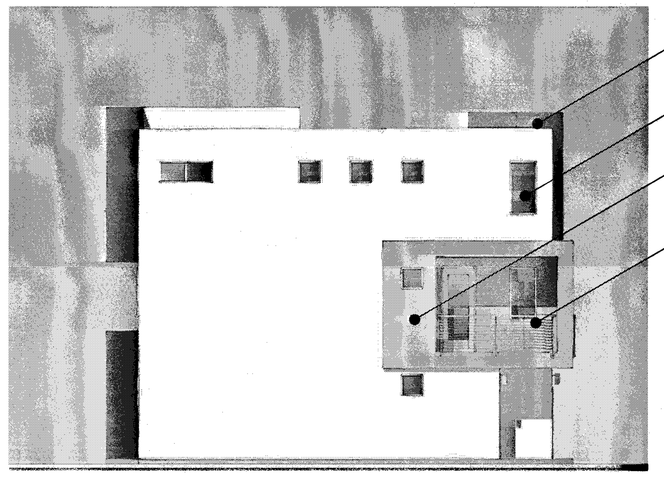
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7-6.1

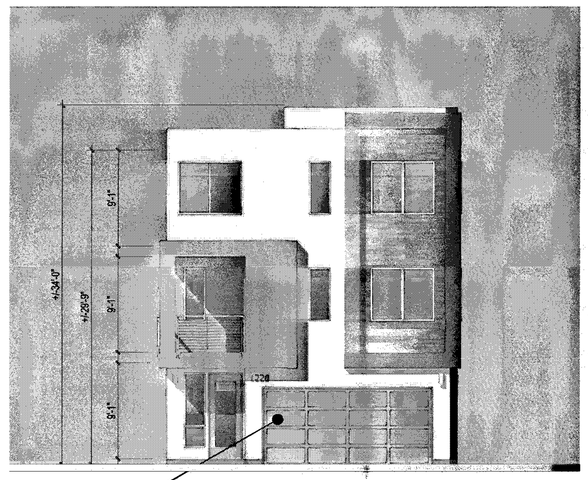
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



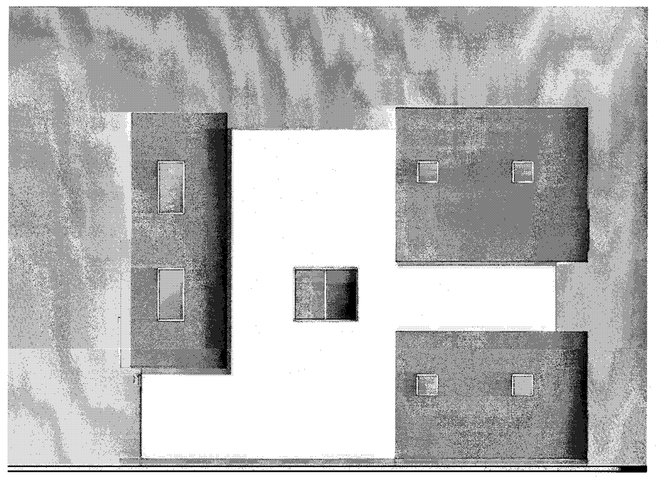
PERSPECTIVE



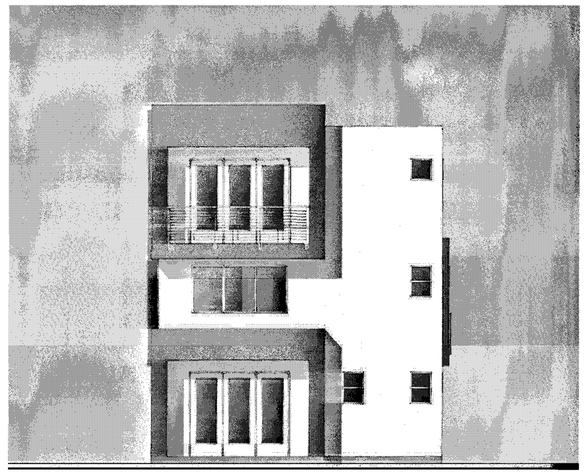
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

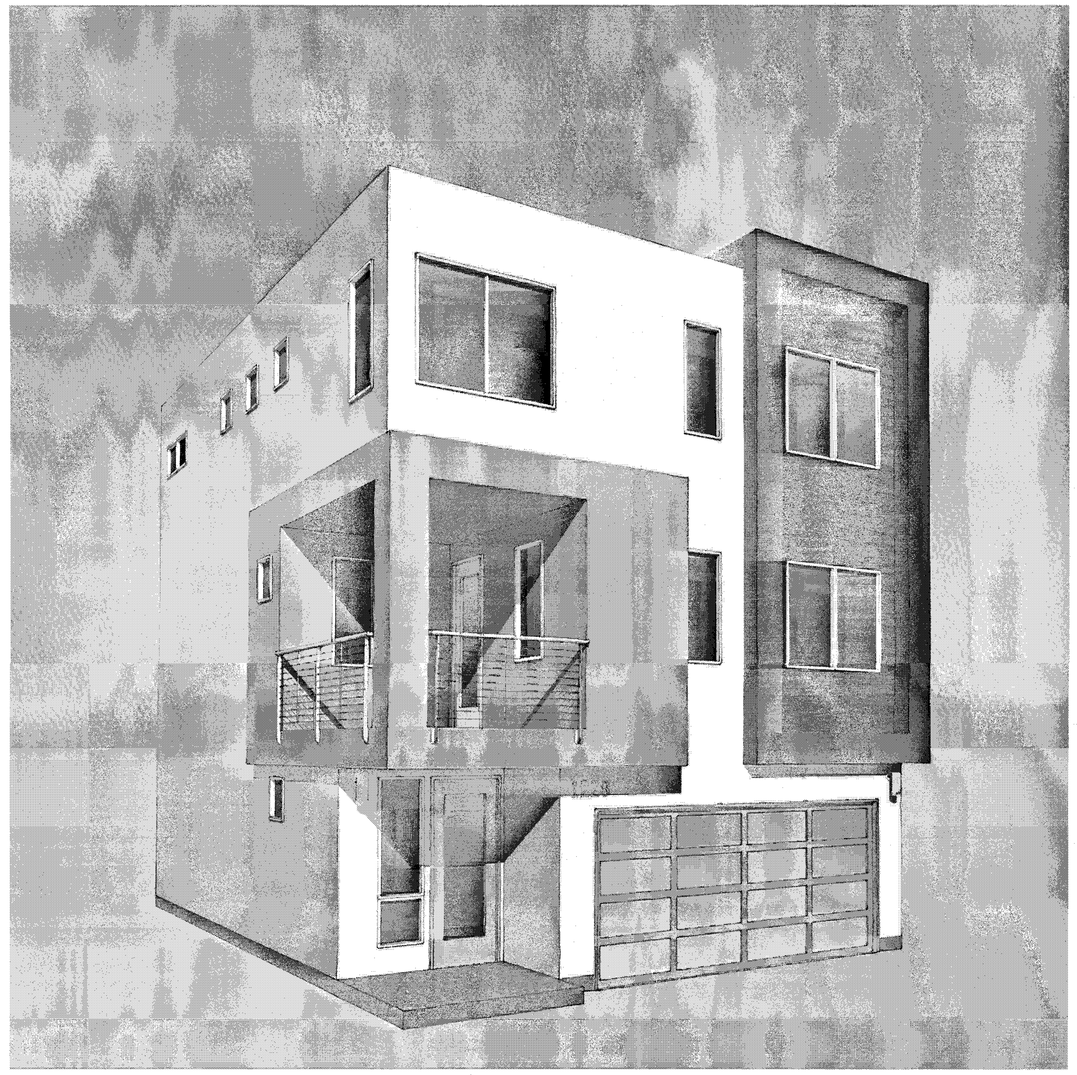
NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

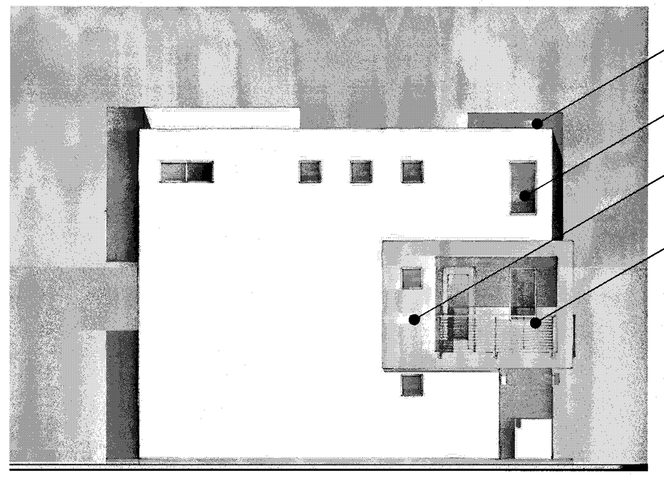
DETACHED ROWHOMES 7-7.0

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

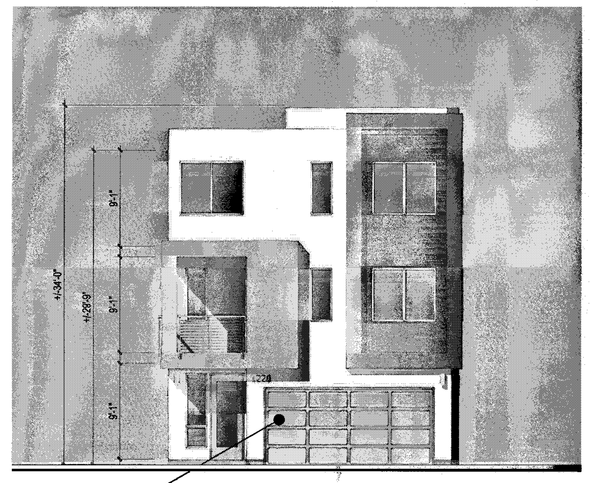
Date:



PERSPECTIVE

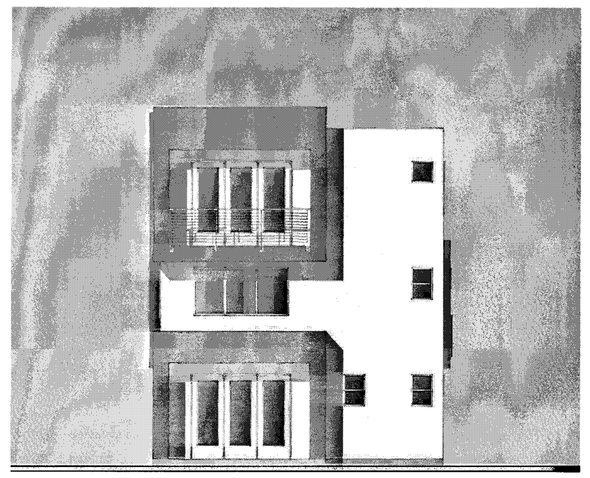


LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

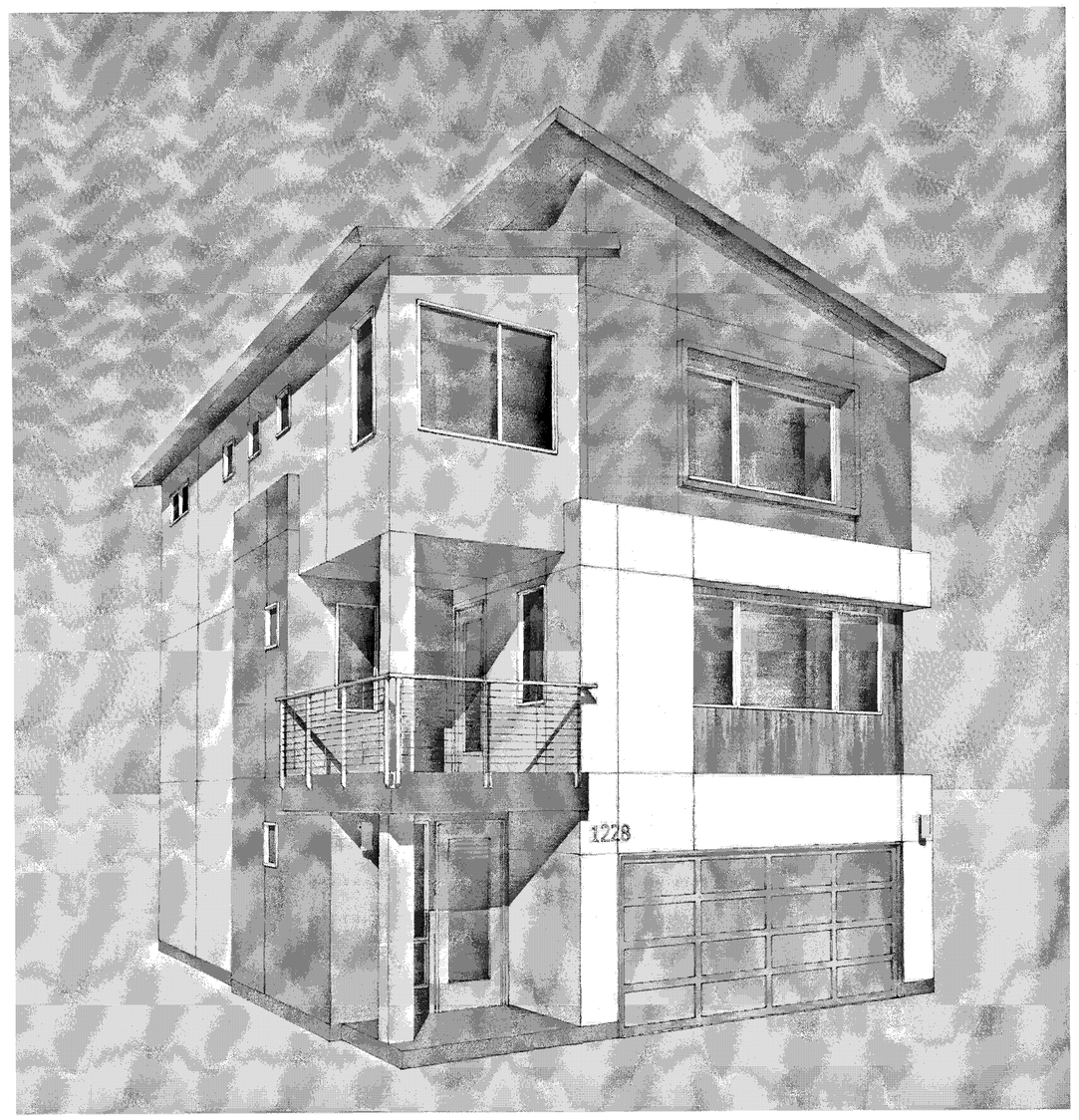
NO.	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-7.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

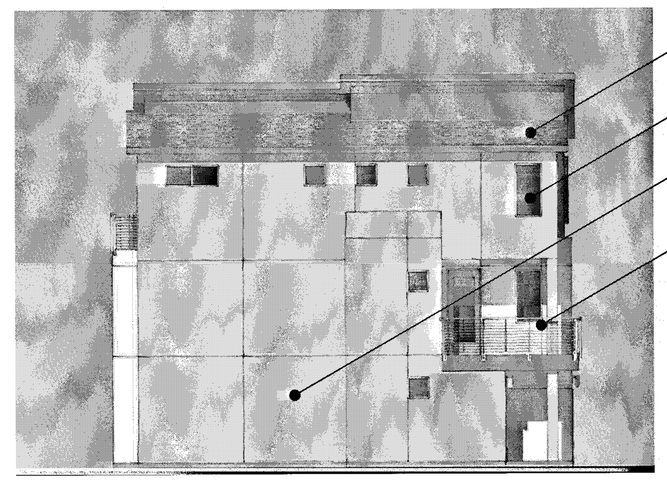
DETACHED ROWHOMES 7 - 7.1

COMMUNICATIONS HILL
San Jose, California

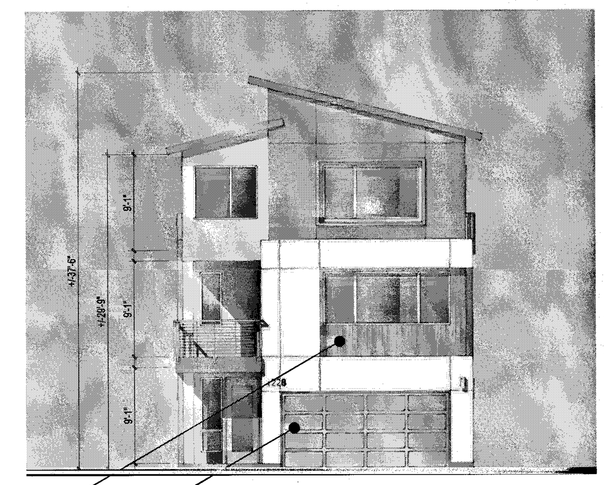
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



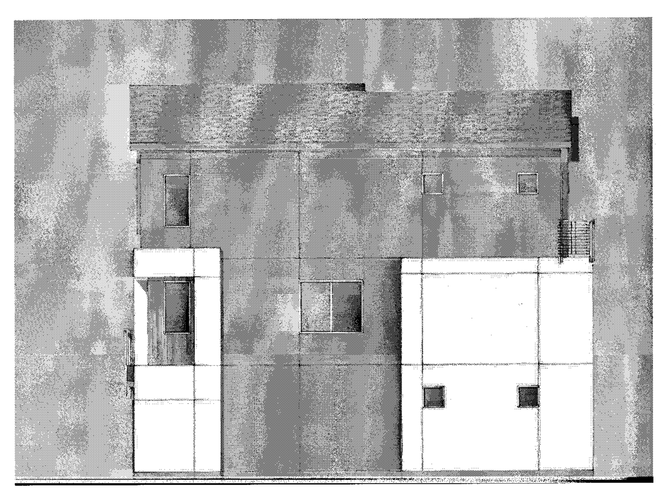
PERSPECTIVE



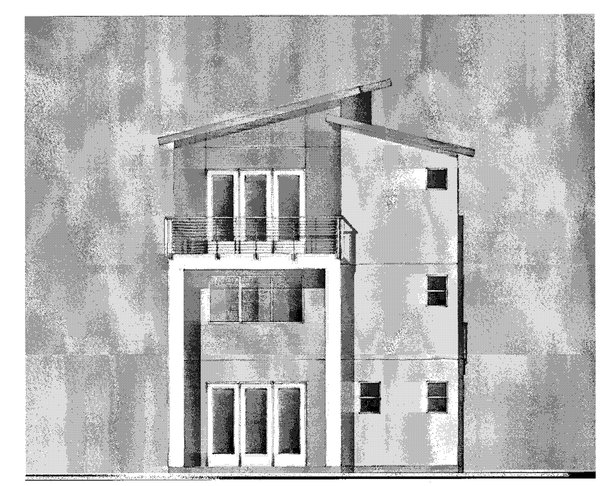
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

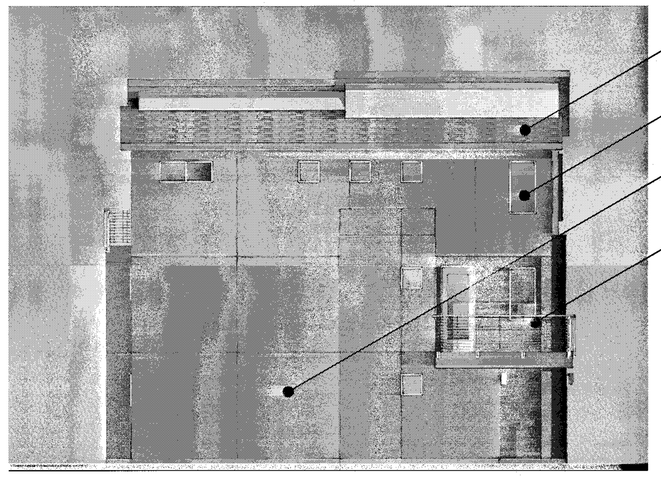
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

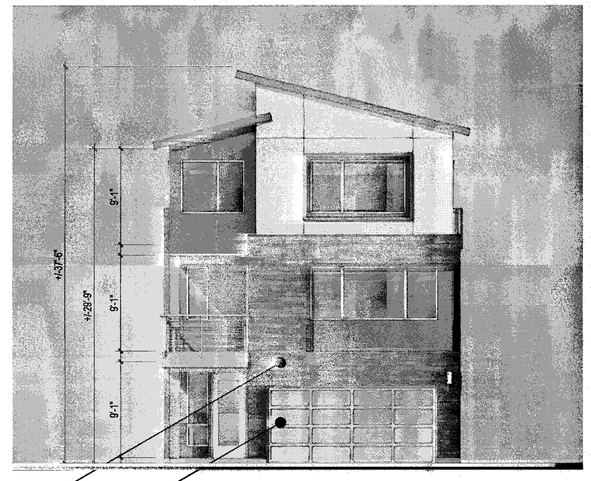
DETACHED ROWHOMES 7 - 8.0

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

PERSPECTIVE

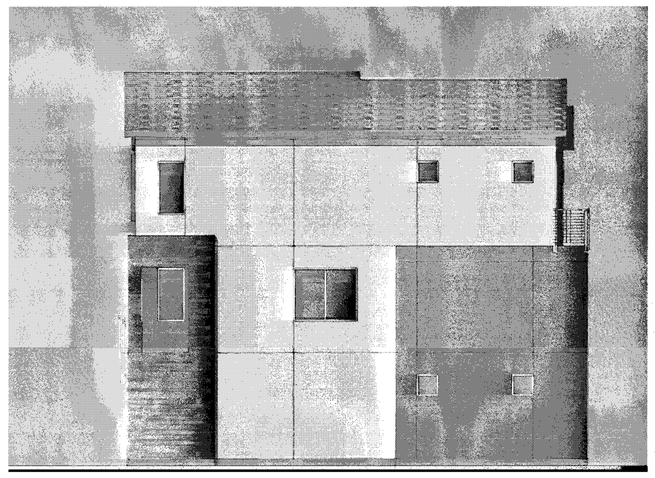


LEFT



FRONT

1B
4
2
7
8
5



RIGHT

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

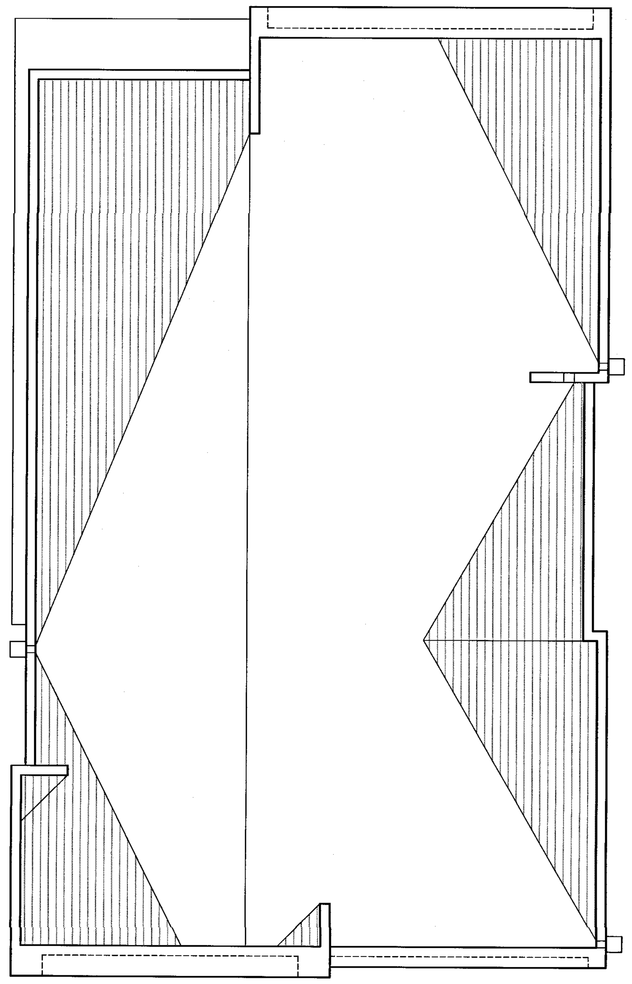
NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7-8.1

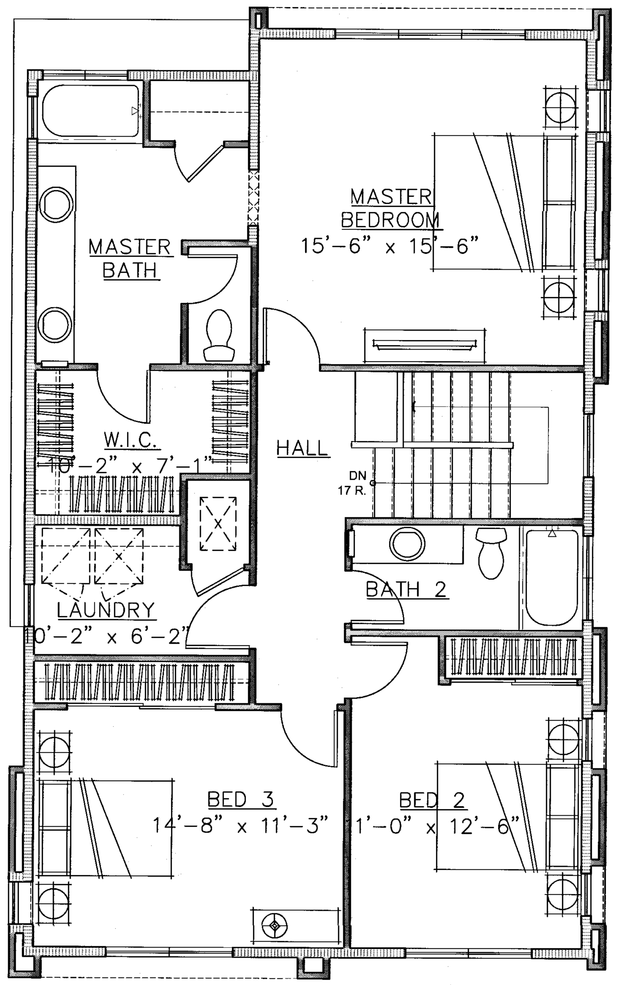
APPROVED
City of San Jose
PECE ~ PLANNING
By:

Date:



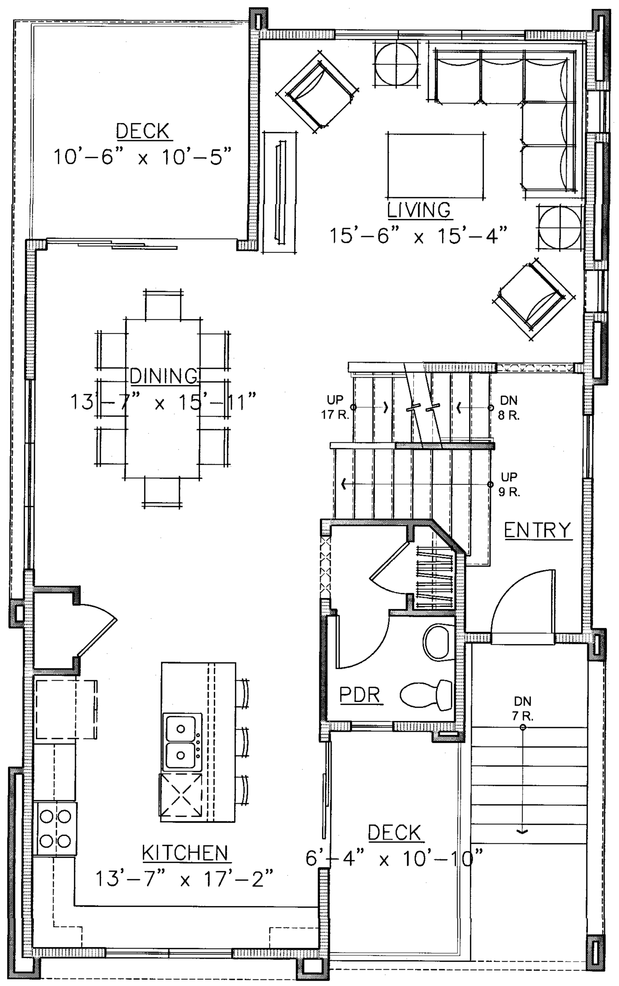
ROOF PLAN

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



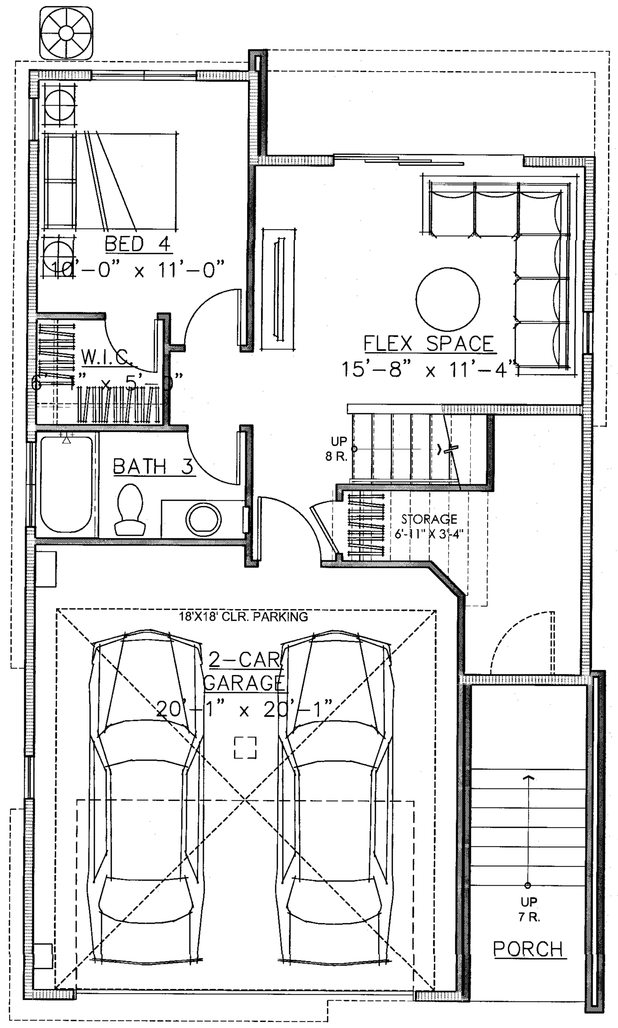
3RD LEVEL

THIRD FLOOR	1,160 SQ. FT.



2ND LEVEL

SECOND FLOOR	917 SQ. FT.
DECK 1	109 SQ. FT.
DECK 2	73 SQ. FT.



1ST LEVEL

FIRST FLOOR	591 SQ. FT.
GARAGE	441 SQ. FT.
TOTAL	2,668 SQ. FT.

Scale 0 4 8 16

PLAN 3 FLOOR PLANS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

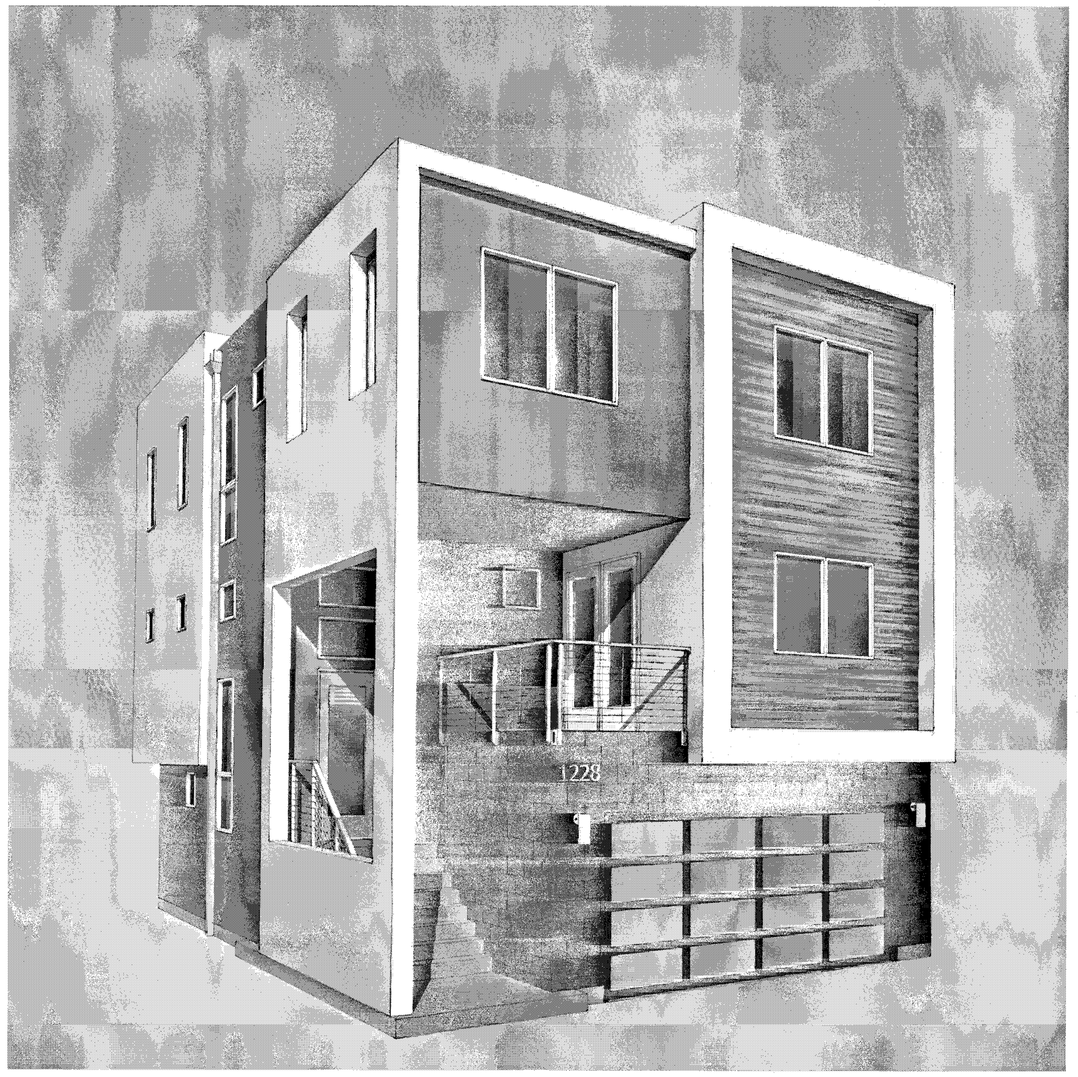
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

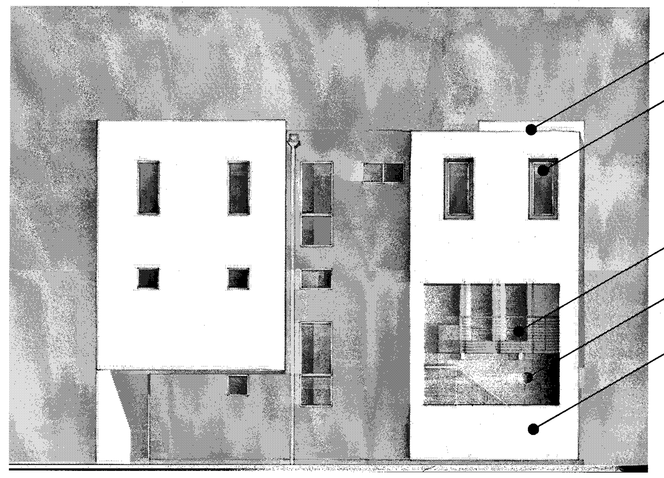
DETACHED ROWHOMES 7-9.0

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

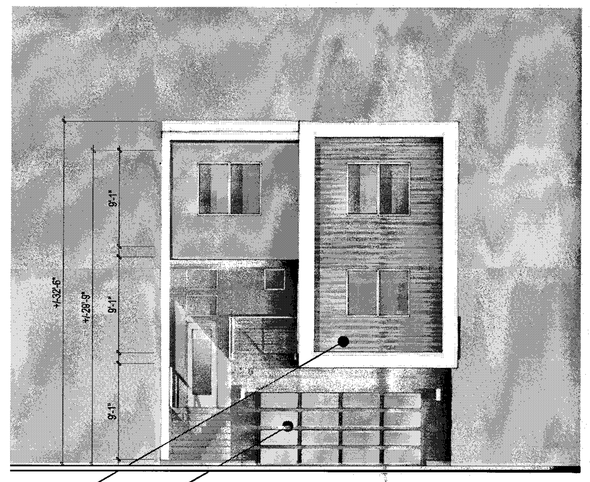
Date:



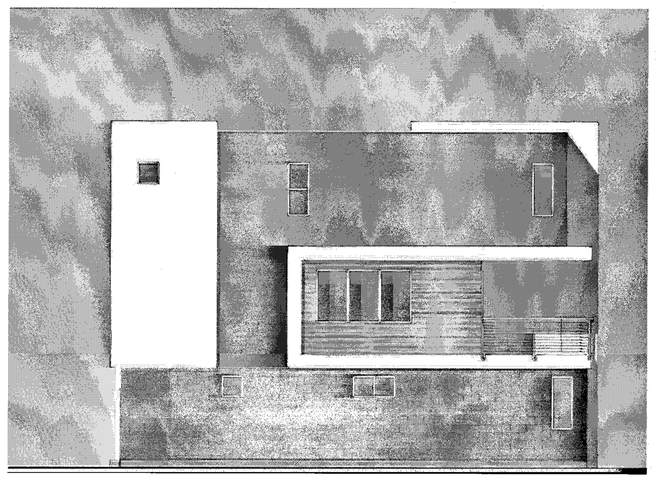
PERSPECTIVE



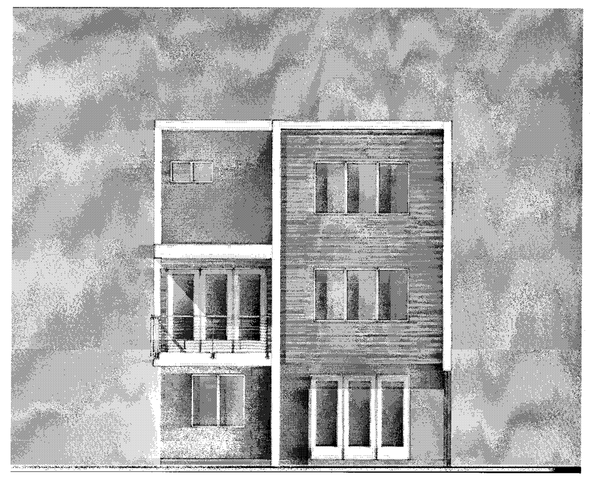
LEFT



FRONT



RIGHT



BACK

1
4
7
10
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. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

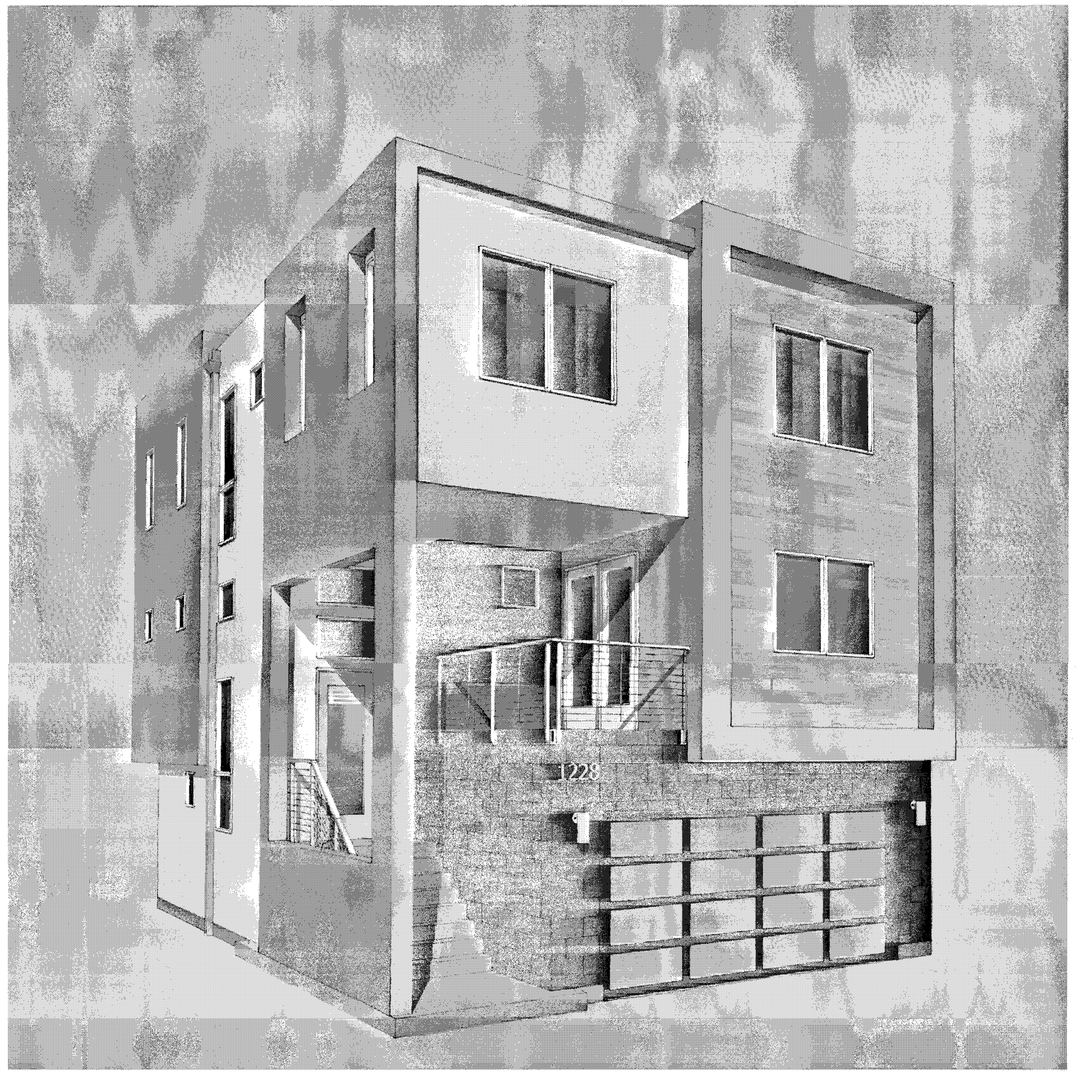
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

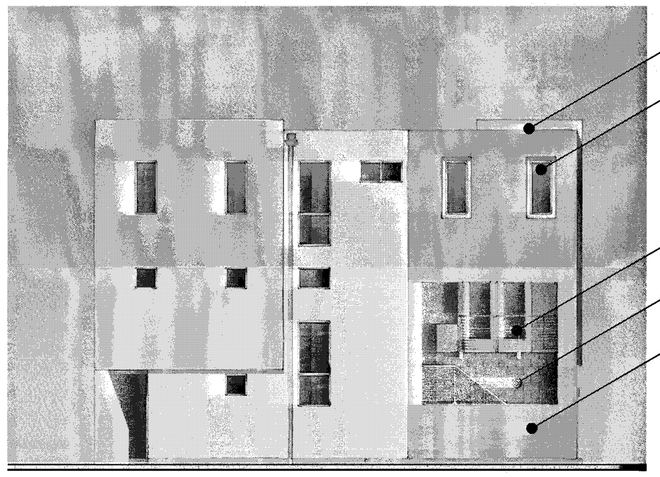
DETACHED ROWHOMES 7 - 10.0

APPROVED
City of San Jose
PECE ~ PLANNING
By:

Date:



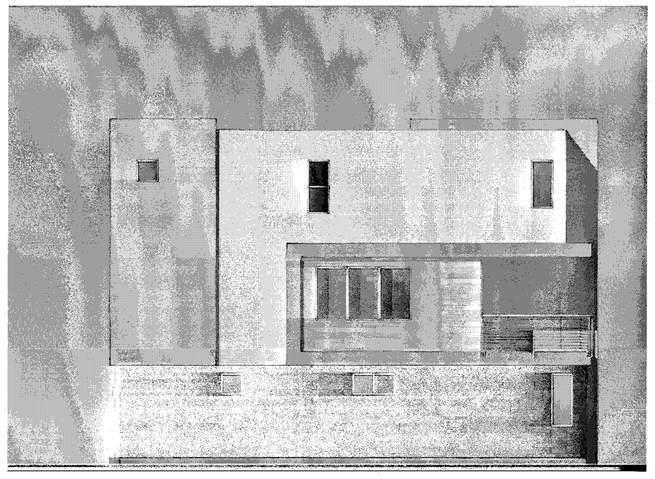
PERSPECTIVE



LEFT

FRONT

1
4
7
10
2
8
5



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - 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

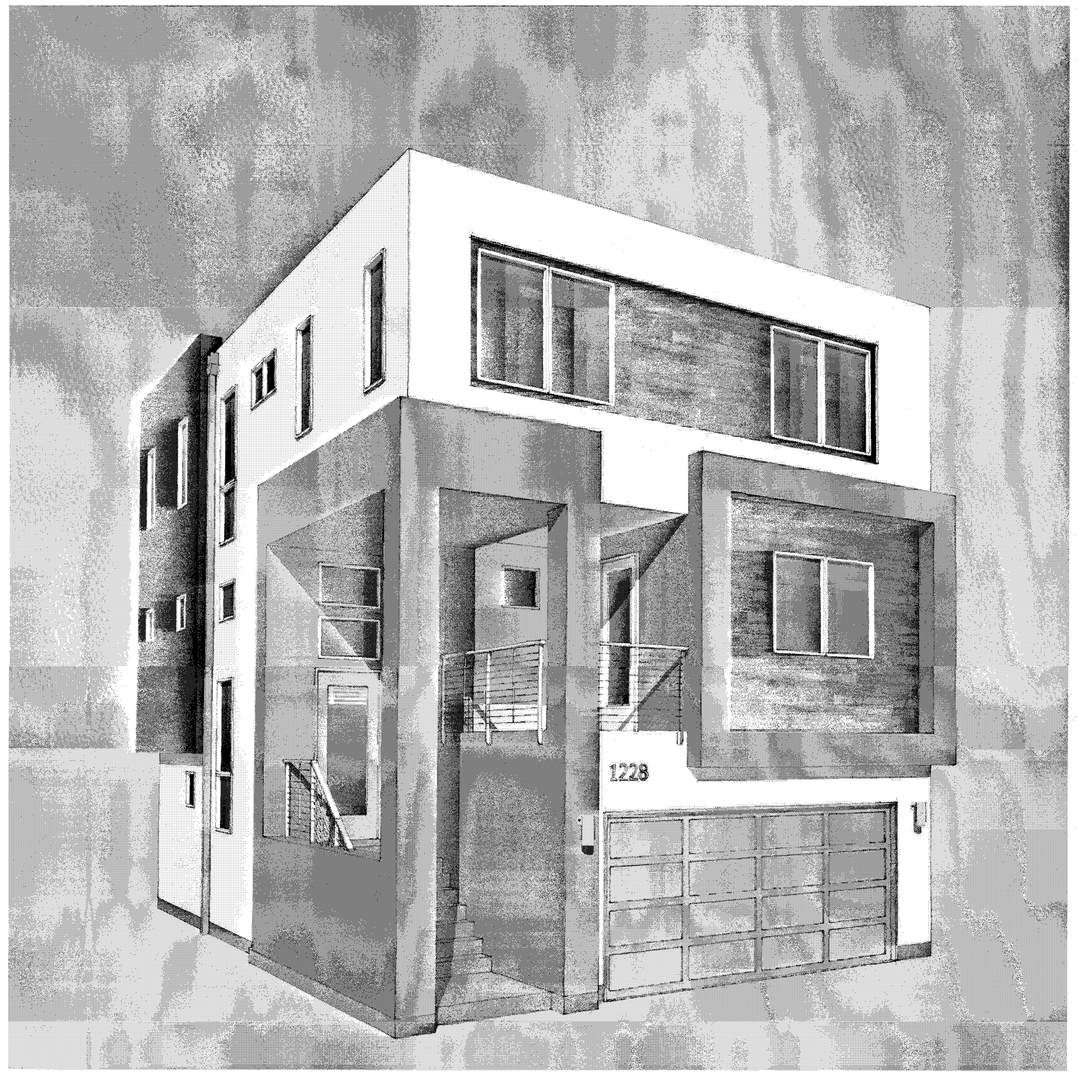
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

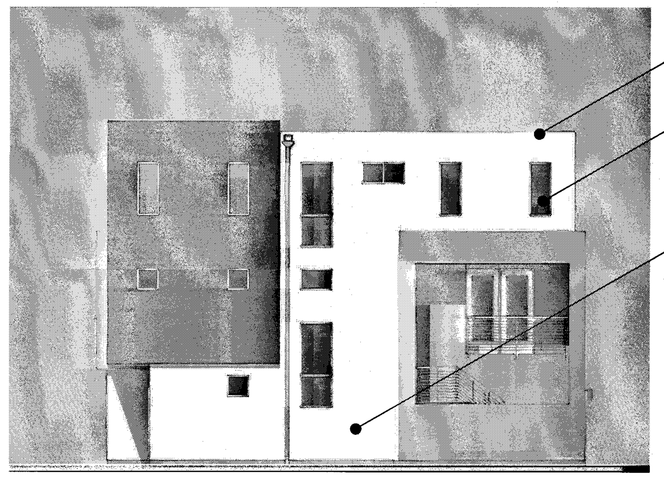
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-10.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 10.1

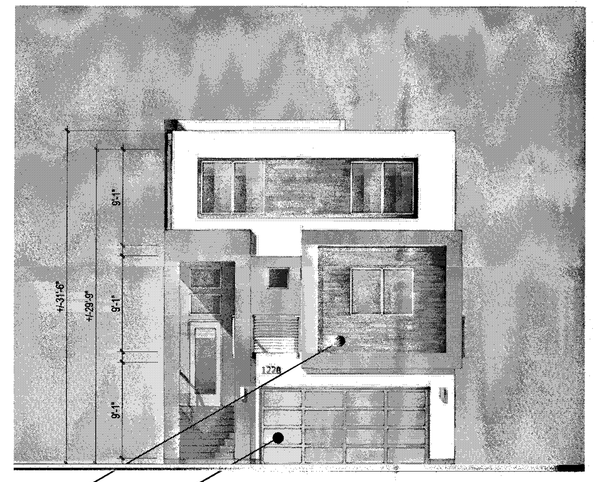
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



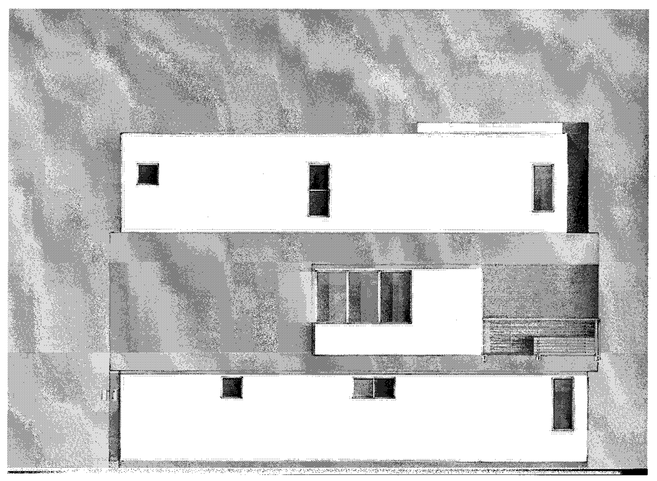
PERSPECTIVE



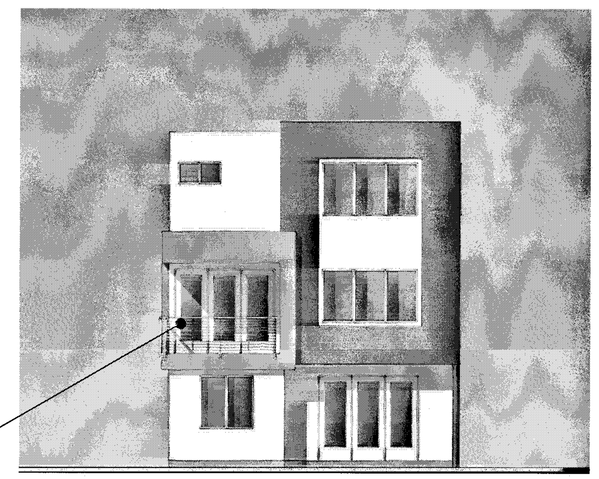
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - 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

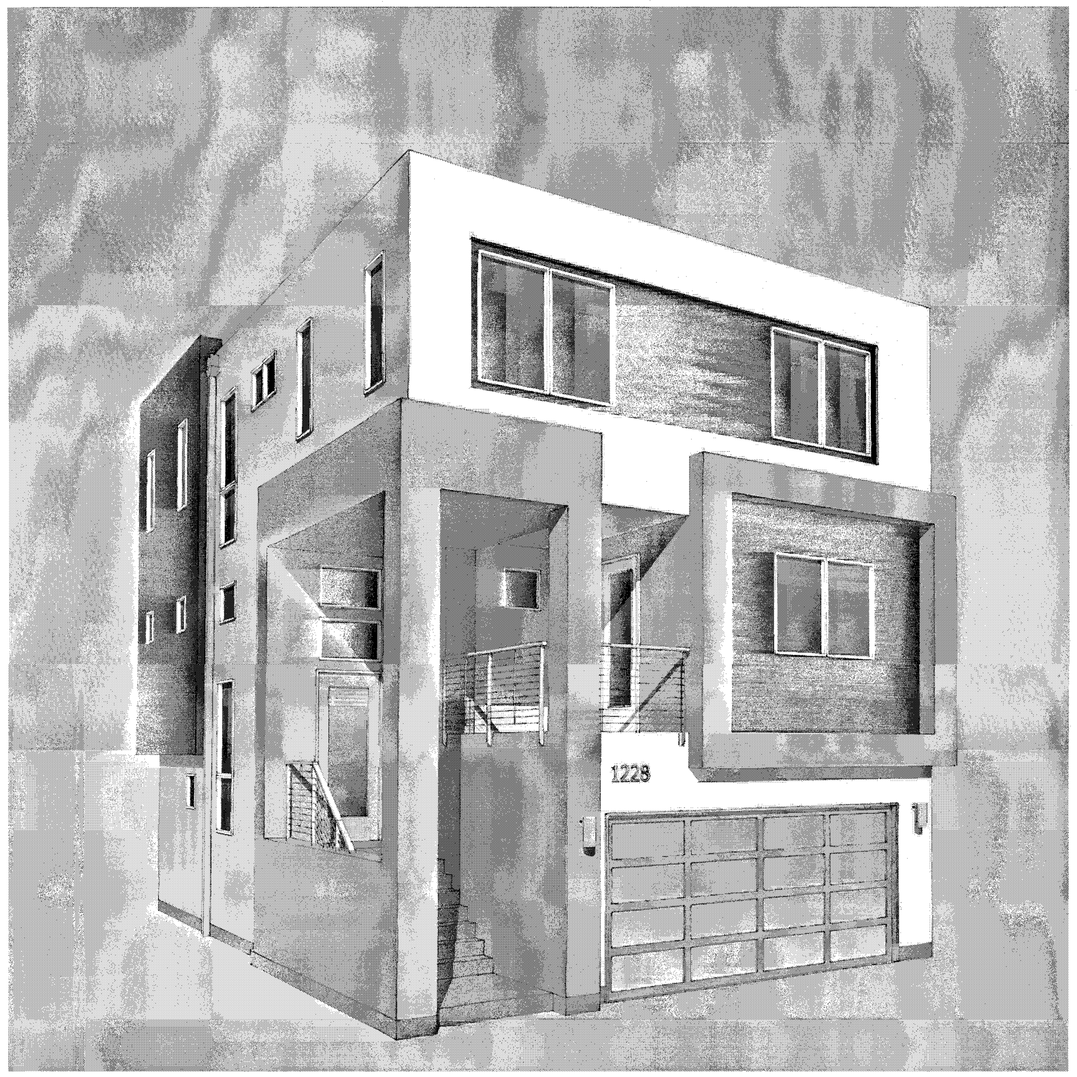
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

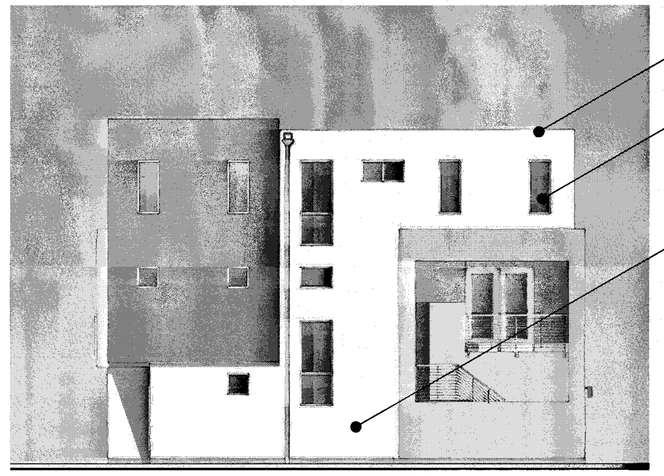
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-11.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 11.0

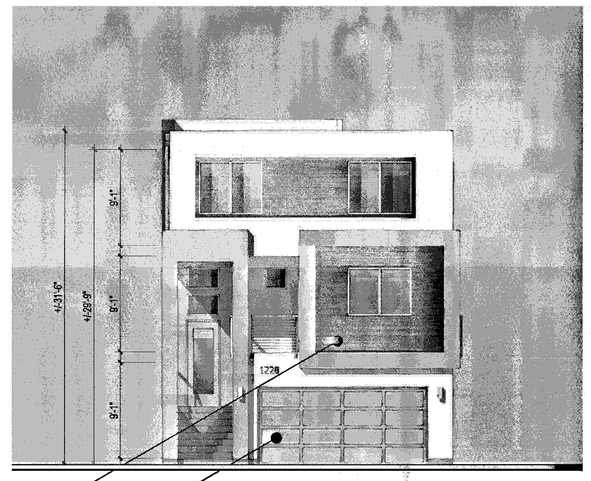
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



PERSPECTIVE

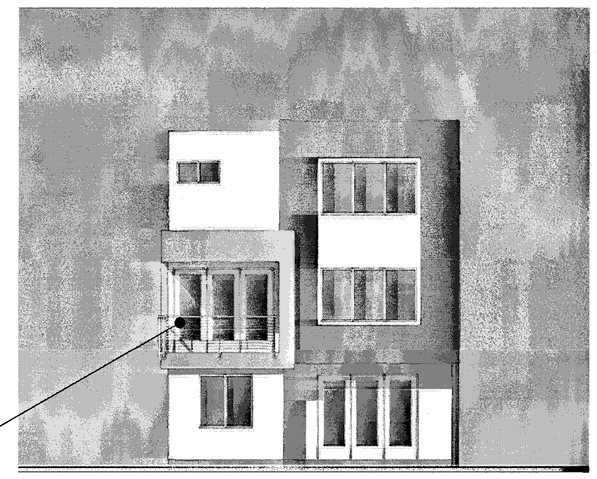


LEFT



FRONT

RIGHT



BACK

1
4
2
8
5
7

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. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - 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

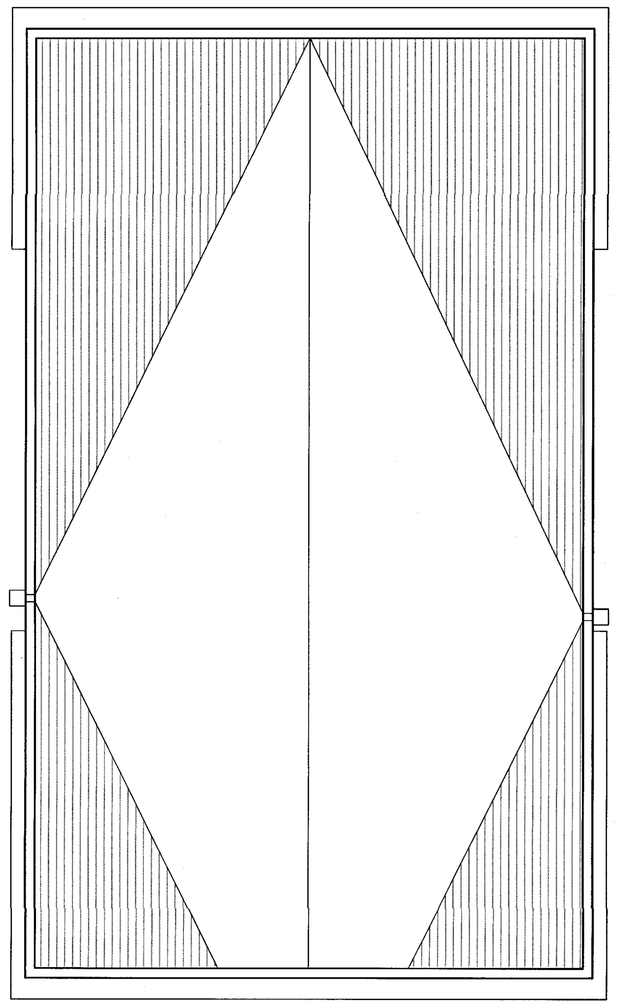
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-11.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

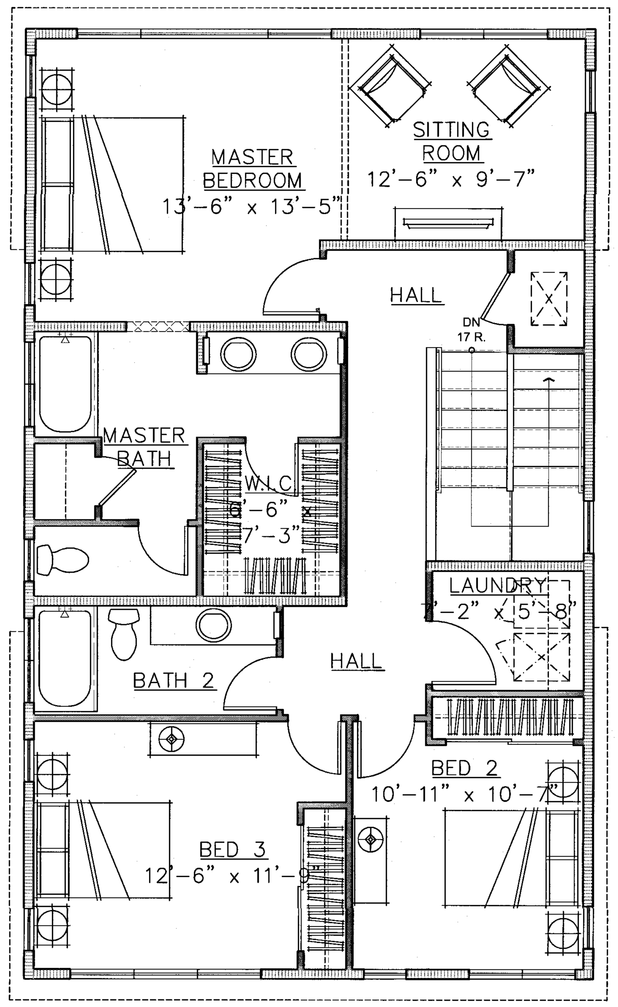
DETACHED ROWHOMES 7-11.1

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



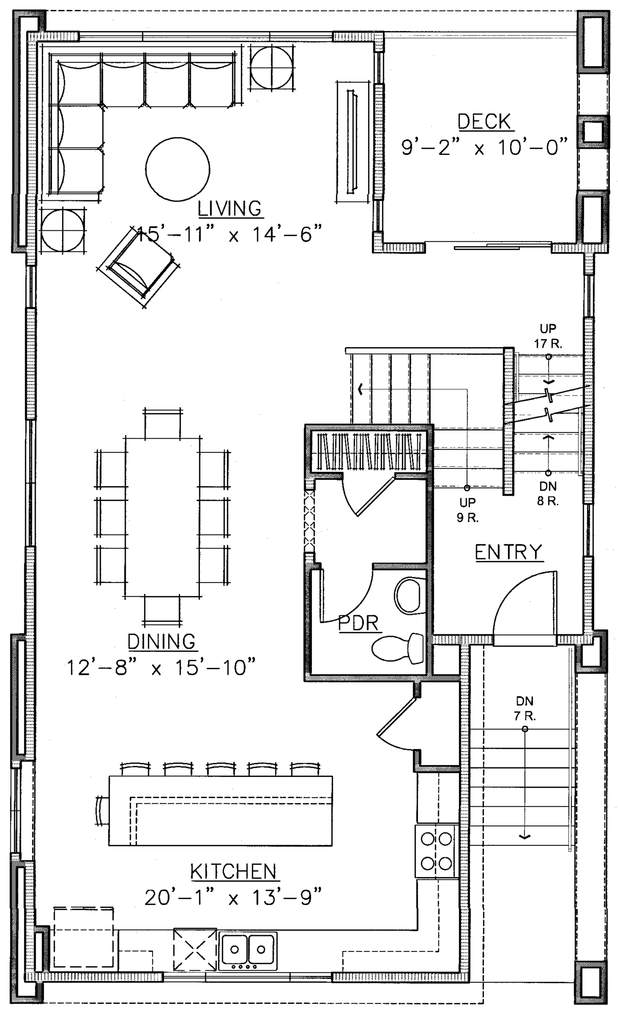
ROOF PLAN

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



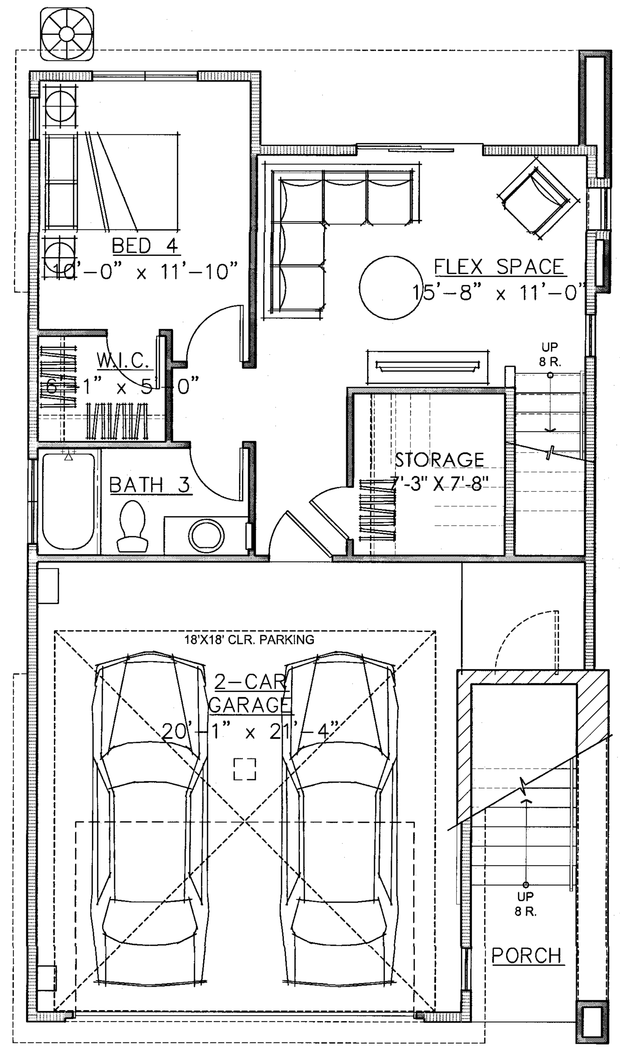
3RD LEVEL

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	491 SQ. FT.

TOTAL 2,761 SQ. FT.

Scale 0 4 8 16

PLAN 4 FLOOR PLANS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

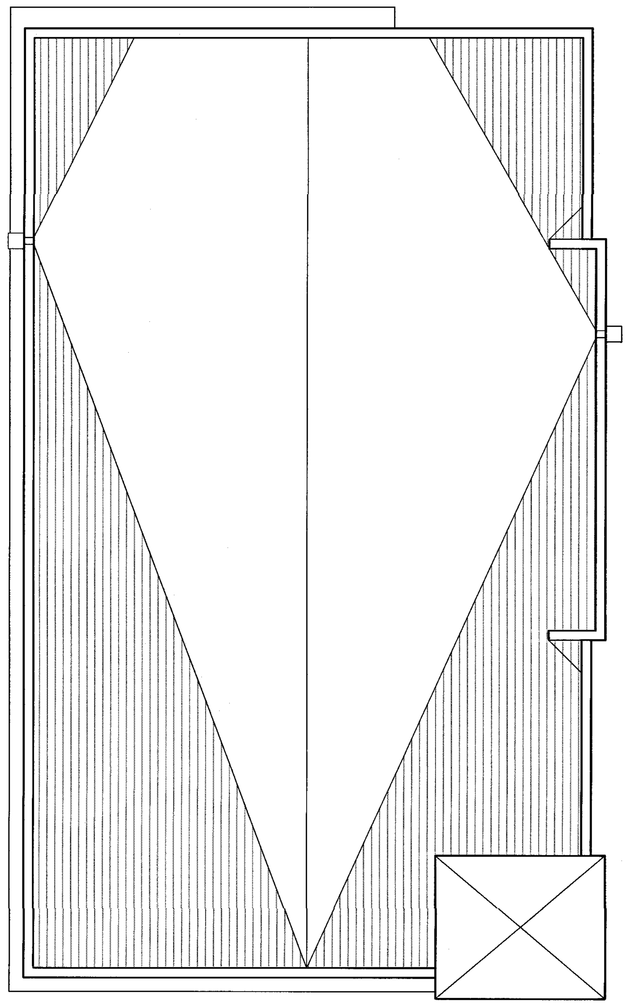
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-12.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 12.0

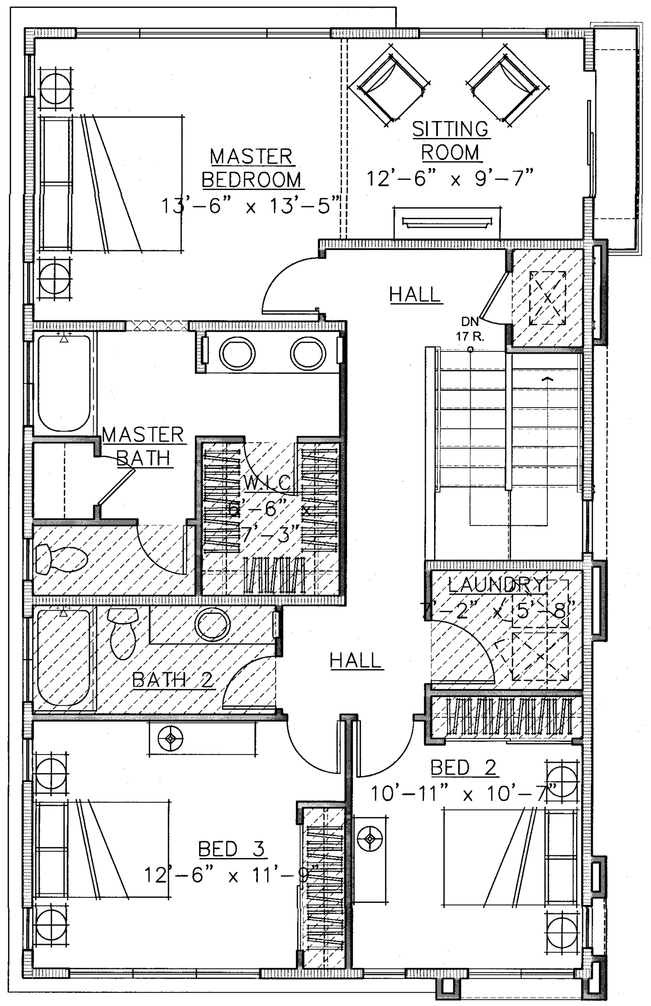
COMMUNICATIONS HILL
San Jose, California

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



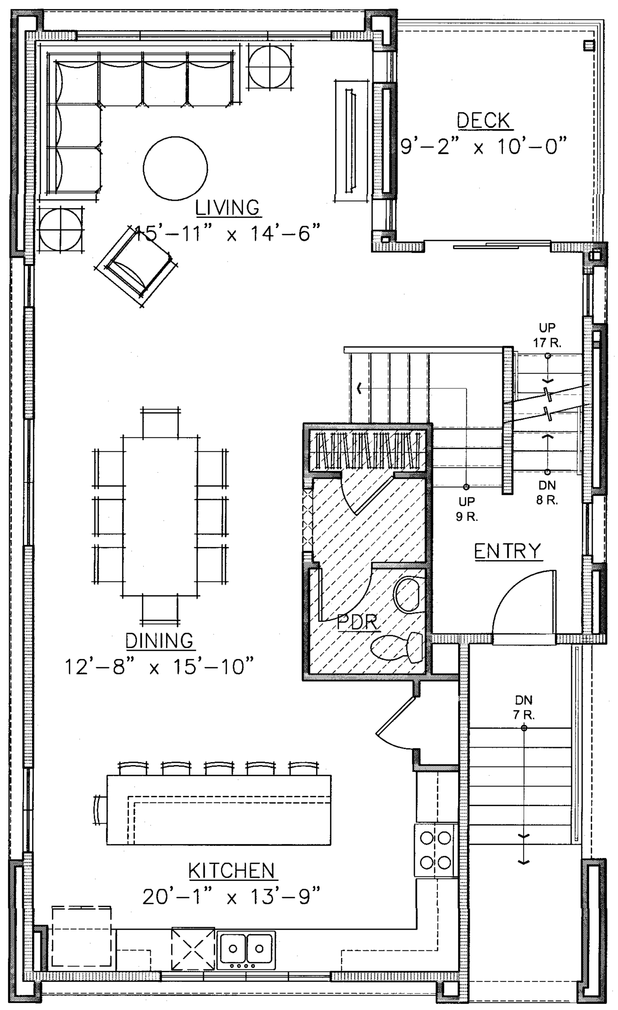
ROOF PLAN

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



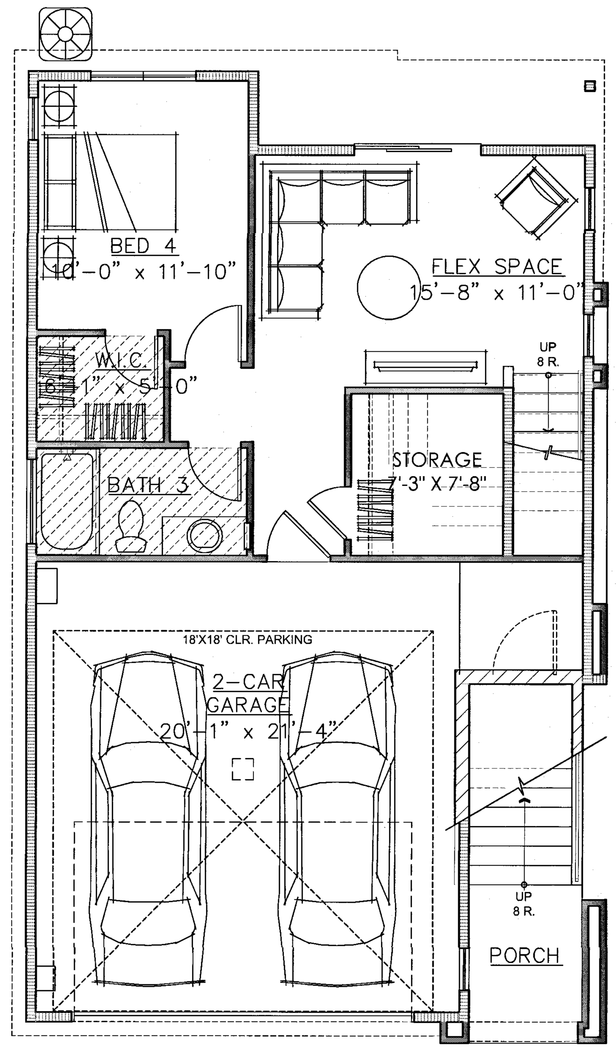
3RD LEVEL

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	491 SQ. FT.
TOTAL	2,761 SQ. FT.

Scale 0 4 8 16

PLAN 4 ALTERNATE FLOOR PLANS

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

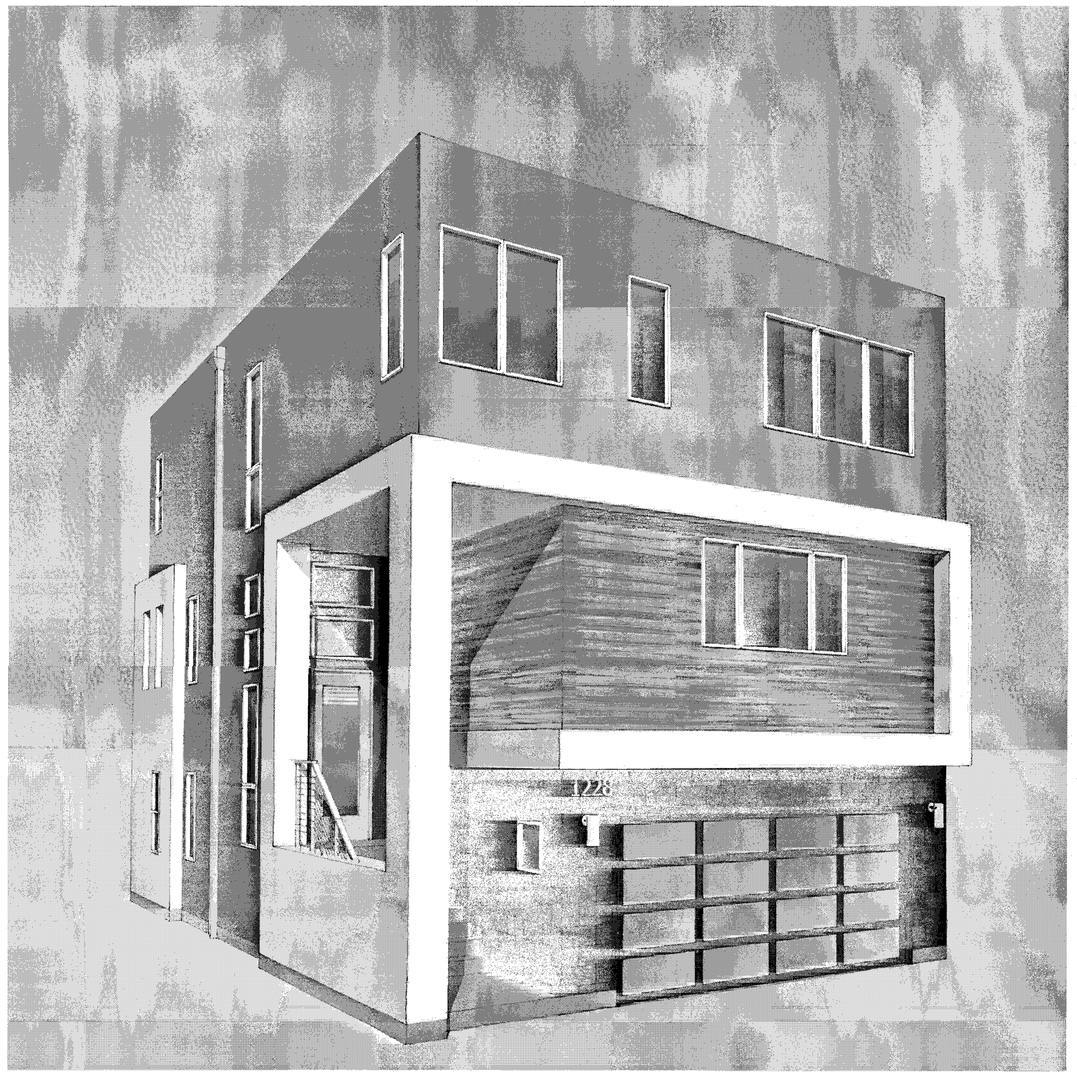
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

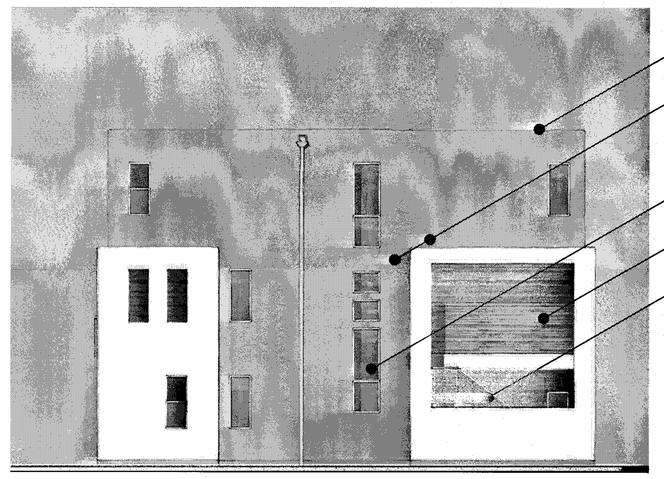
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-12.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 12.1

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

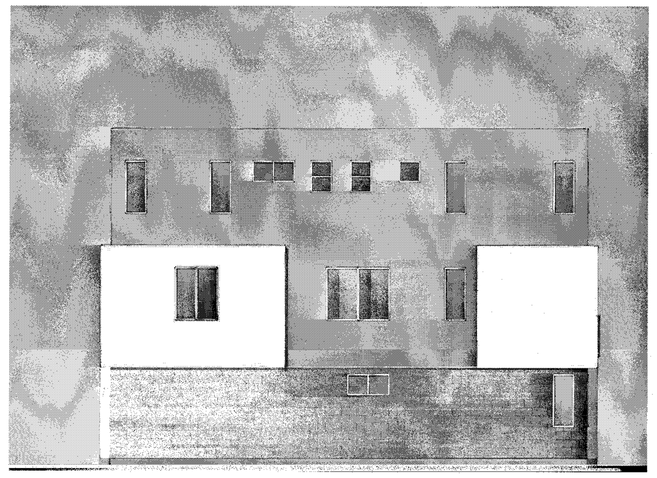


PERSPECTIVE



LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY A - 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

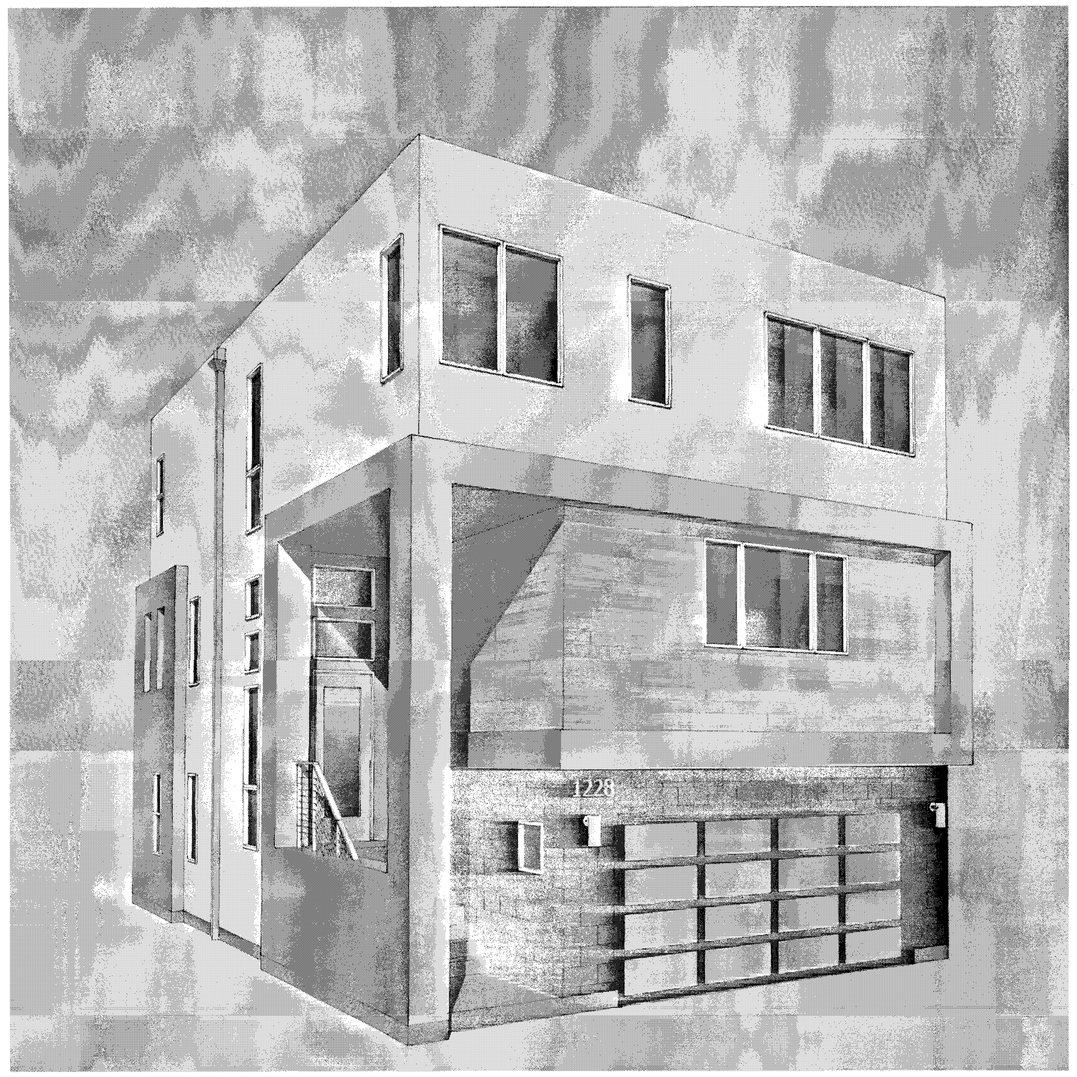
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

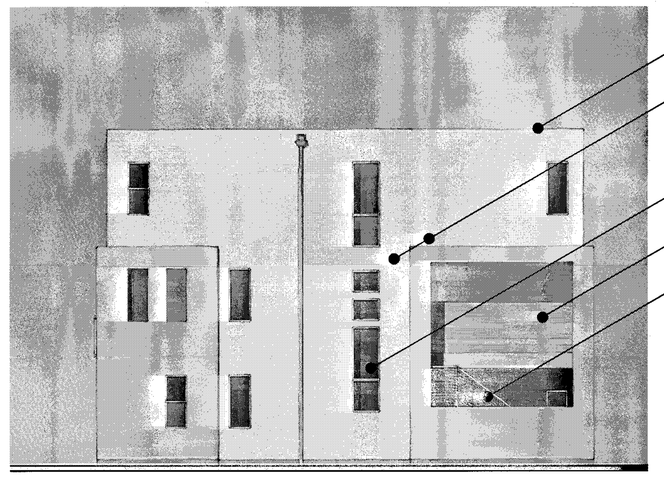
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-13.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 13.0

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

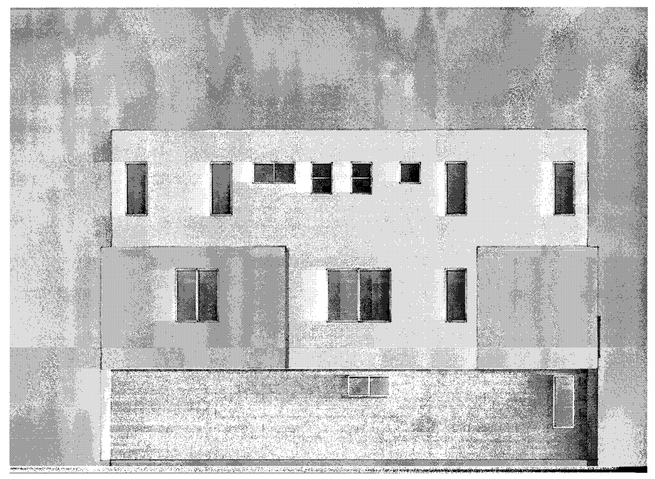


PERSPECTIVE

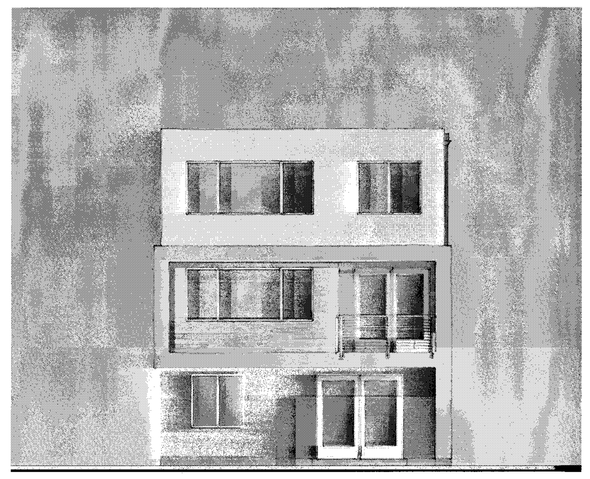


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY A - 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

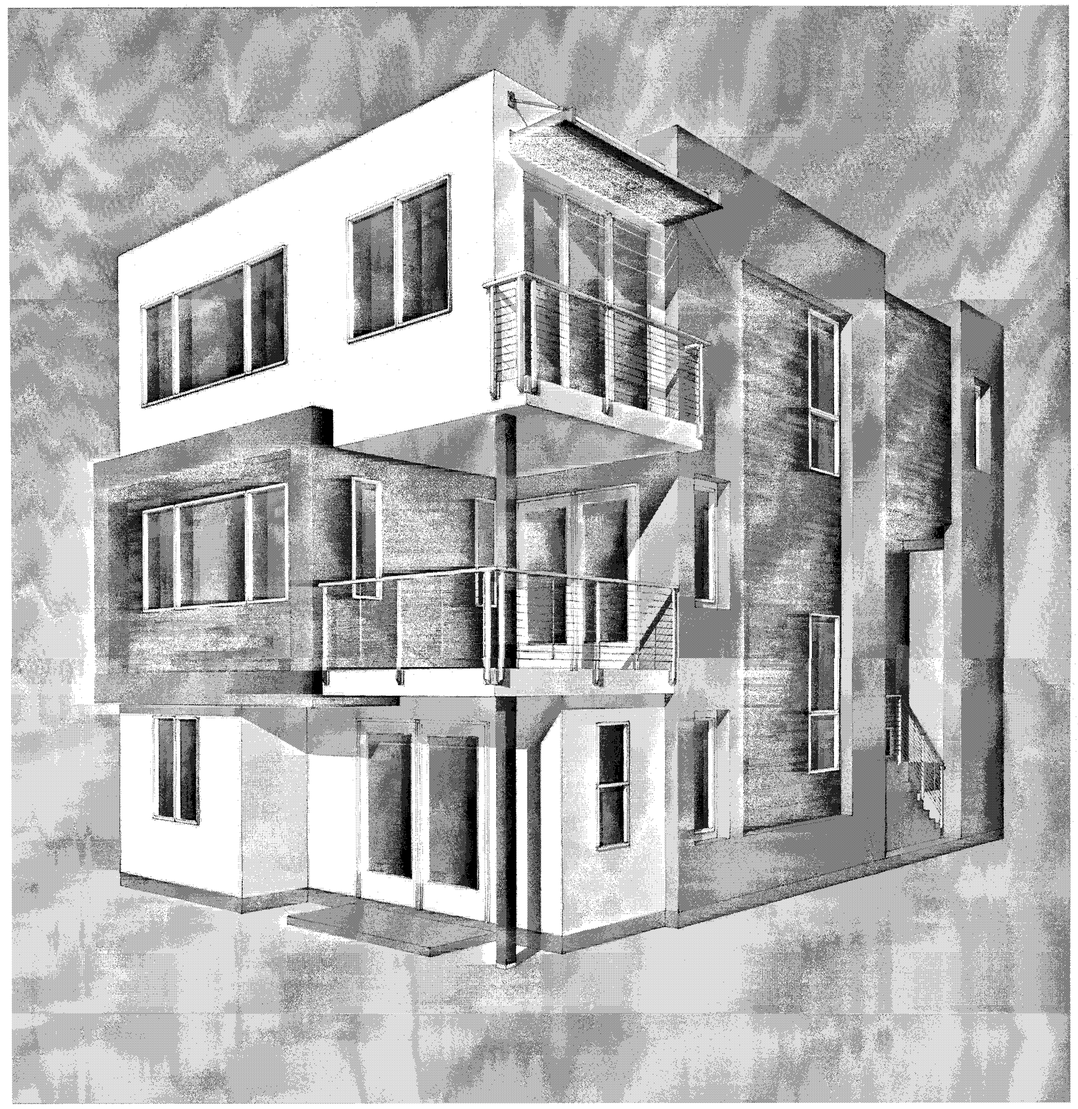
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

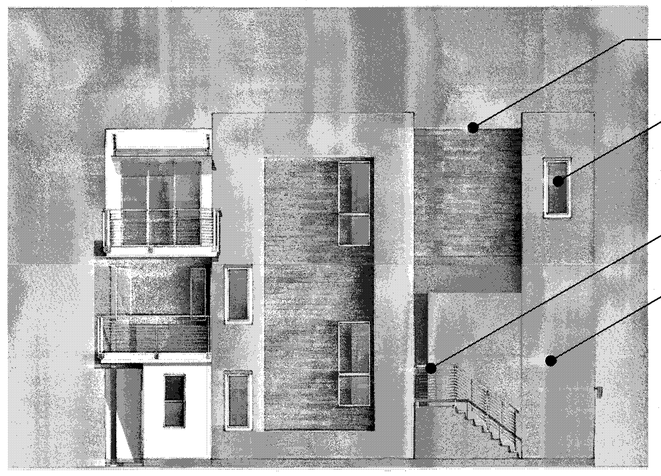
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-13.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 13.1

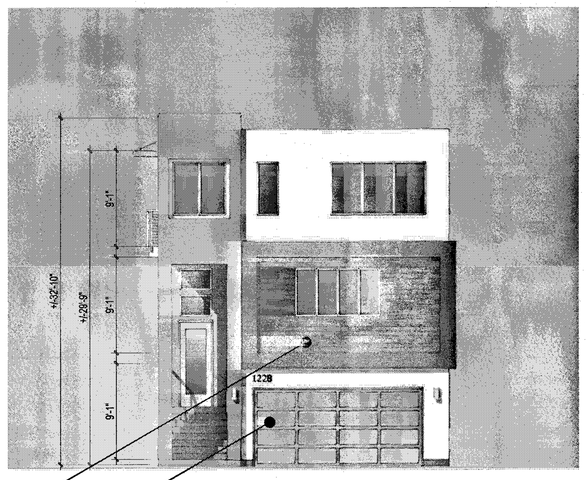
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



PERSPECTIVE

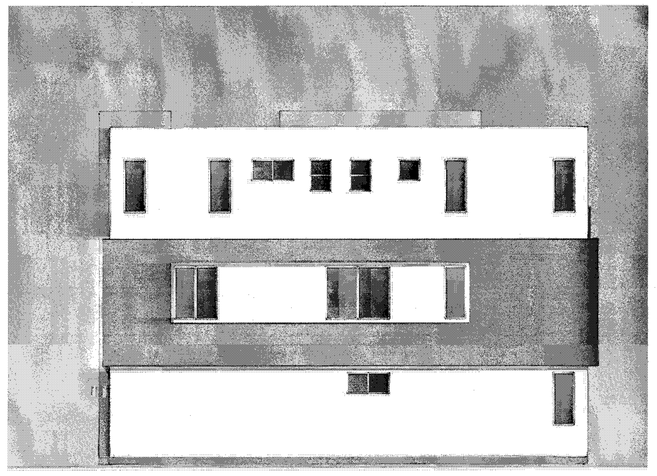


LEFT

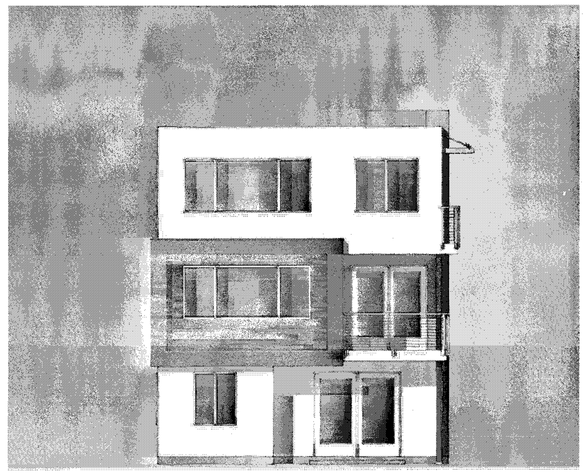


FRONT

1
4
7
2
8
5



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY B - ALTERNATE - 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

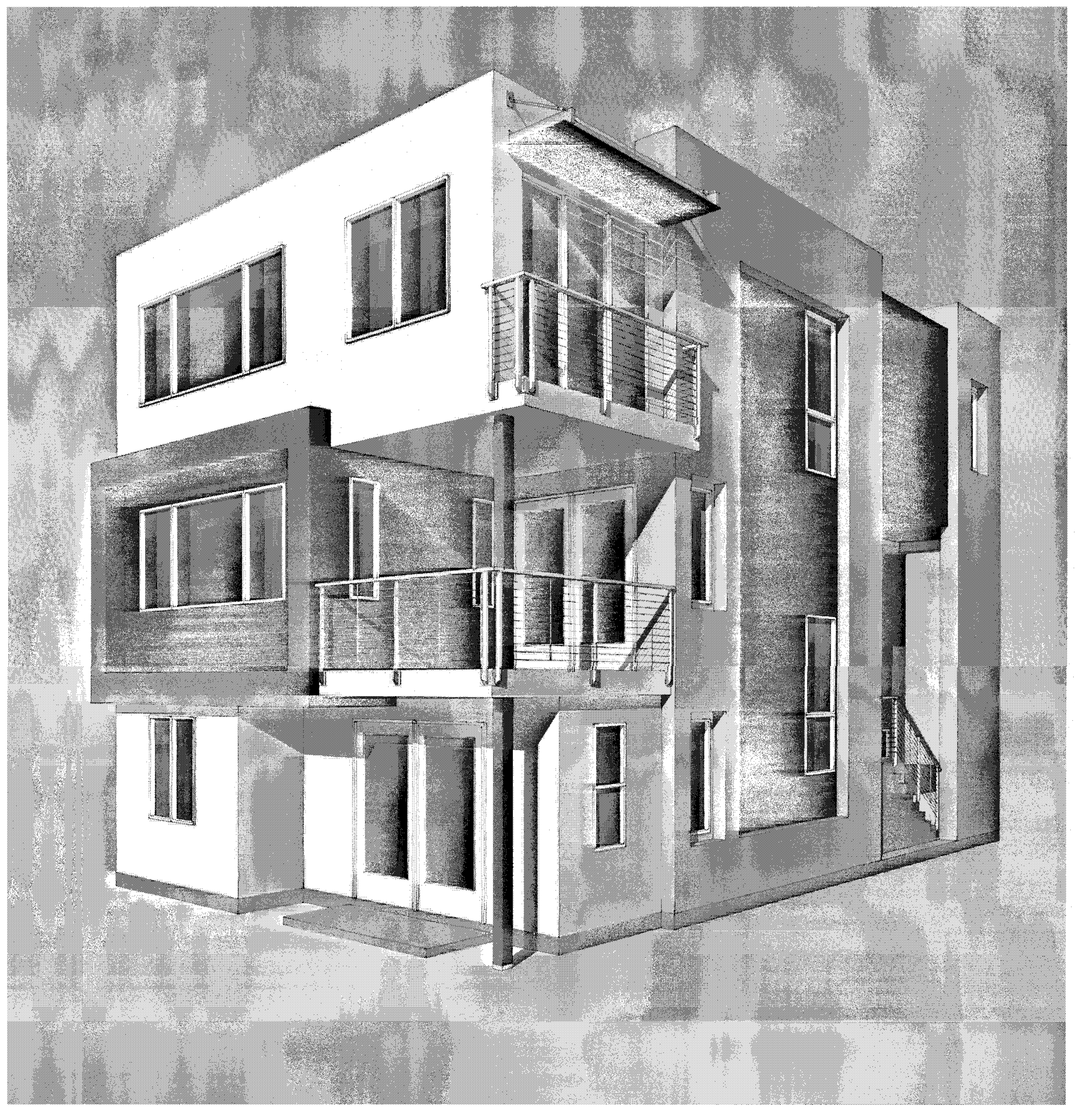
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

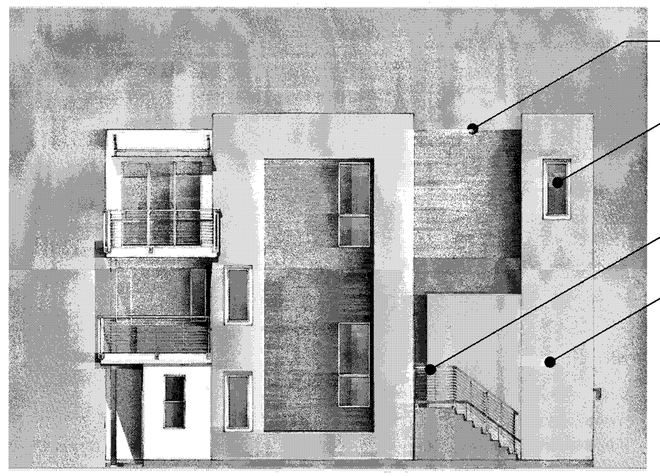
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-14.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 14.0

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

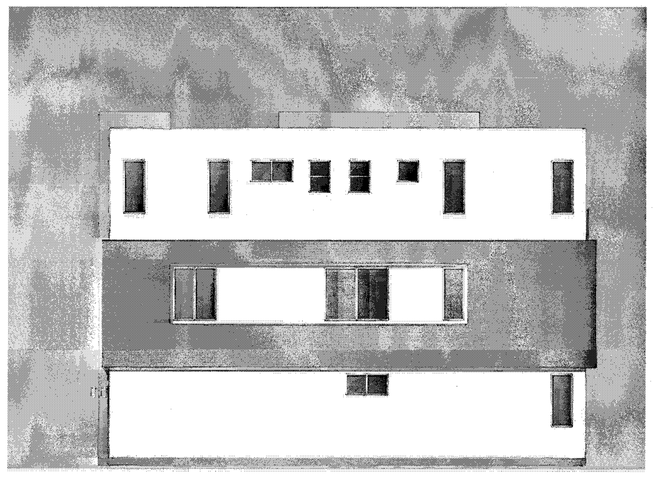


PERSPECTIVE

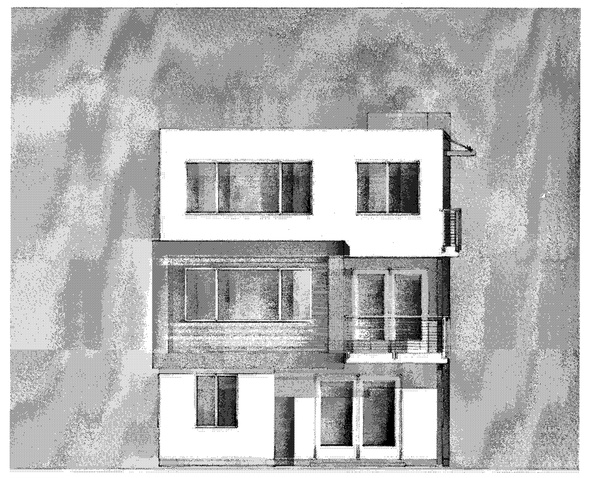


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY B - ALTERNATE - 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

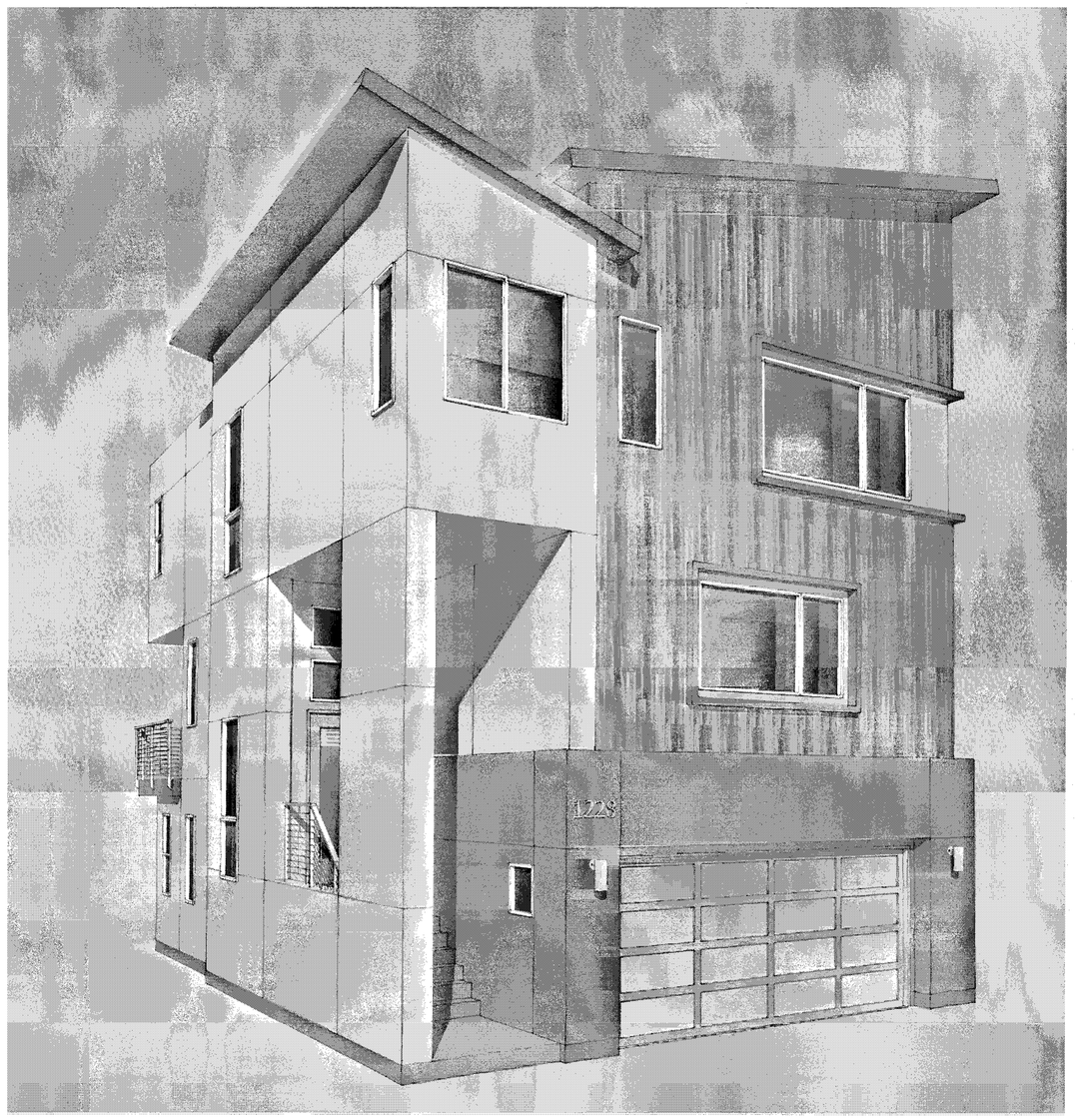
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

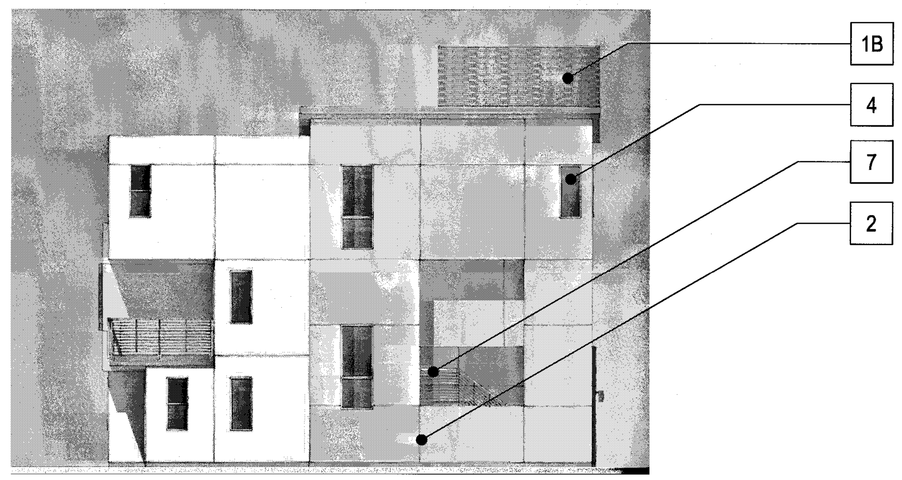
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-14.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 14.1

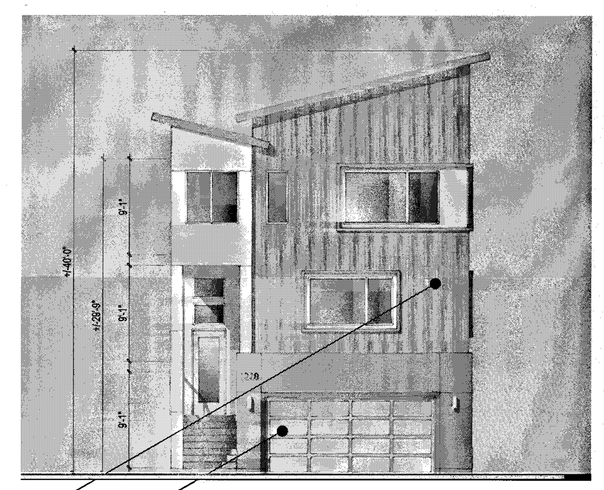
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



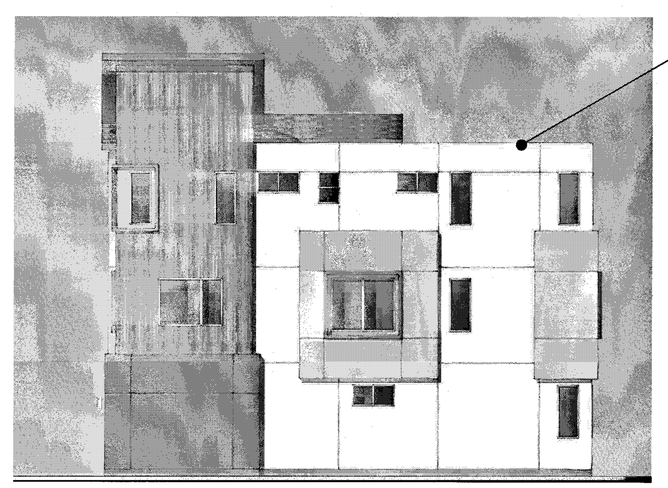
PERSPECTIVE



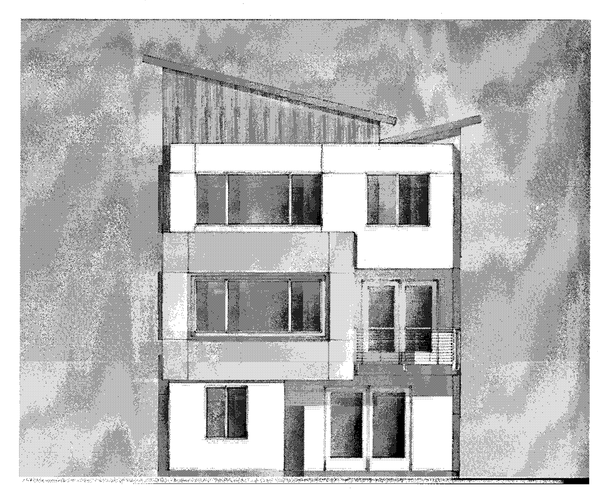
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY C - 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

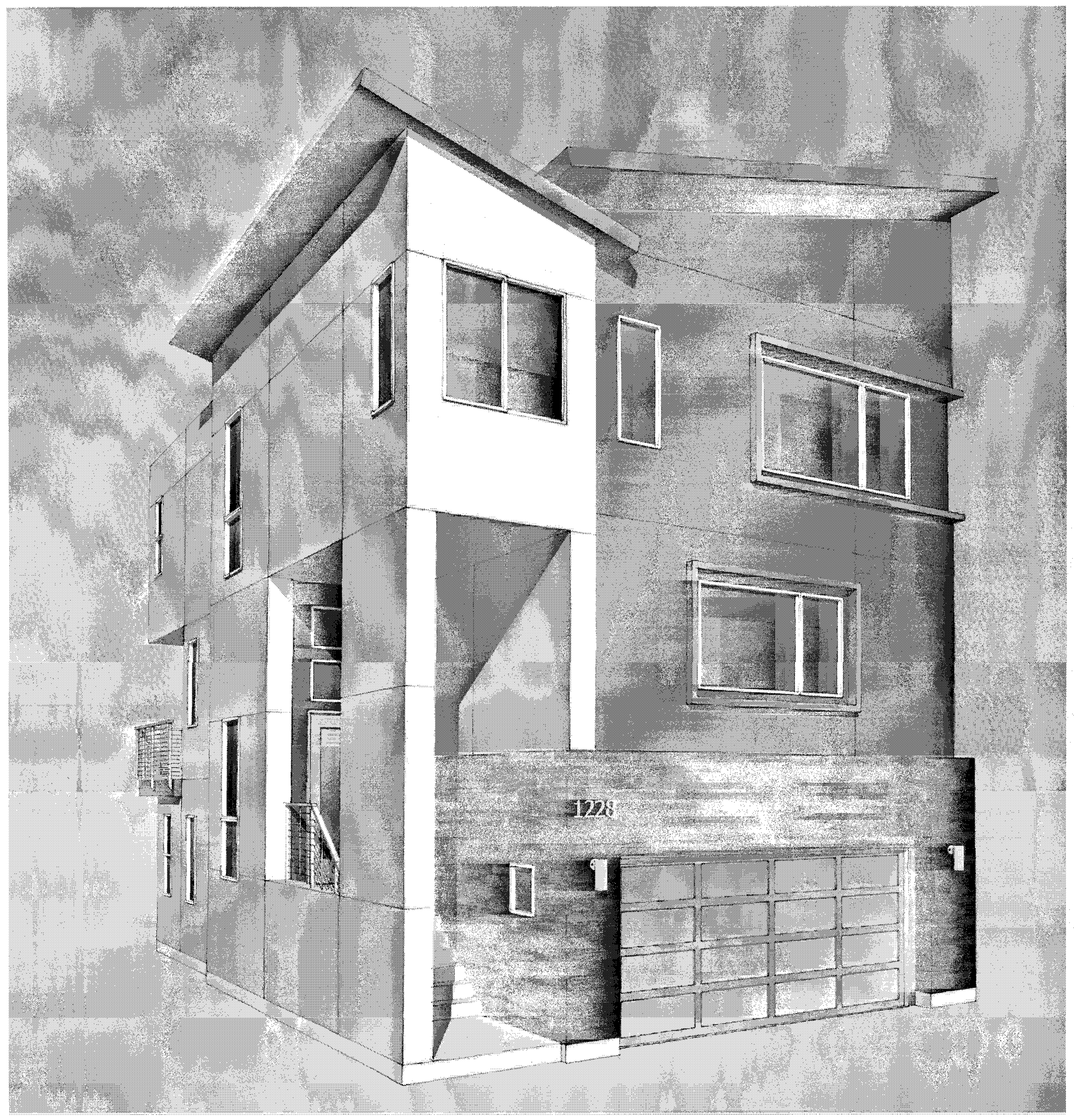
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

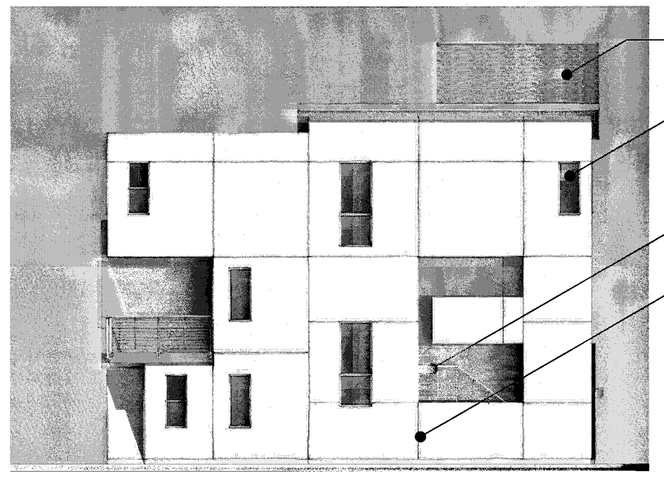
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-15.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 15.0

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



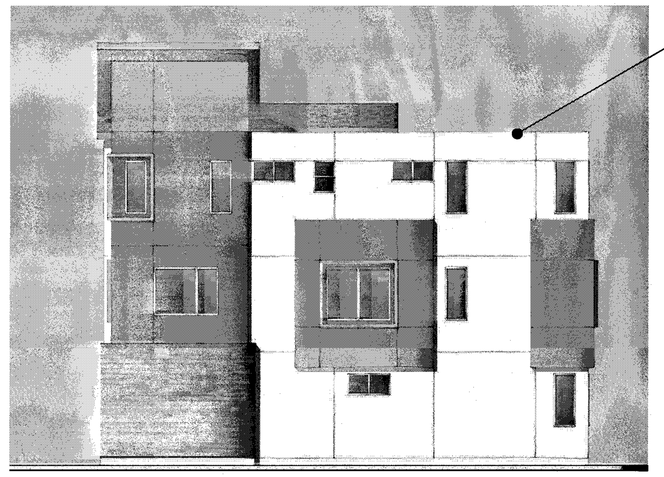
PERSPECTIVE



LEFT

FRONT

1B
4
7
2
8
5
1A



RIGHT

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 4 CONTEMPORARY C - COLOR OPTION 2

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

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_7-15.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED ROWHOMES 7 - 15.1

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

STREETSCENE PERSPECTIVE

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

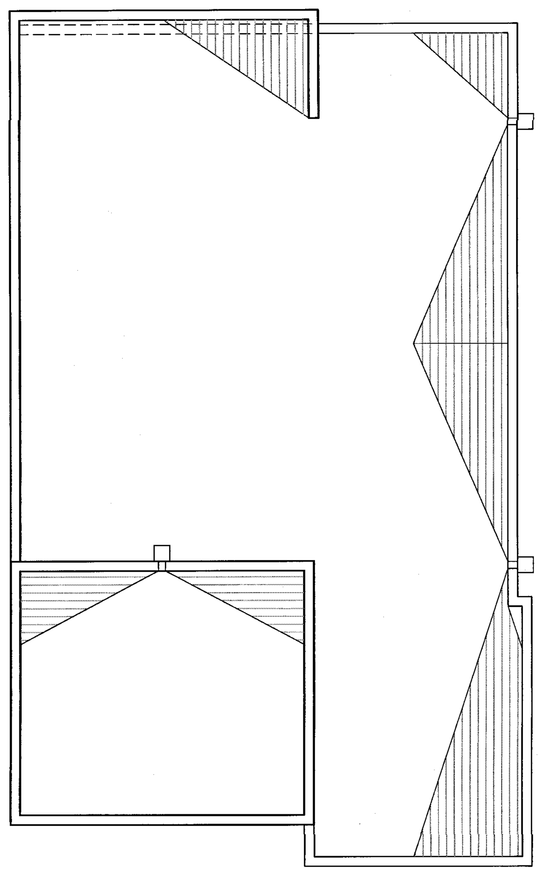
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

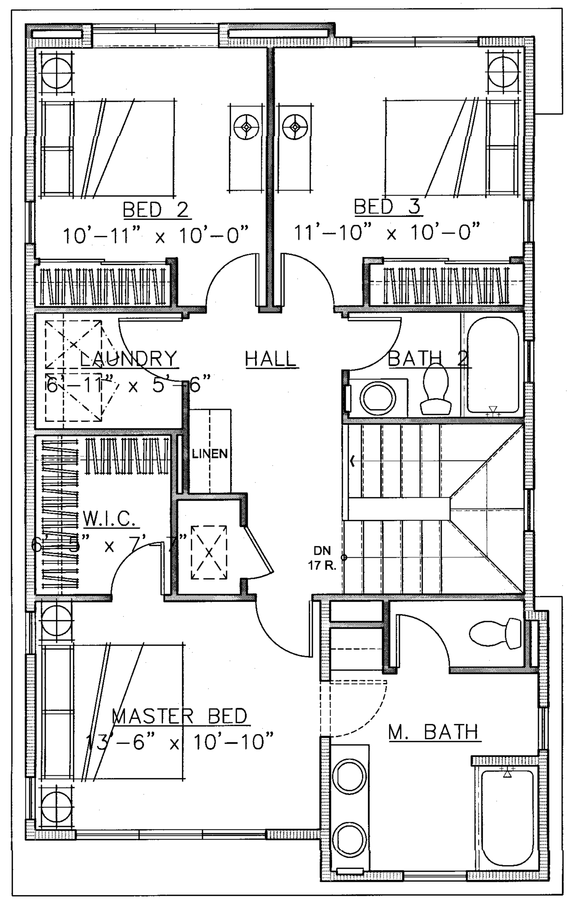
DETACHED TOWNHOMES 8-1.0

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



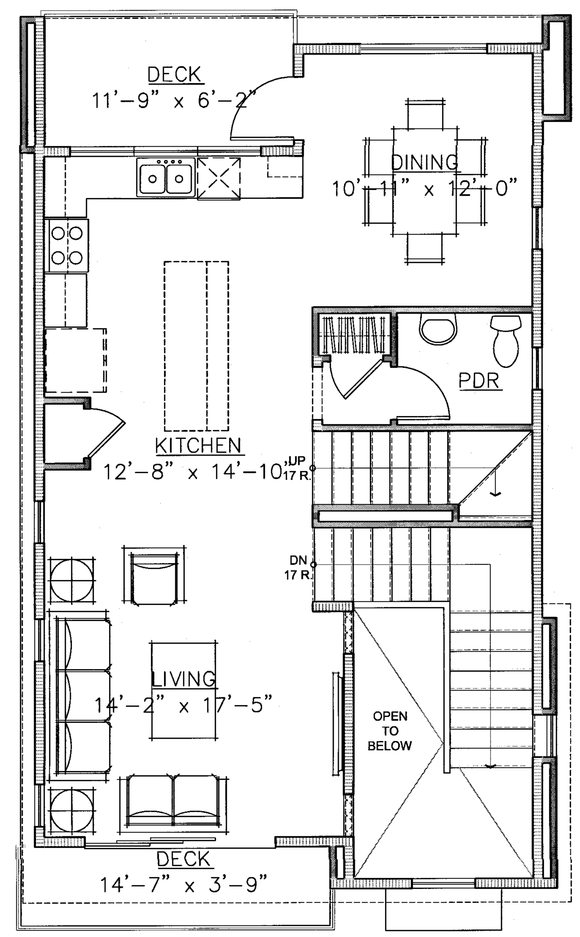
ROOF PLAN

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



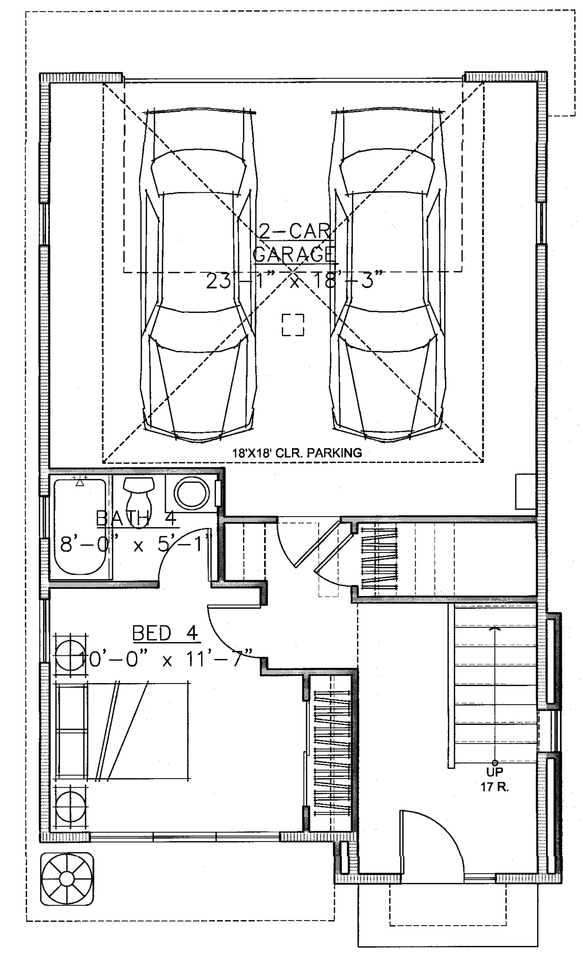
3RD LEVEL

THIRD FLOOR	868 SQ. FT.
DECK	79 SQ. FT.



2ND LEVEL

SECOND FLOOR	872 SQ. FT.
DECK	59 SQ. FT.



1ST LEVEL

FIRST FLOOR	408 SQ. FT.
GARAGE	485 SQ. FT.
TOTAL	2,148 SQ. FT.

Scale 0 2 4 8

PLAN 1 - GL

DETACHED TOWNHOMES 8-2.0

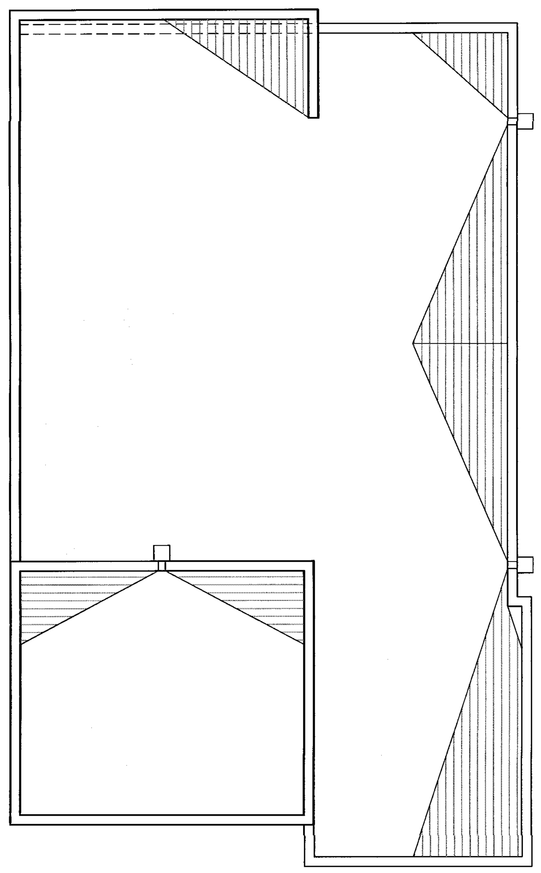
Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners
ktgy
HMH
HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

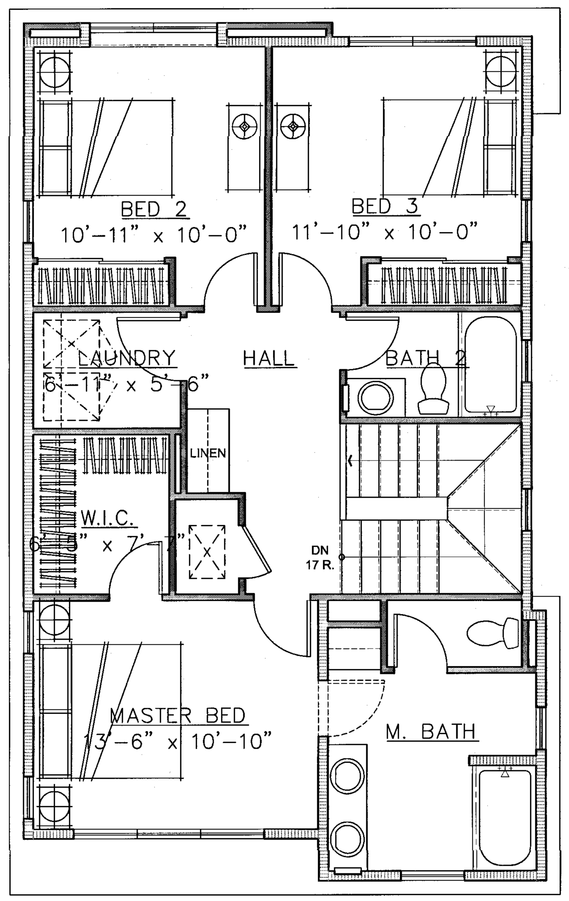
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

APPROVED
City of San Jose
PECE ~ PLANNING
By: _____
Date: _____



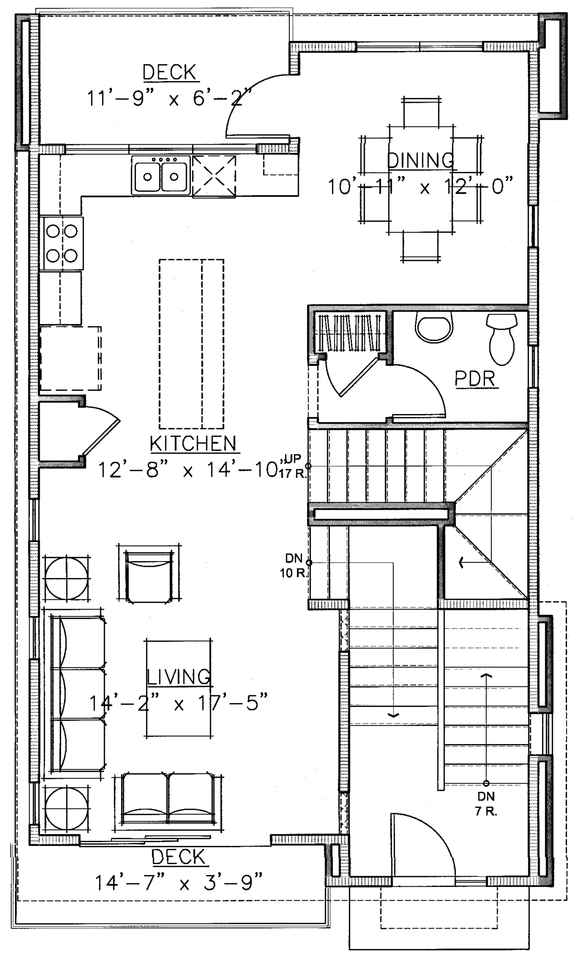
ROOF PLAN

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



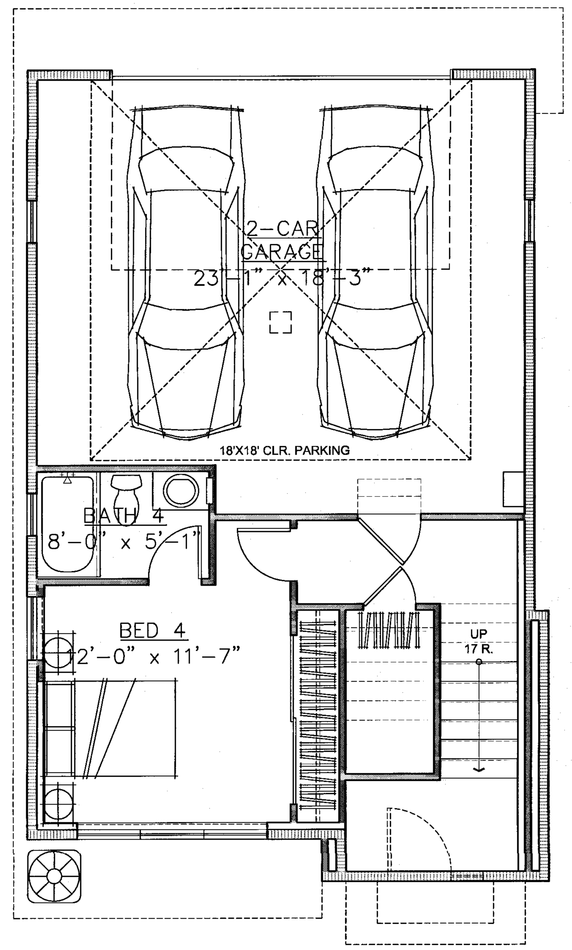
3RD LEVEL

THIRD FLOOR	868 SQ. FT.



2ND LEVEL

SECOND FLOOR	872 SQ. FT.
DECK 1	63 SQ. FT.
DECK 2	40 SQ. FT.



1ST LEVEL

FIRST FLOOR	409 SQ. FT.
GARAGE	484 SQ. FT.
TOTAL	2,149 SQ. FT.

Scale 0 2 4 8

PLAN 1 - M1

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

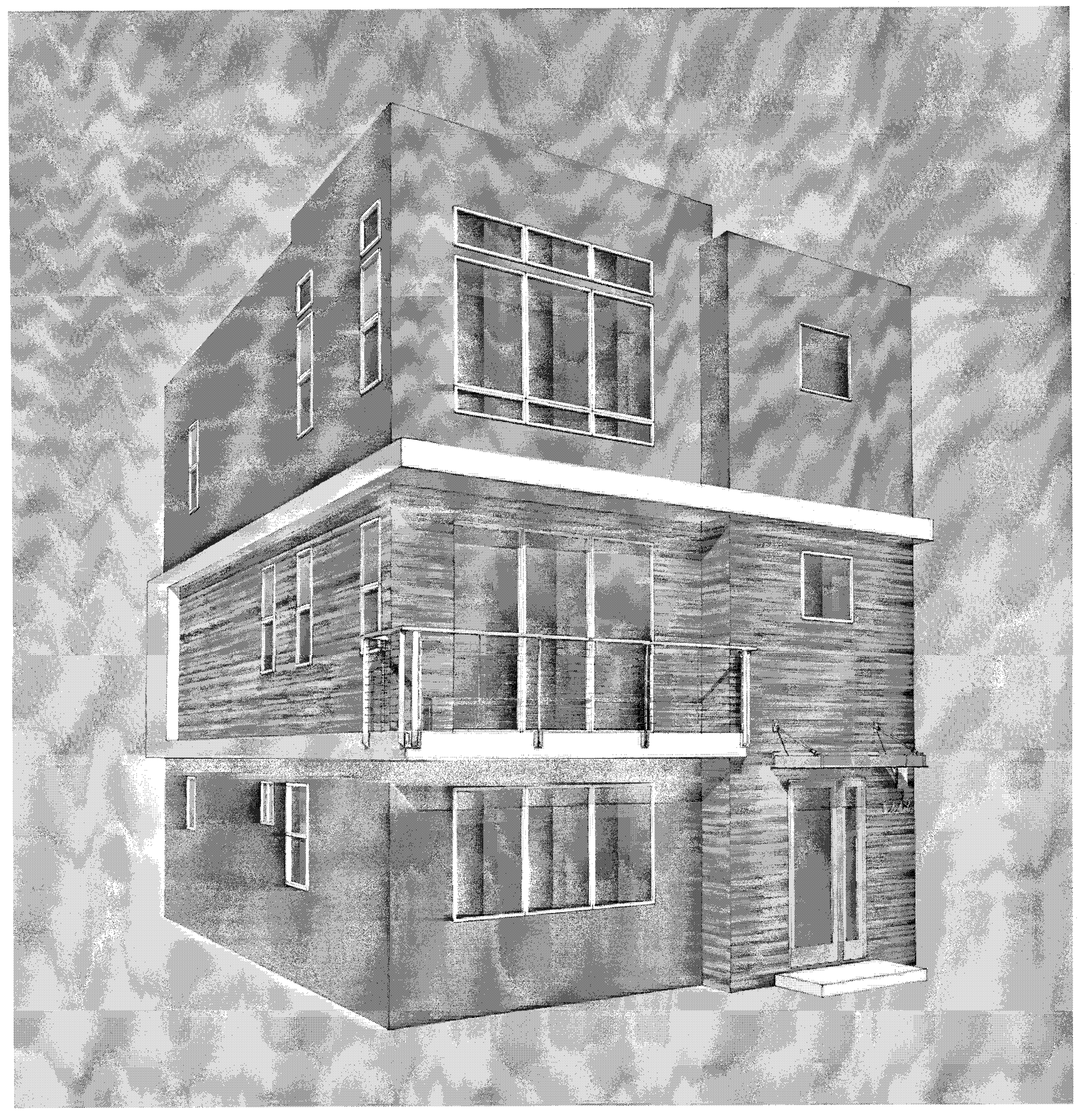
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

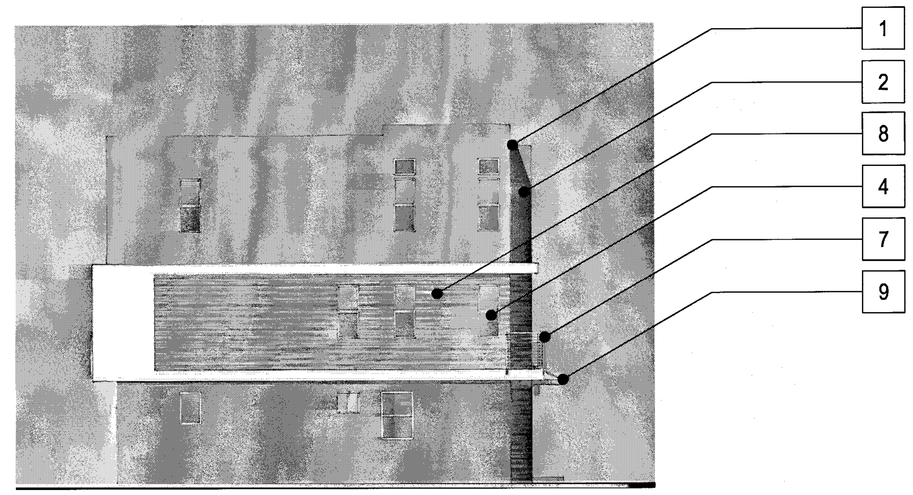
DETACHED TOWNHOMES 8-2.1

COMMUNICATIONS HILL
San Jose, California

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



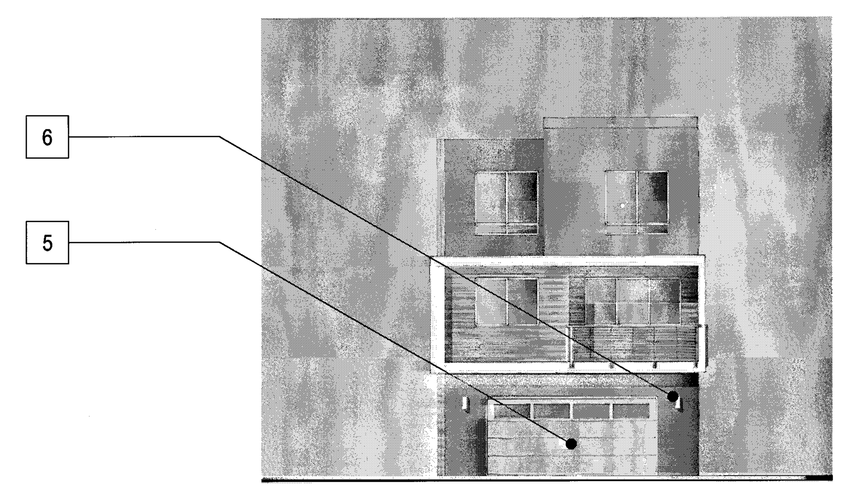
PERSPECTIVE



LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - GL - 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

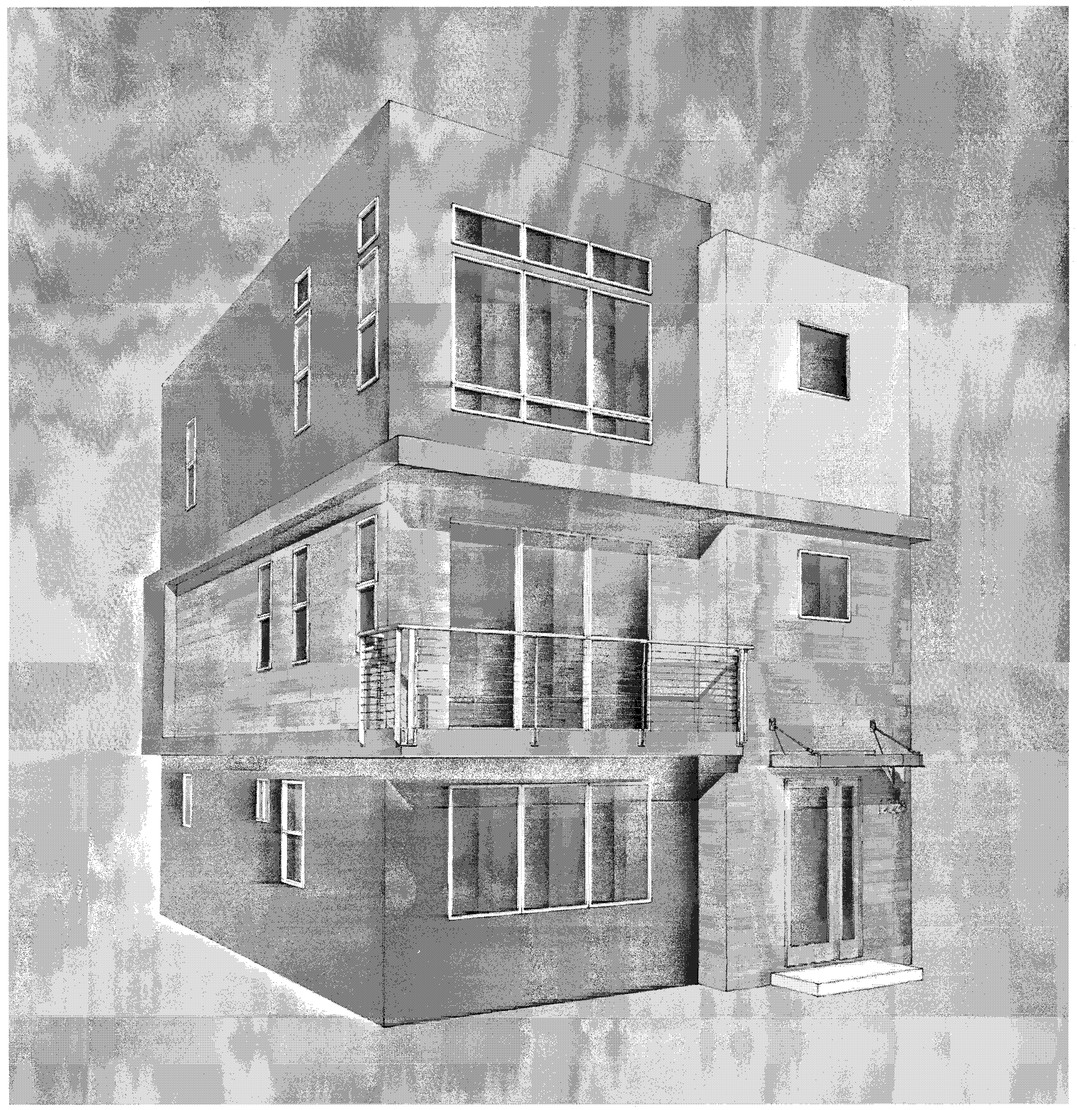
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

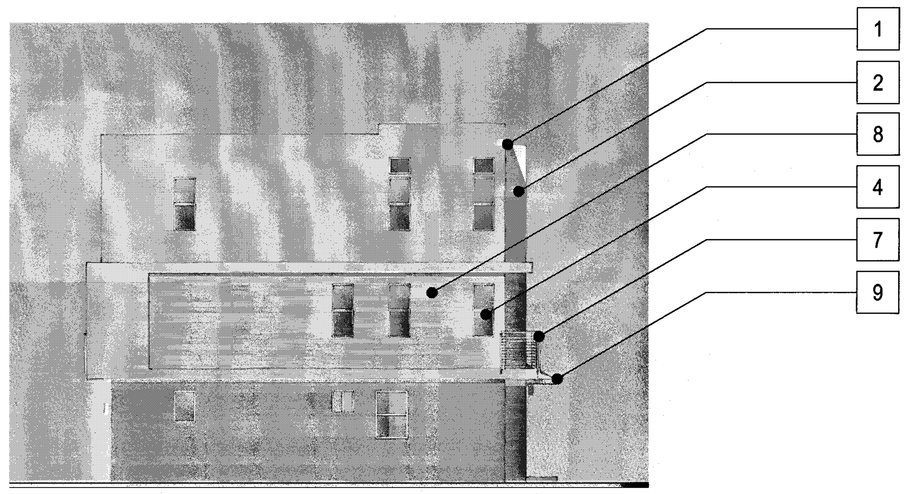
PROJECT NO:	3638.60
CAD DWG FILE:	D150647_8-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-3.0

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

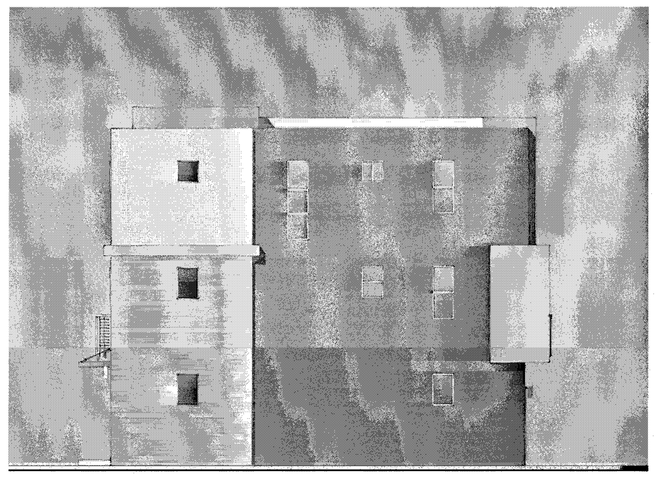


PERSPECTIVE

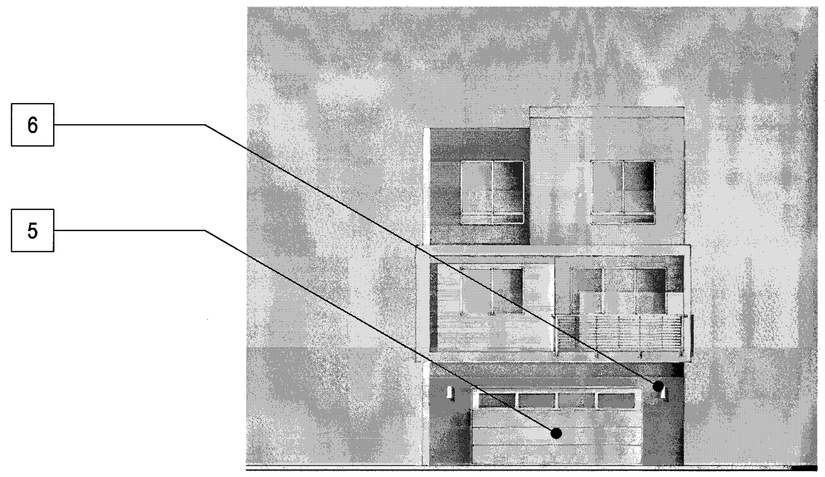


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - GL - 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

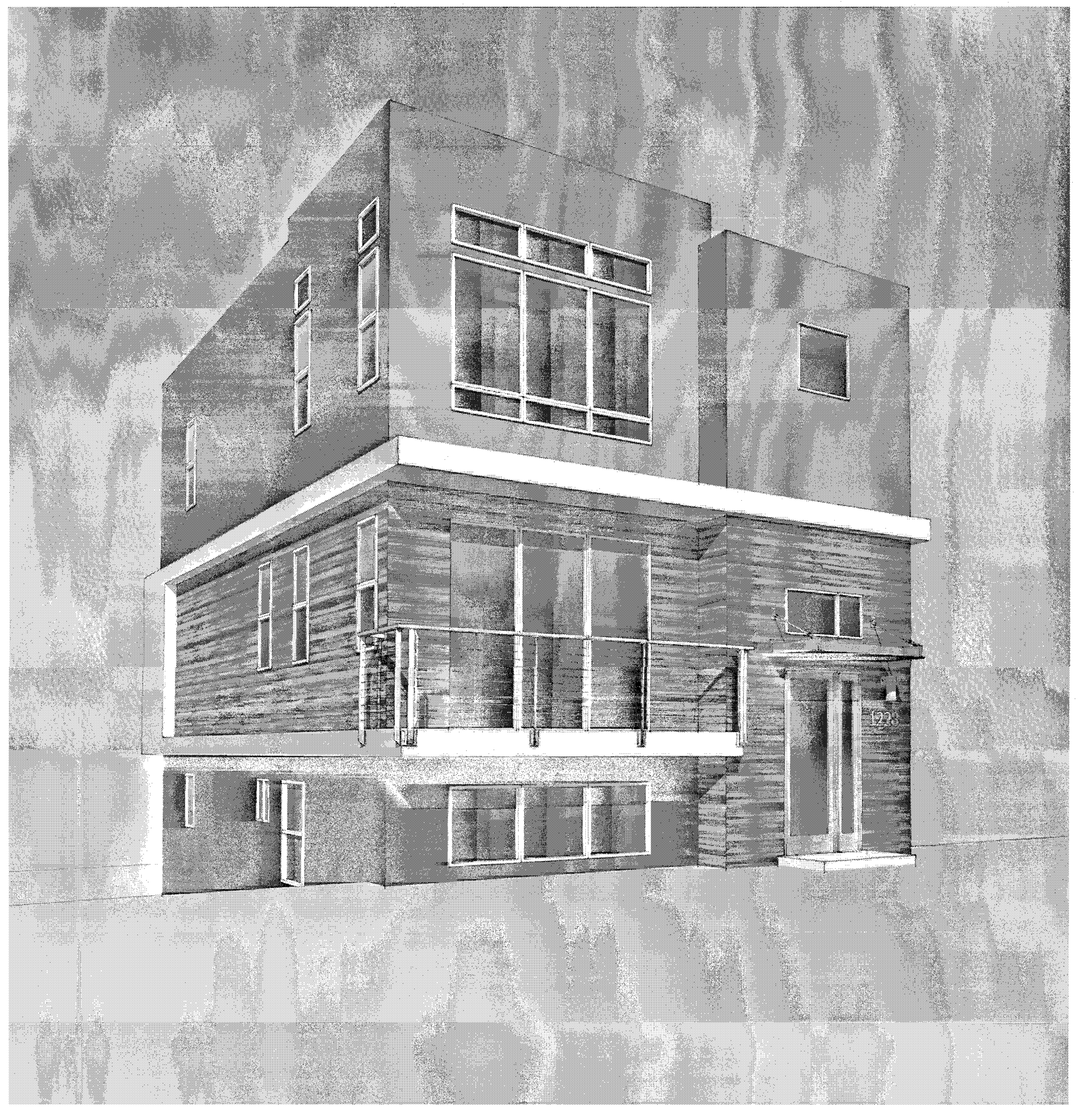
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

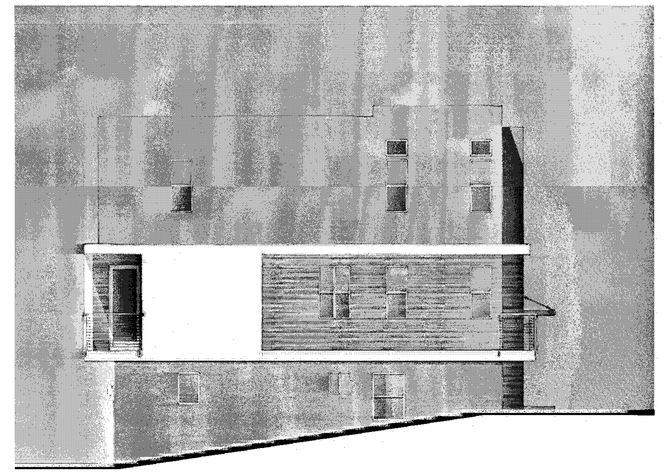
PROJECT NO:	3636.00
CAD DWG FILE:	0150647_8-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-3.1

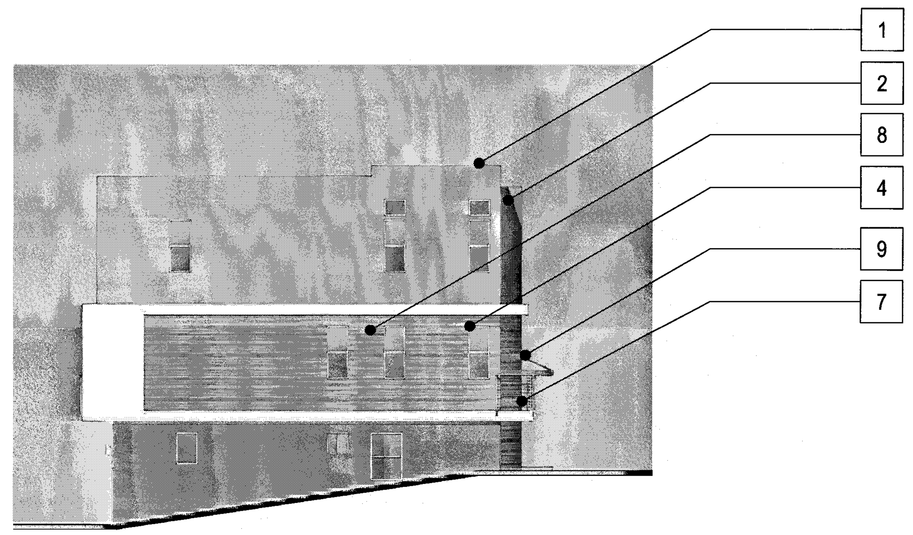
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



PERSPECTIVE



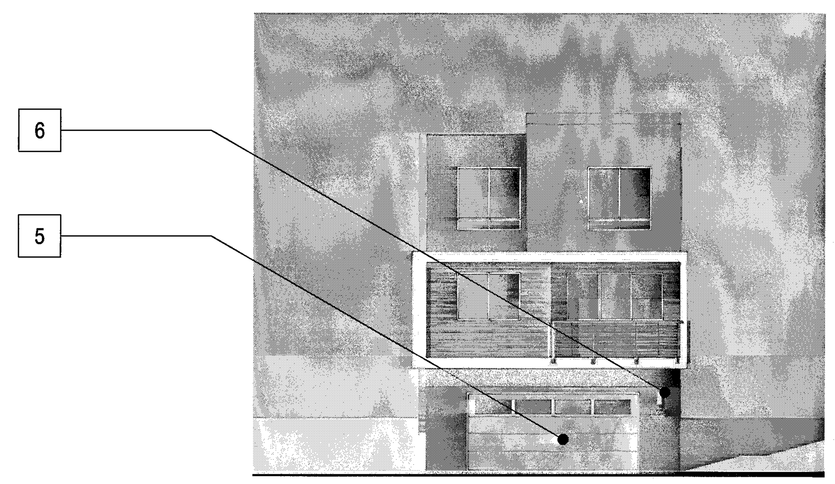
ENHANCED



LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - ML - 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

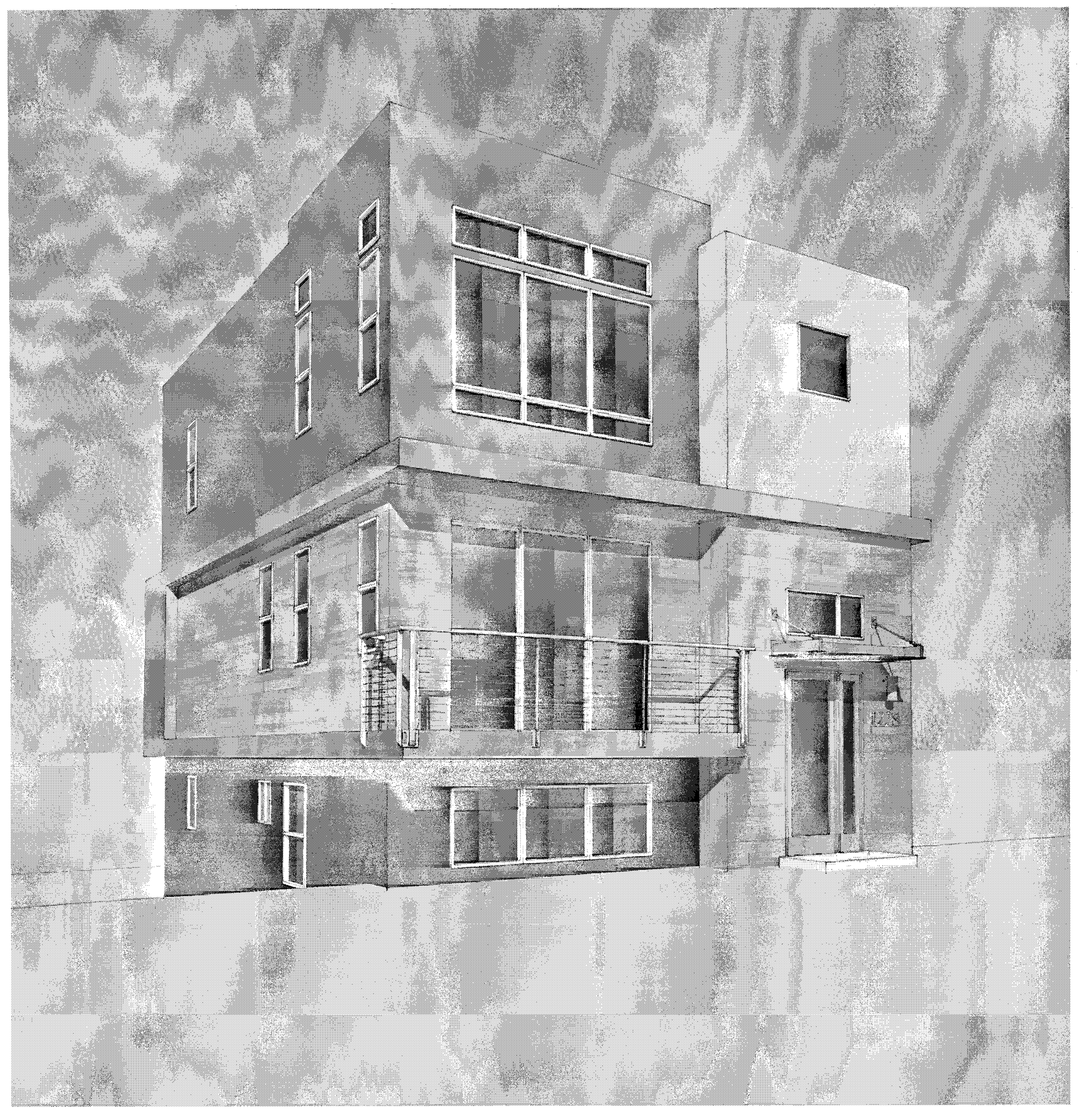
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

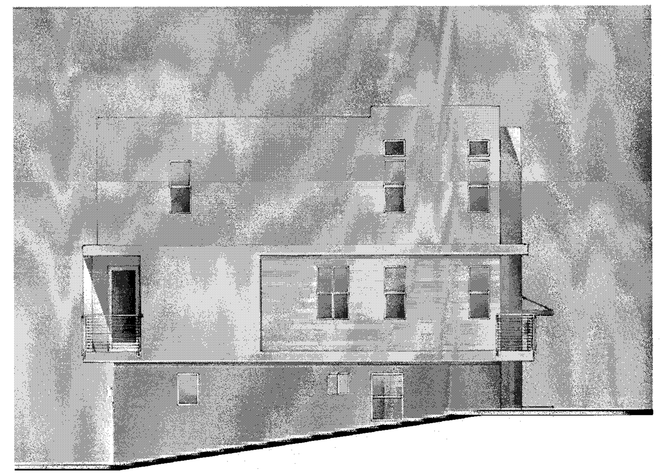
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-3.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-3.2

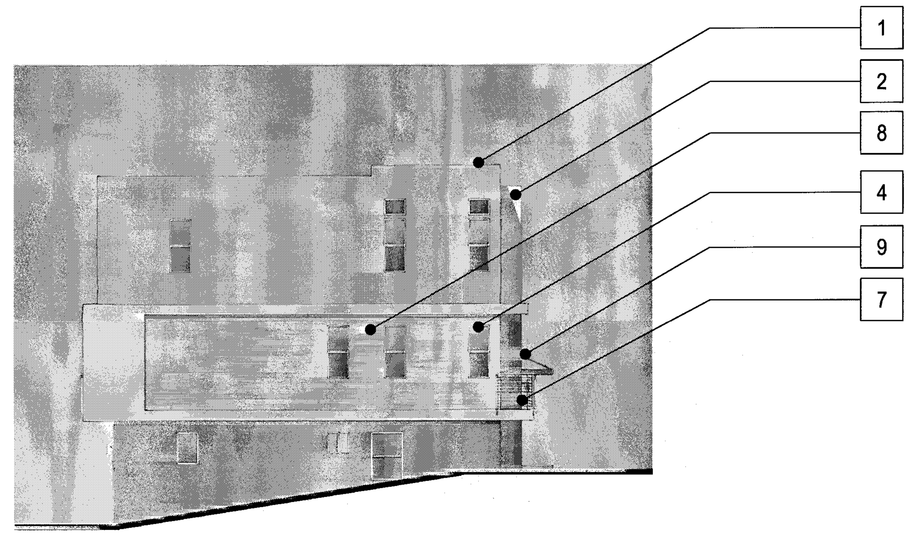
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



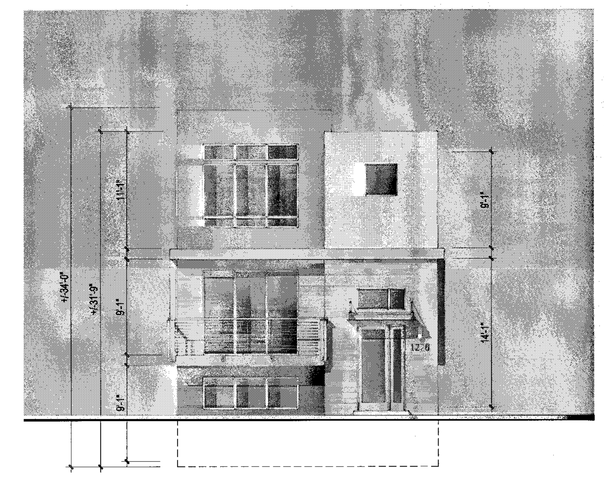
PERSPECTIVE



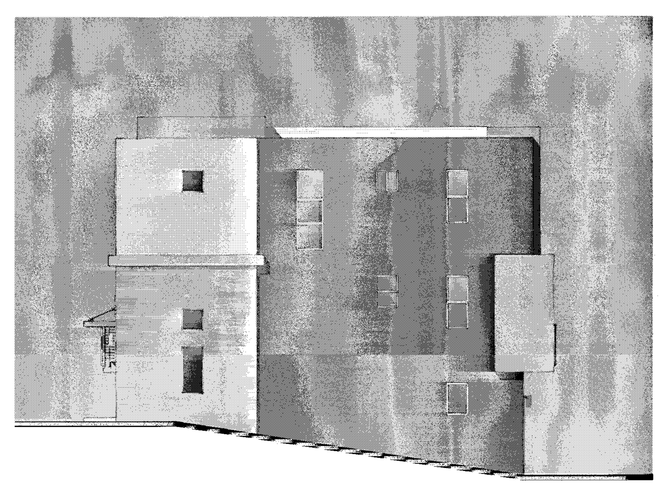
ENHANCED



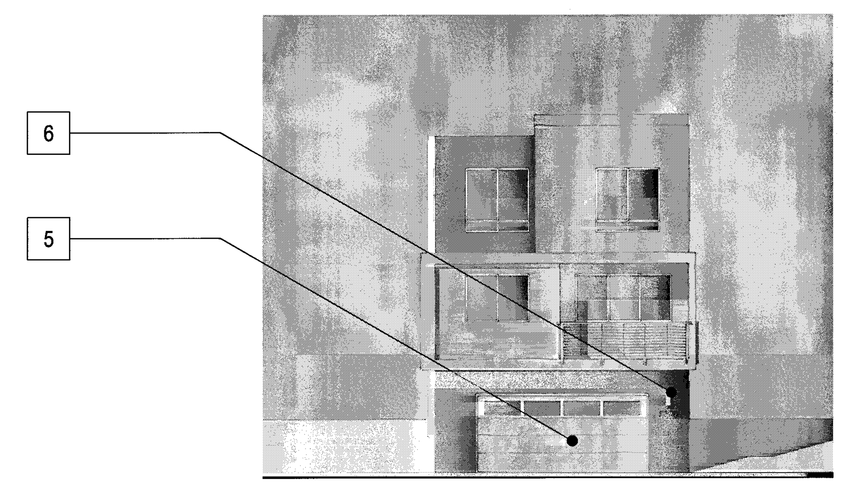
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY A - ML - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

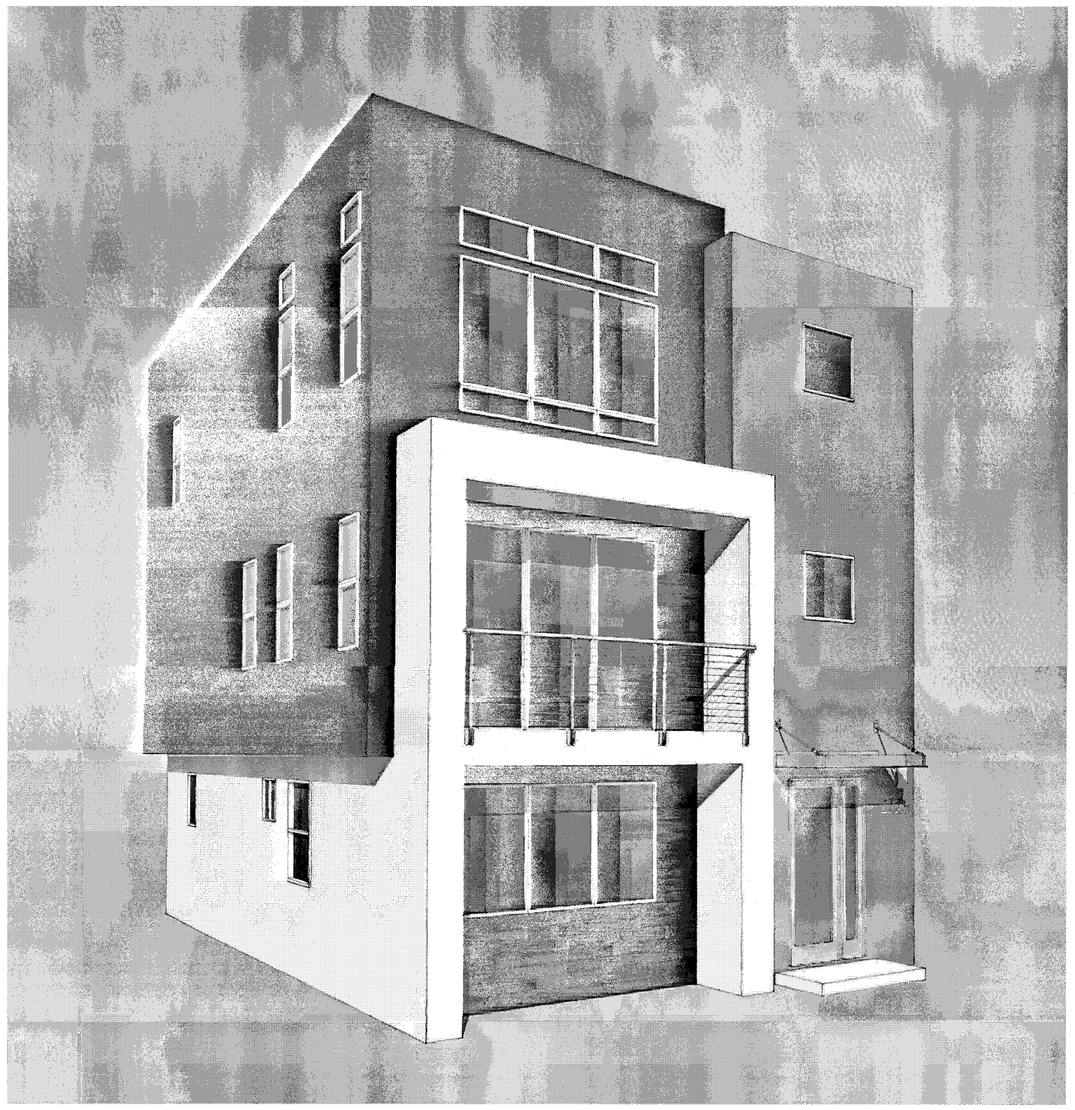
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-3.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

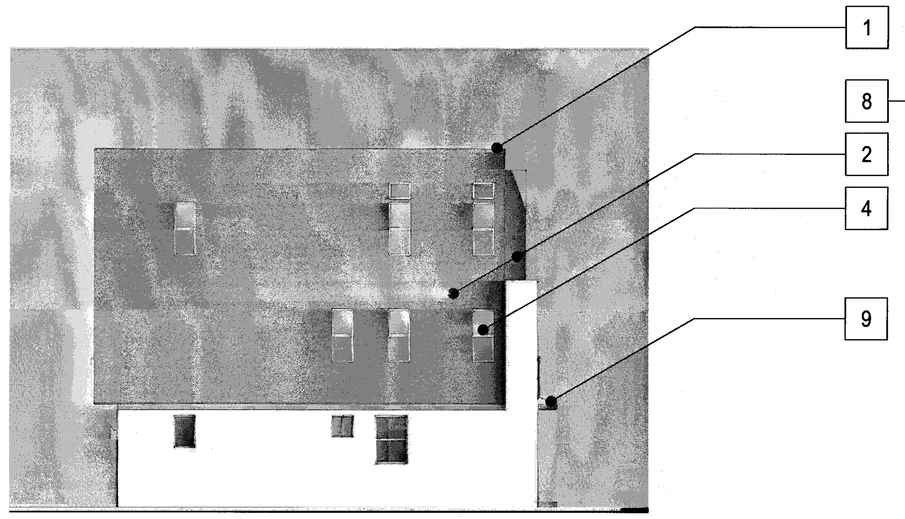
DETACHED TOWNHOMES 8-3.3

APPROVED
City of San Jose
PECE ~ PLANNING
By:

Date:

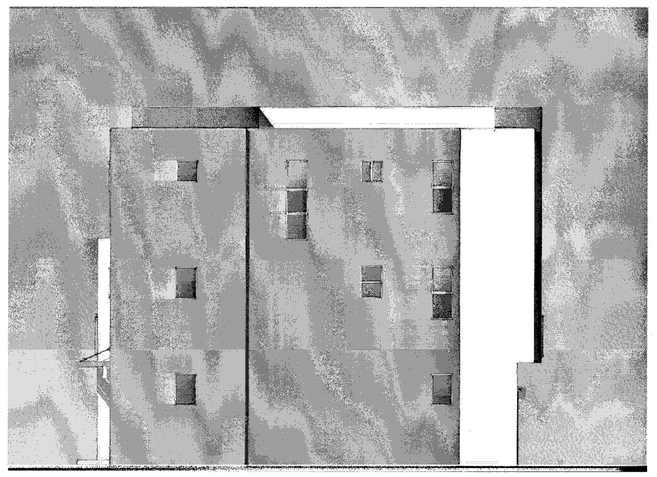


PERSPECTIVE

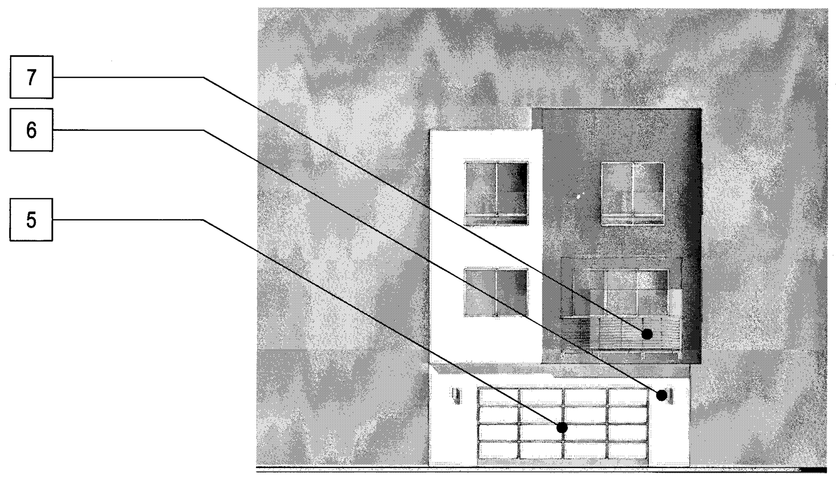


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - GL - 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

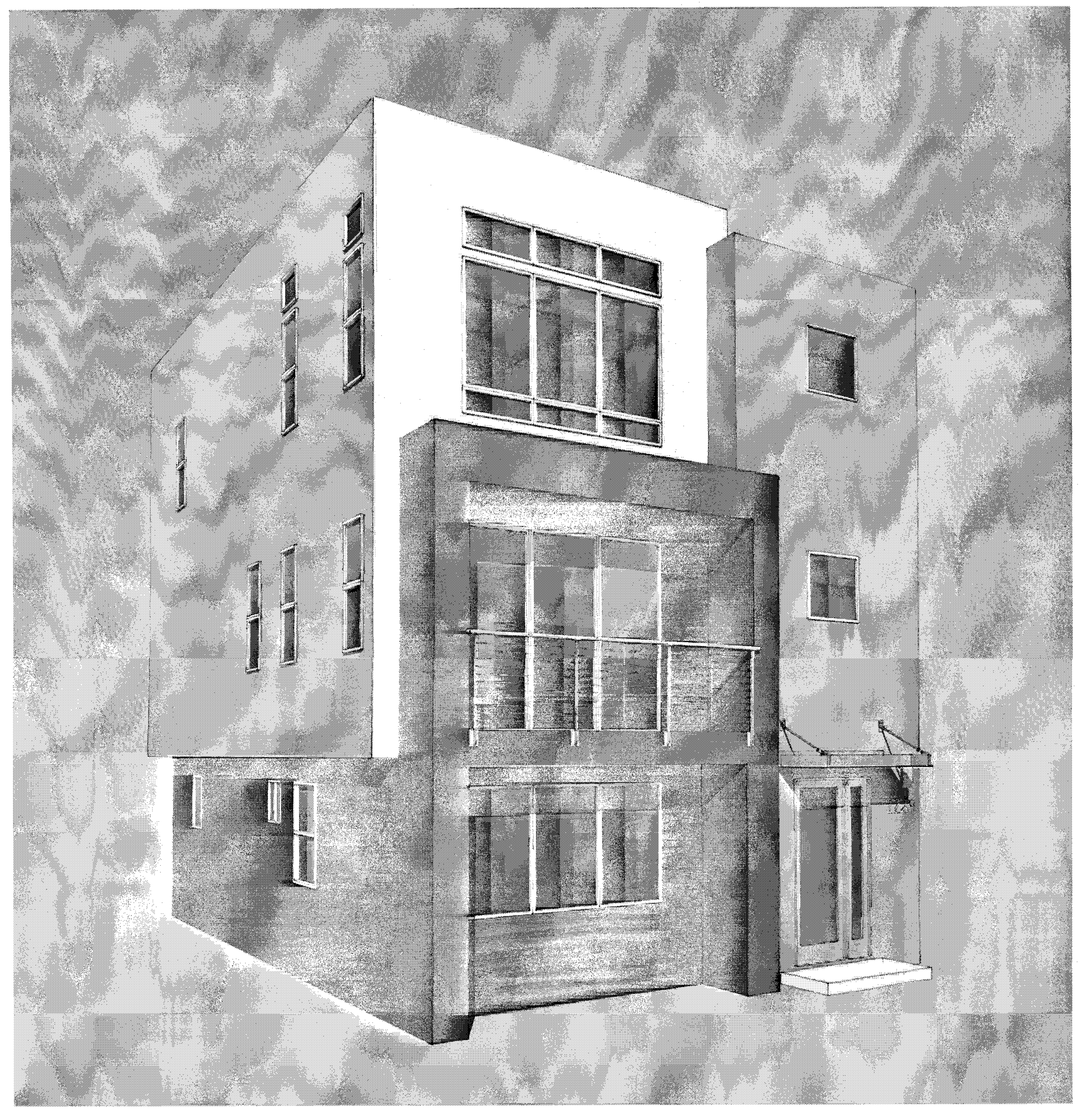
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

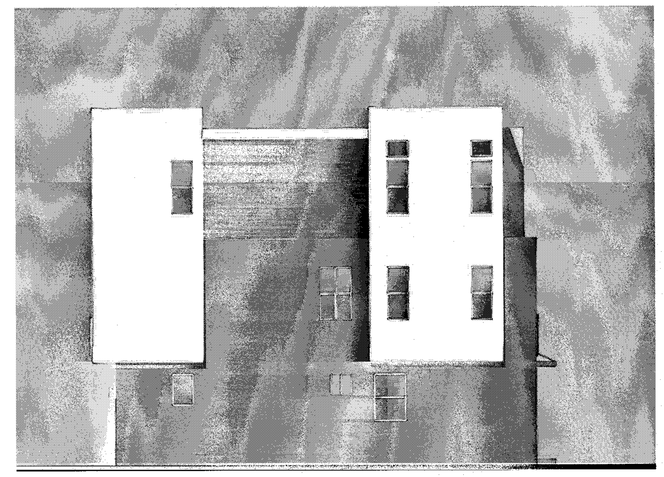
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-4.0

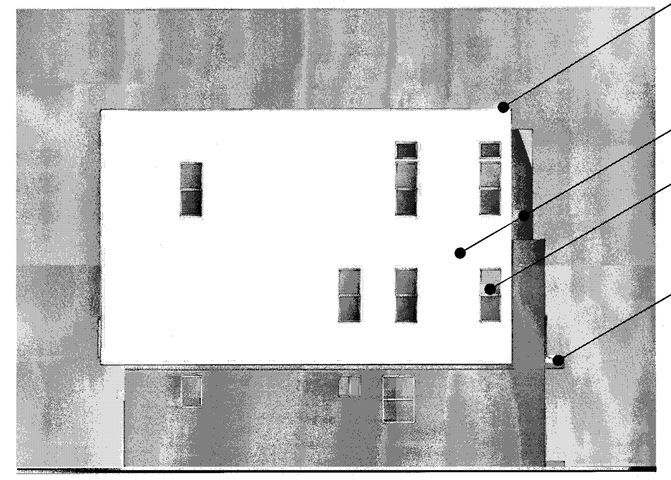
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



PERSPECTIVE

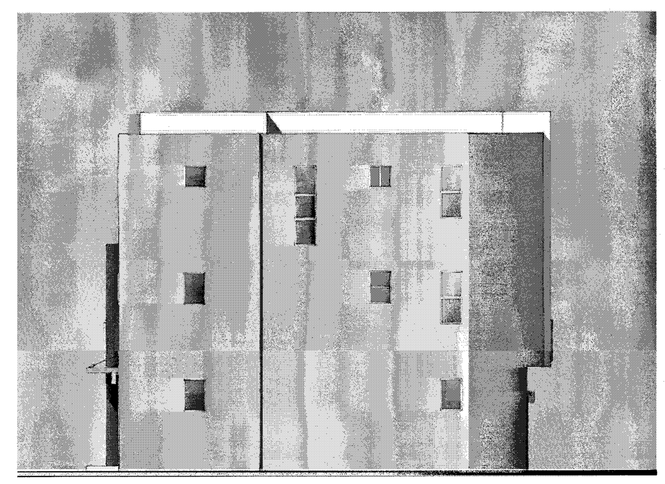


ENHANCED

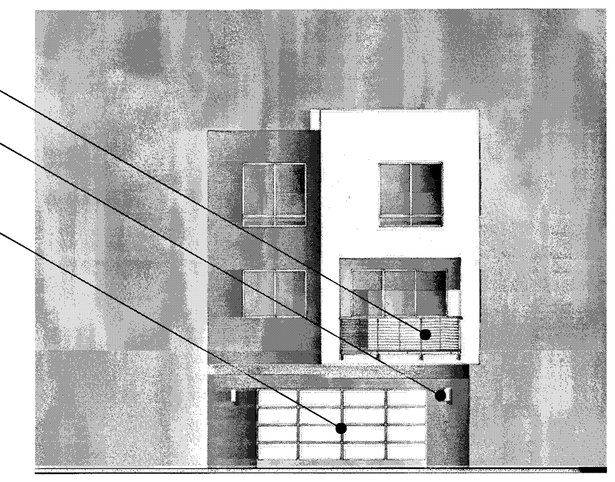


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

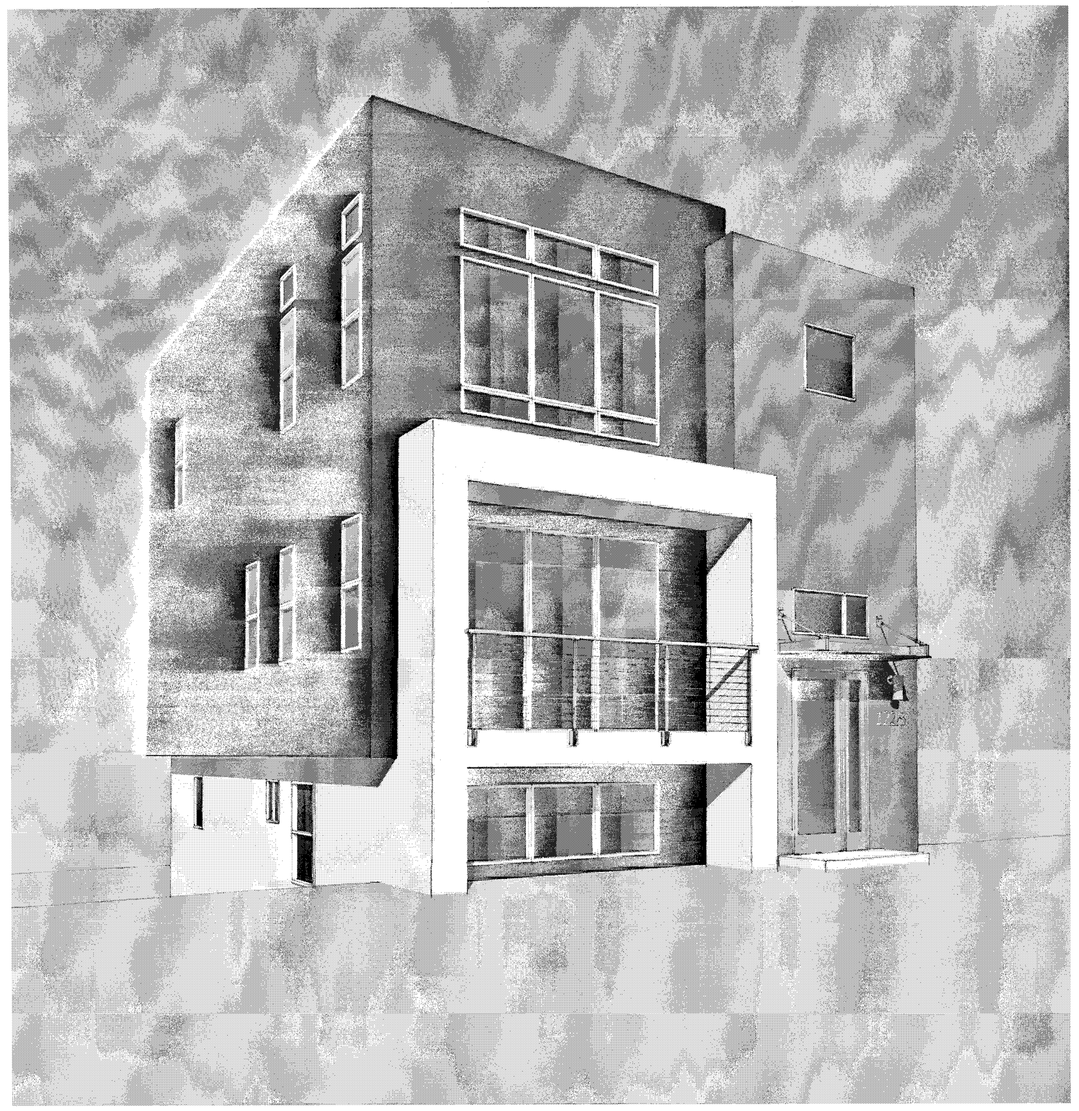
NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.00
CAD DWG FILE:	D150647_8-4.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

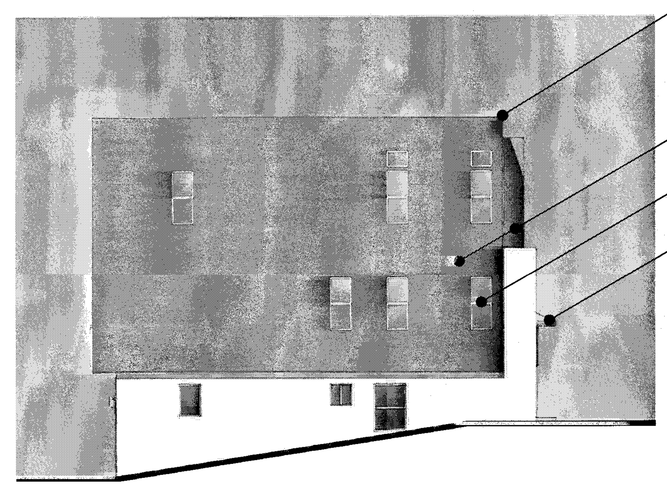
DETACHED TOWNHOMES 8-4.1

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

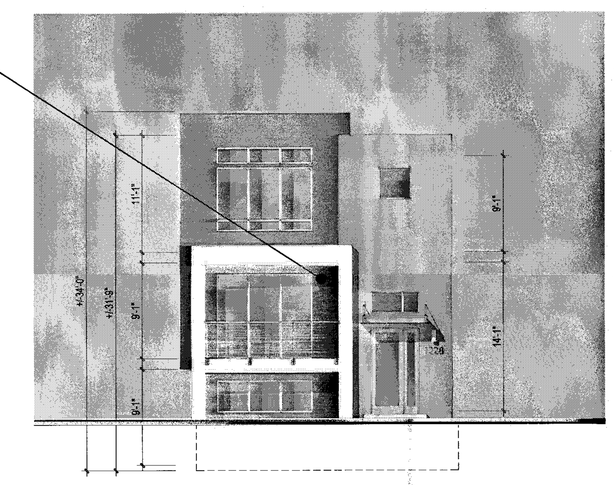
Date:



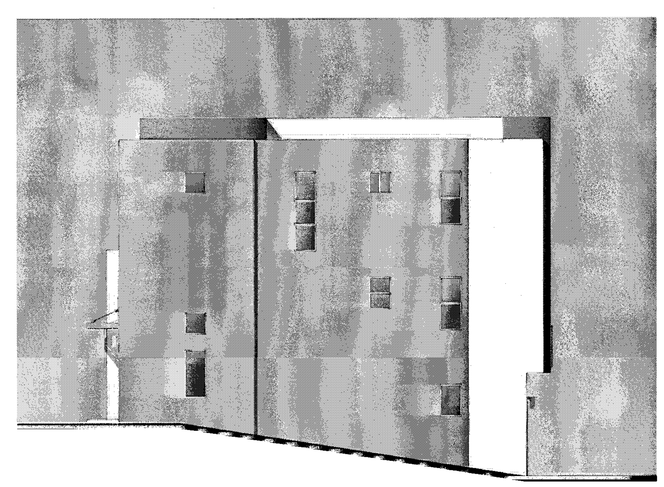
PERSPECTIVE



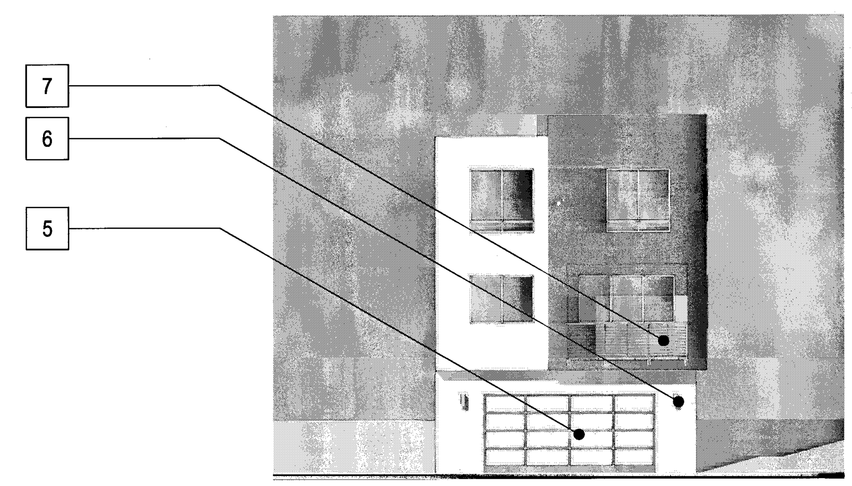
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 1 CONTEMPORARY B - ML - 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

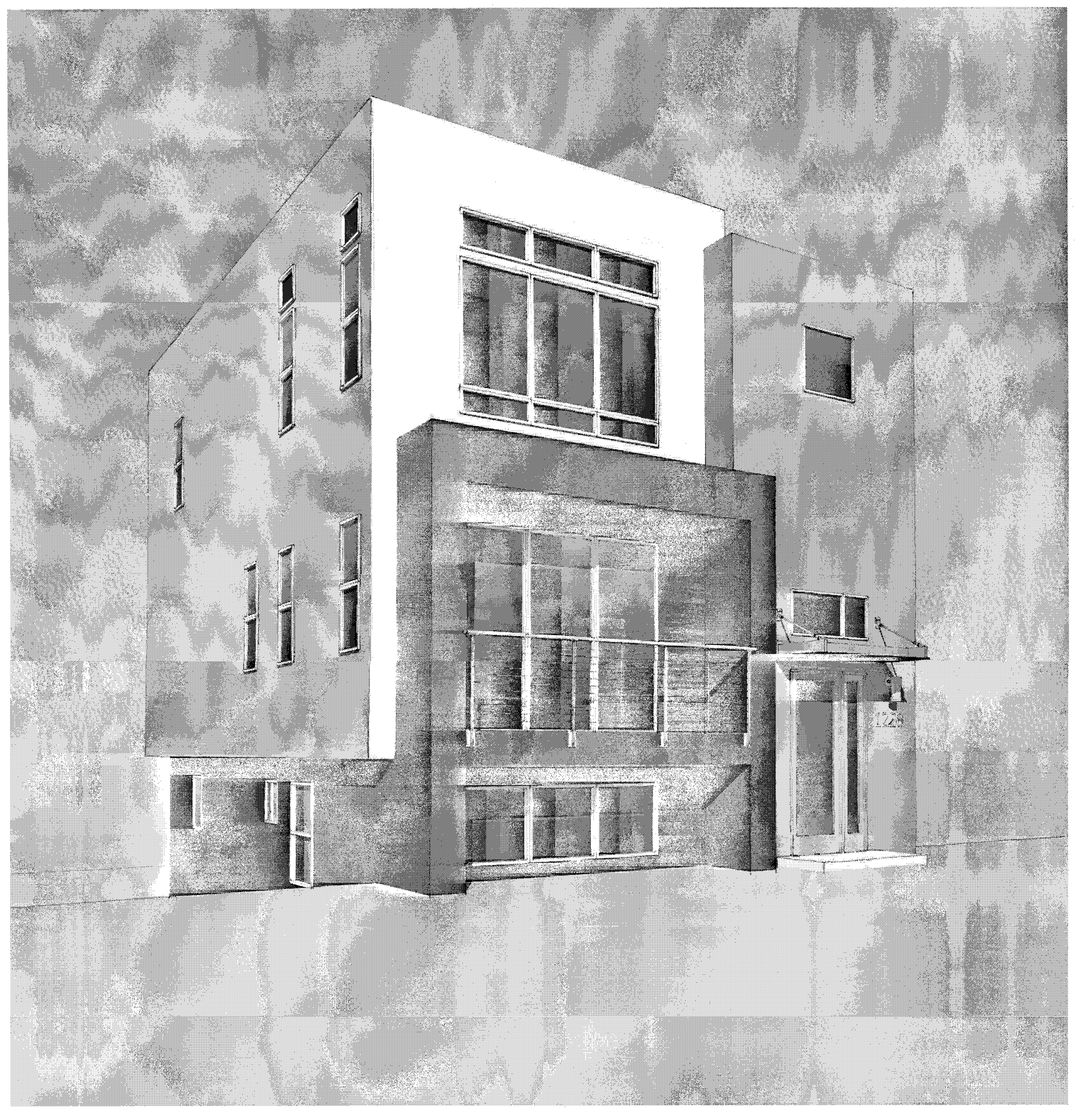
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

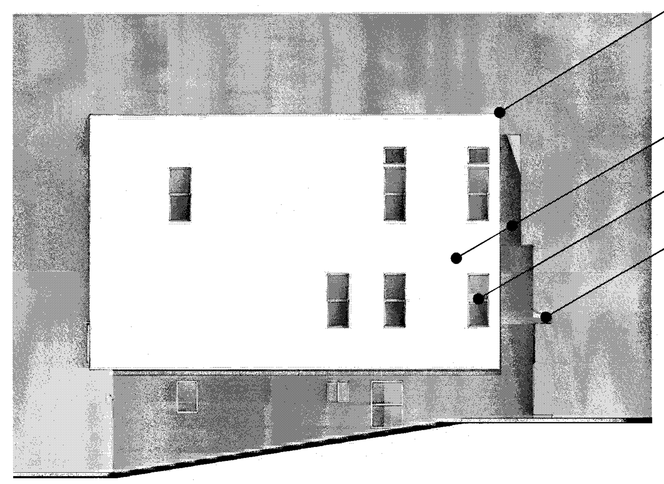
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-4.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-4.2

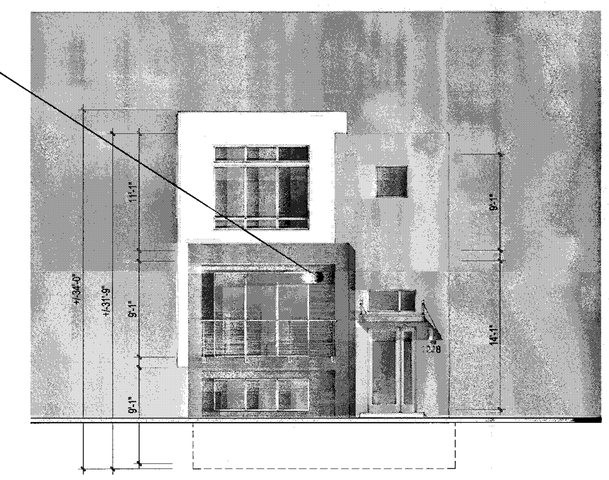
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



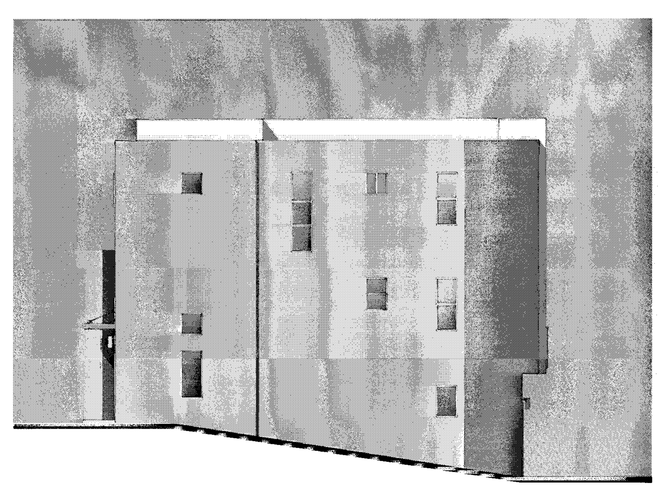
PERSPECTIVE



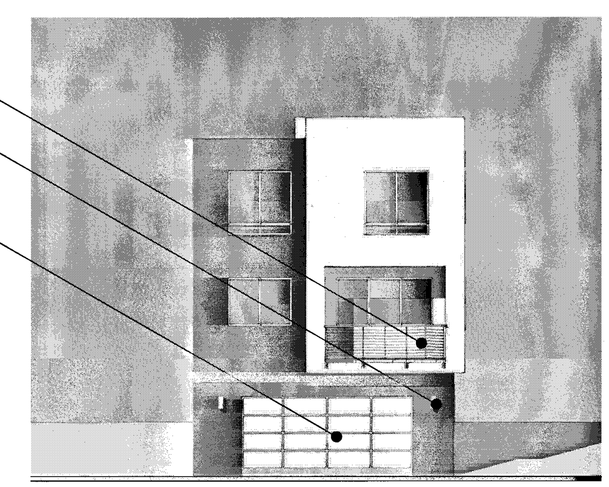
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN I CONTEMPORARY B - ML - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

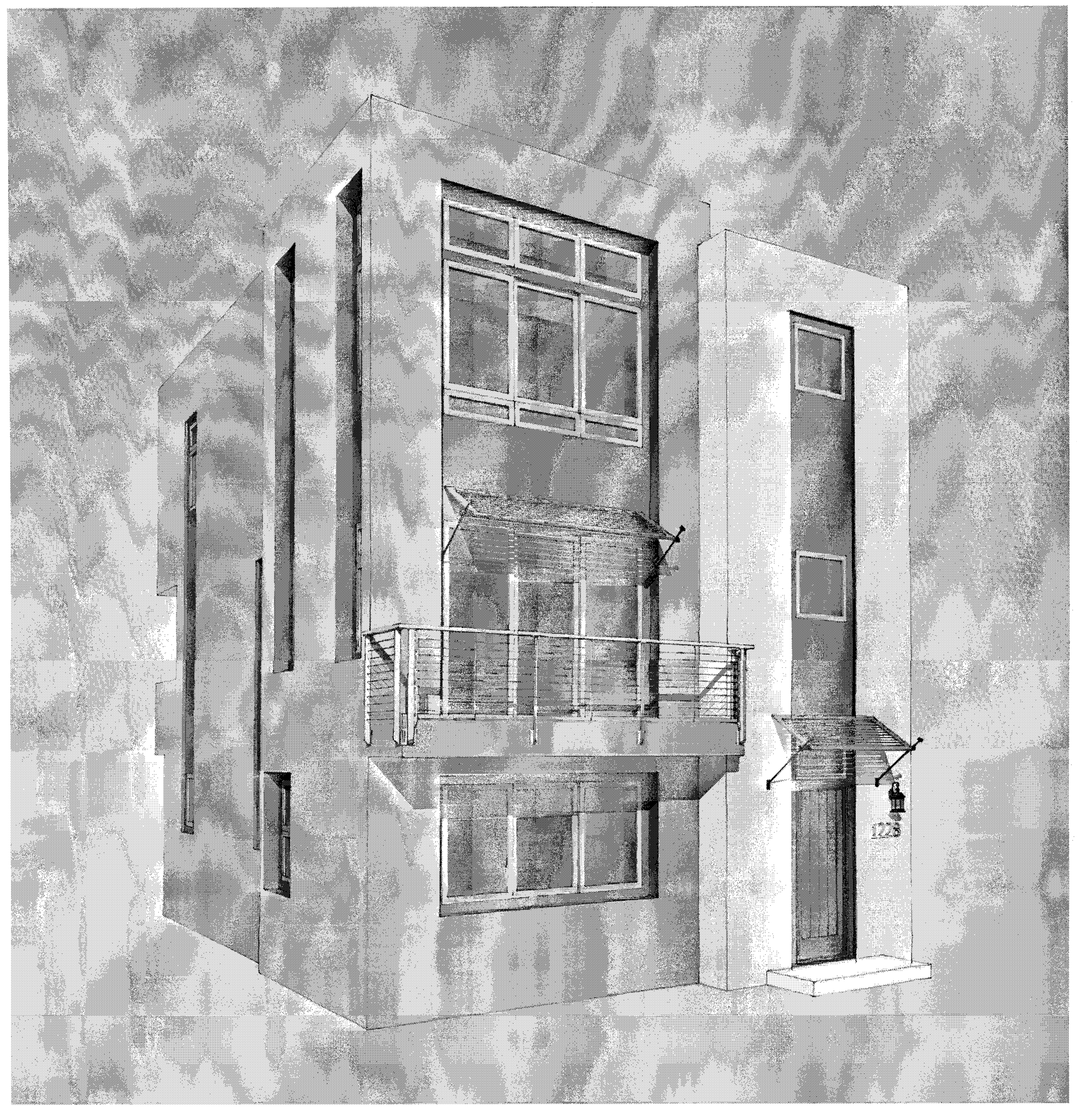
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-4.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-4.3

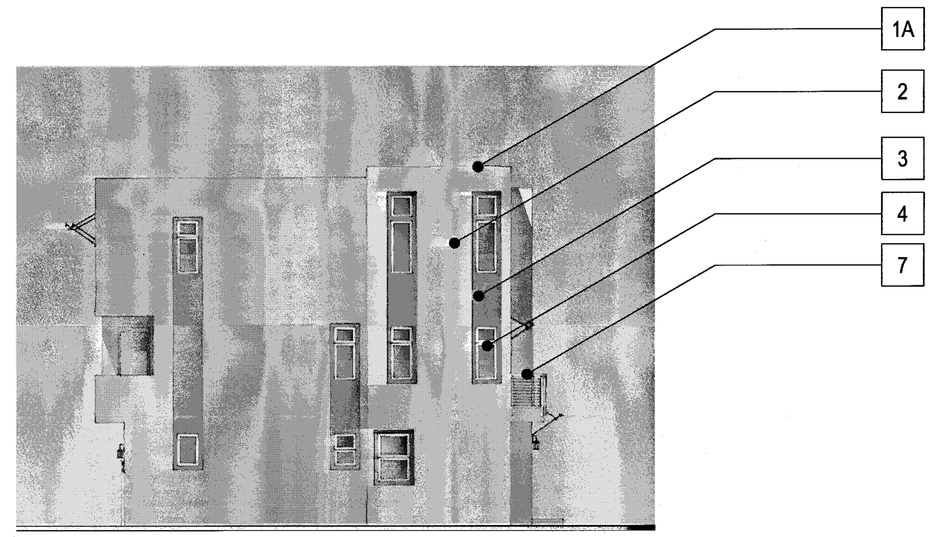
APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



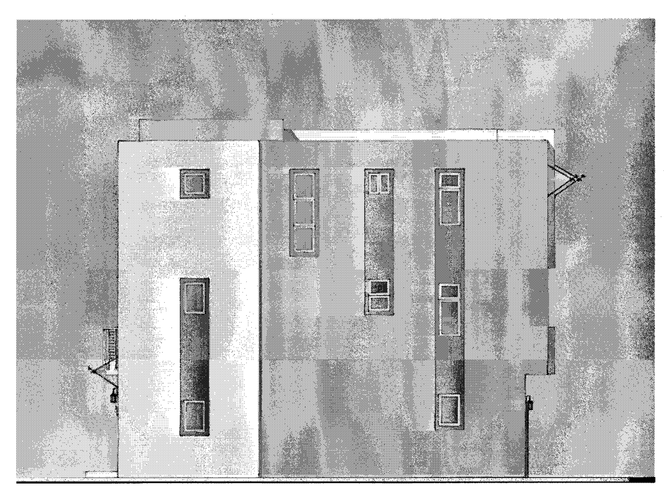
PERSPECTIVE

ENHANCED

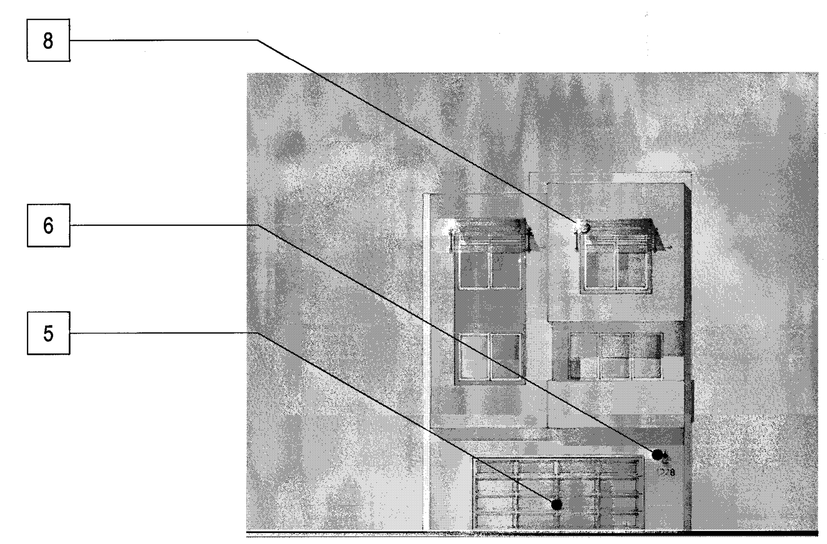


LEFT

FRONT



RIGHT



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

Scale 0 4 8 16

PLAN 1 TRANSITIONAL - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

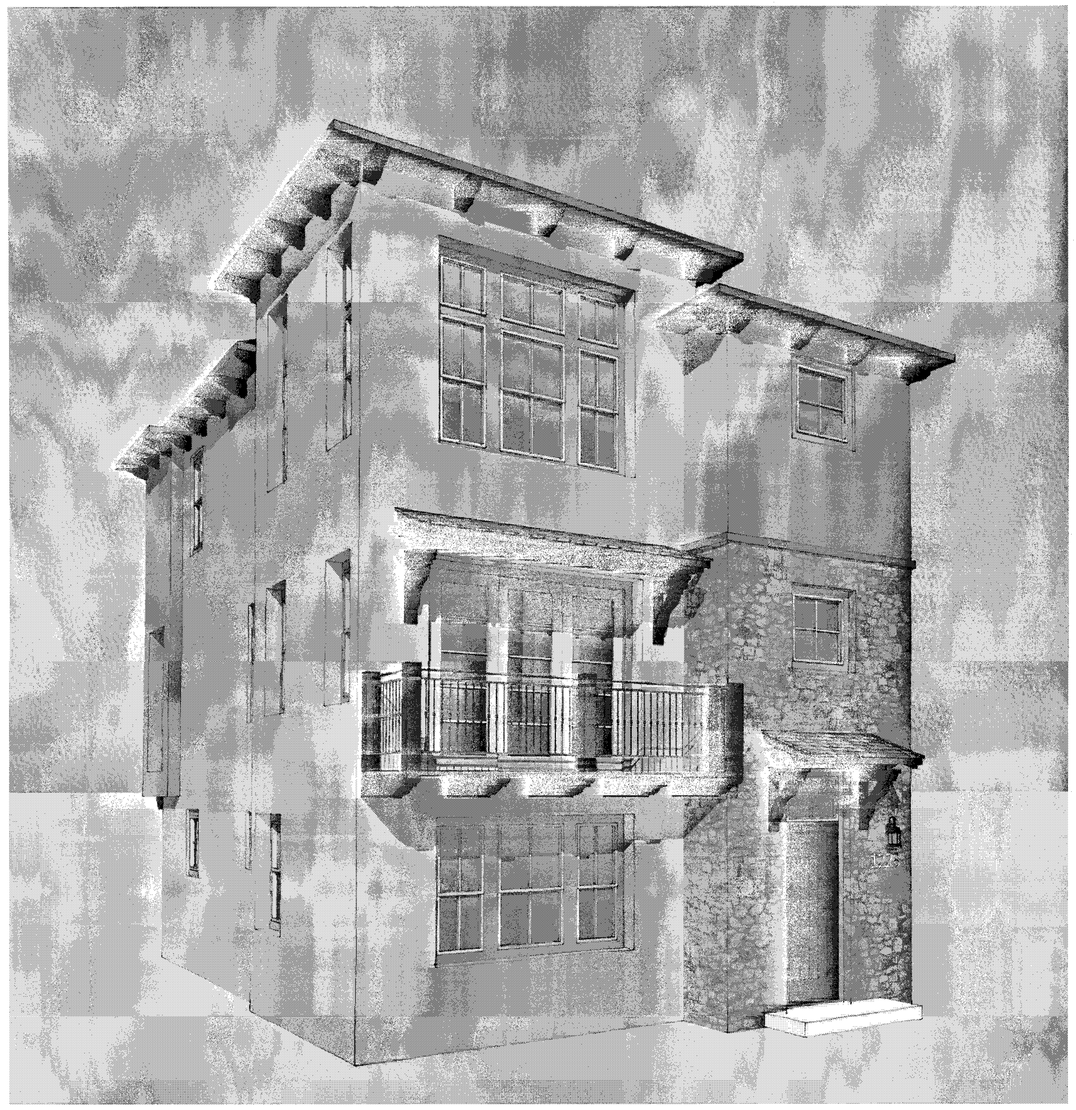
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

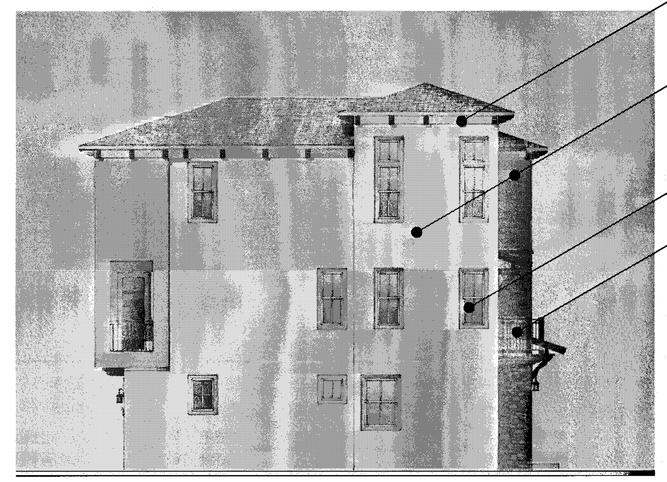
DETACHED TOWNHOMES 8-5.0

APPROVED
City of San Jose
PECE ~ PLANNING
By:

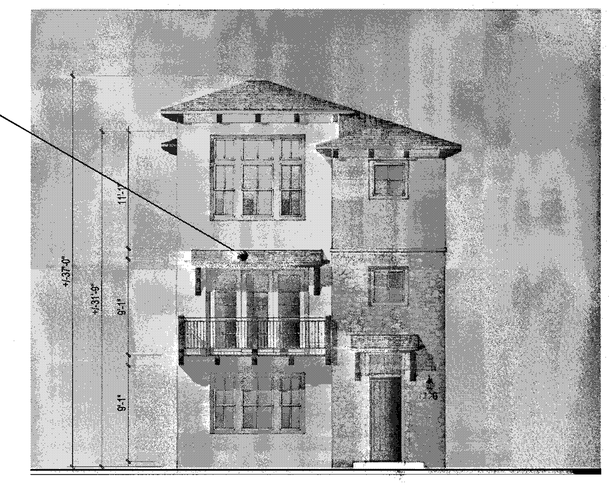
Date:



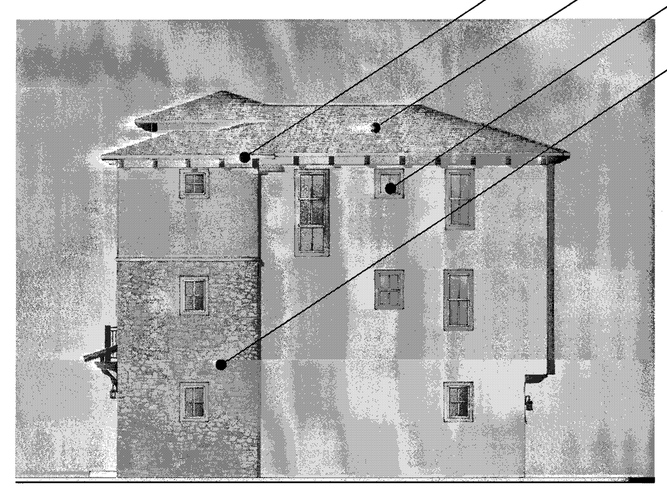
PERSPECTIVE



LEFT



FRONT



RIGHT

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

Scale 0 4 8 16

PLAN I MEDITERRANEAN - GL - 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

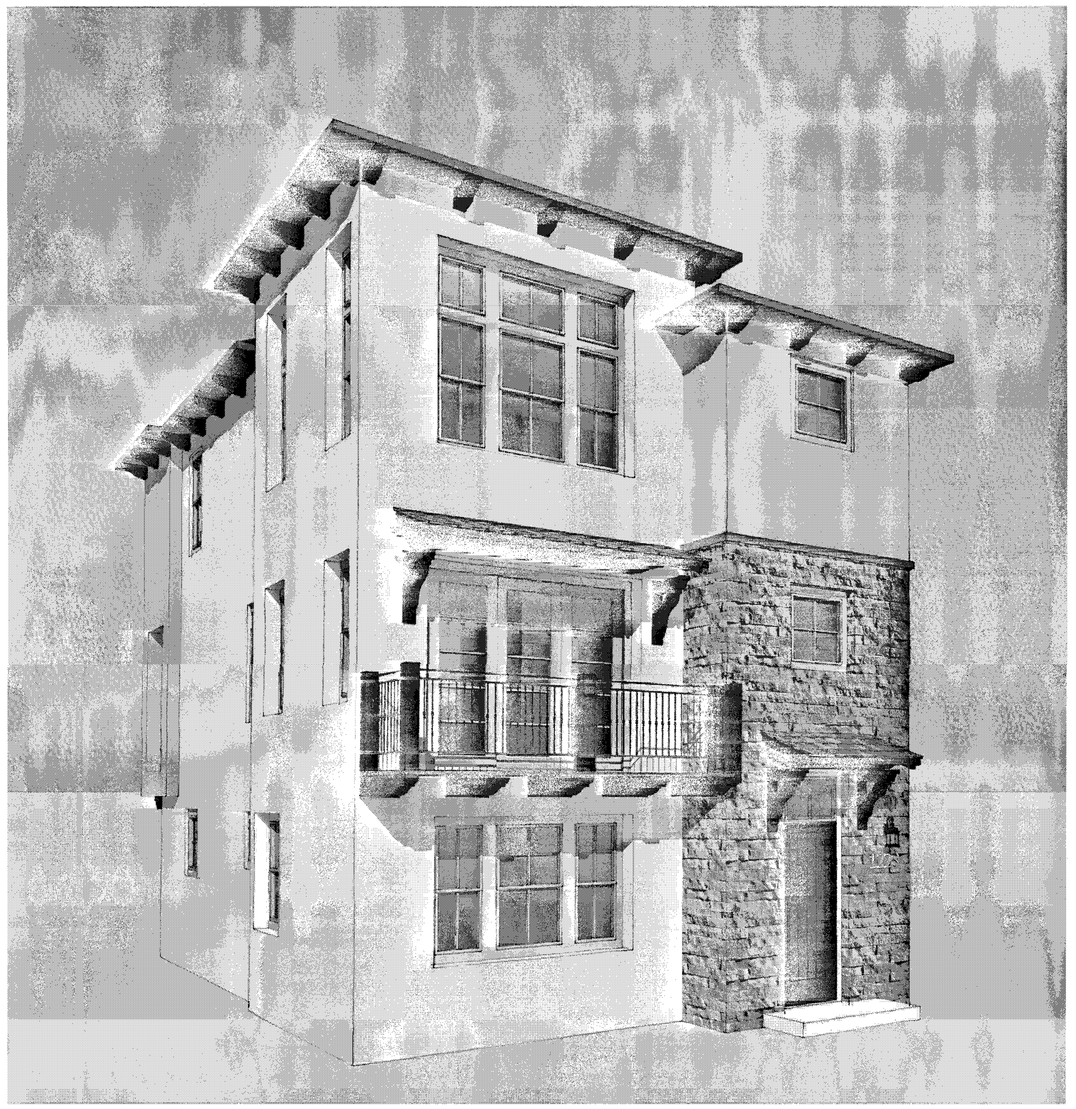
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

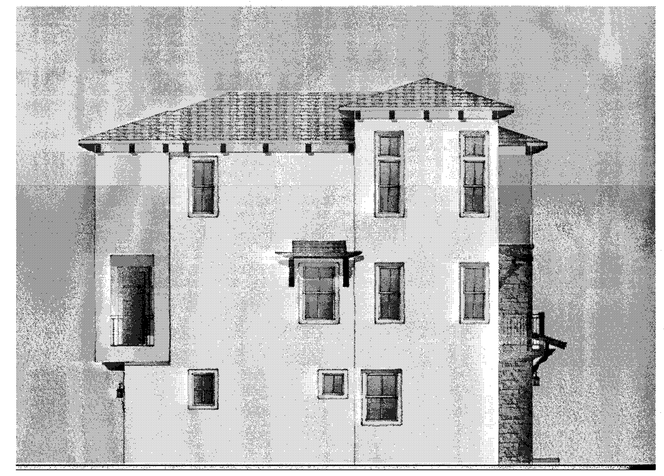
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-6.0

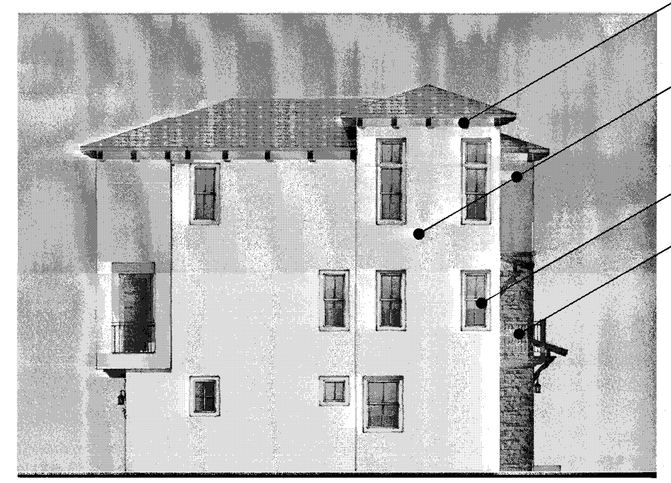
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



PERSPECTIVE

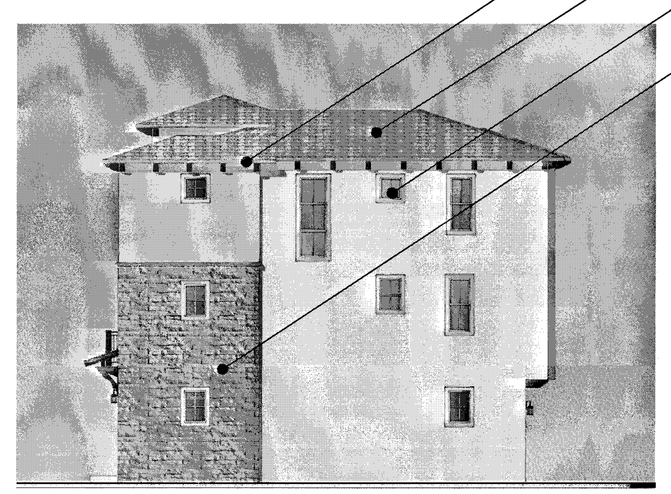


ENHANCED

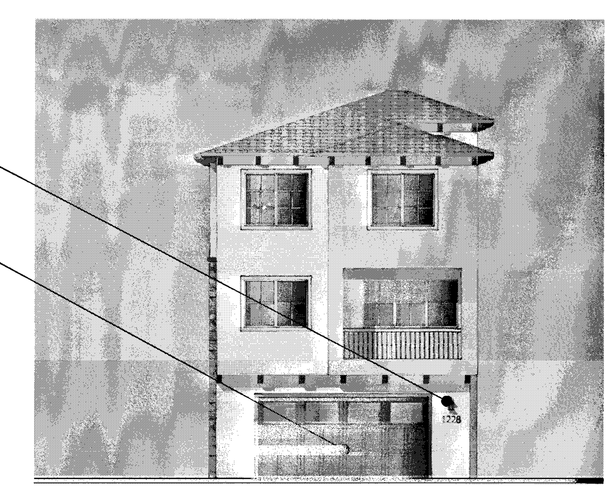


LEFT

FRONT



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
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 I MEDITERRANEAN - GL - COLOR OPTION 2

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

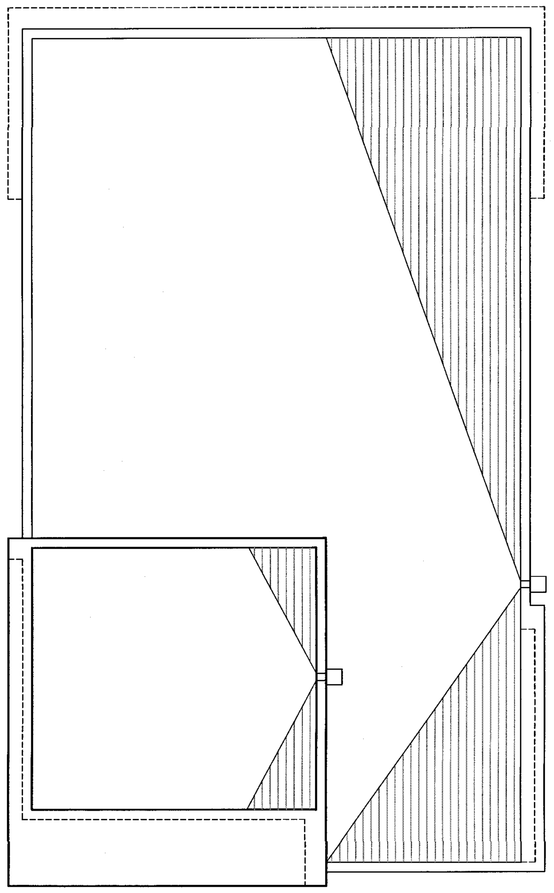
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

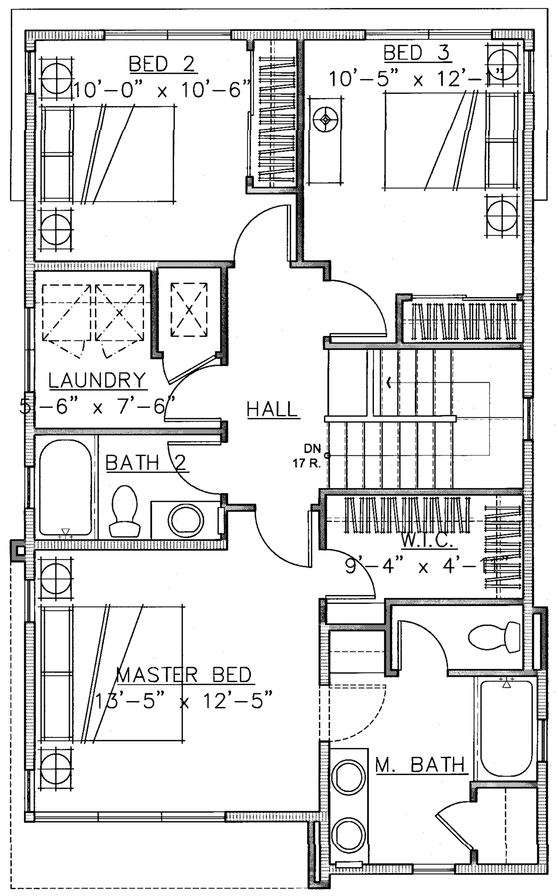
DETACHED TOWNHOMES 8-6.1

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



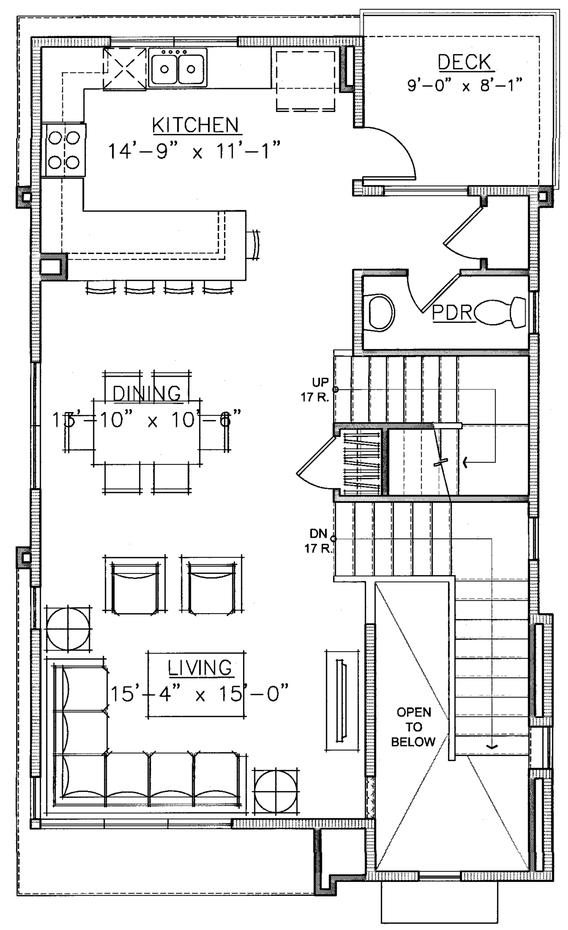
ROOF PLAN

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



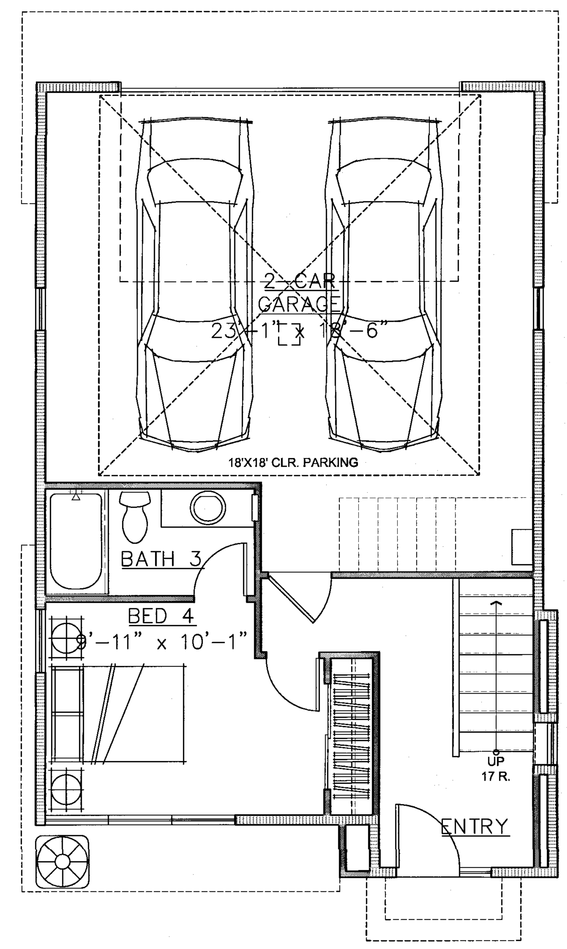
3RD LEVEL

THIRD FLOOR	930 SQ. FT.



2ND LEVEL

SECOND FLOOR	870 SQ. FT.
DECK	78 SQ. FT.



1ST LEVEL

FIRST FLOOR	353 SQ. FT.
GARAGE	512 SQ. FT.
TOTAL	2,153 SQ. FT.

Scale 0 2 4 8

PLAN 2 - GL

DETACHED TOWNHOMES 8-7.0

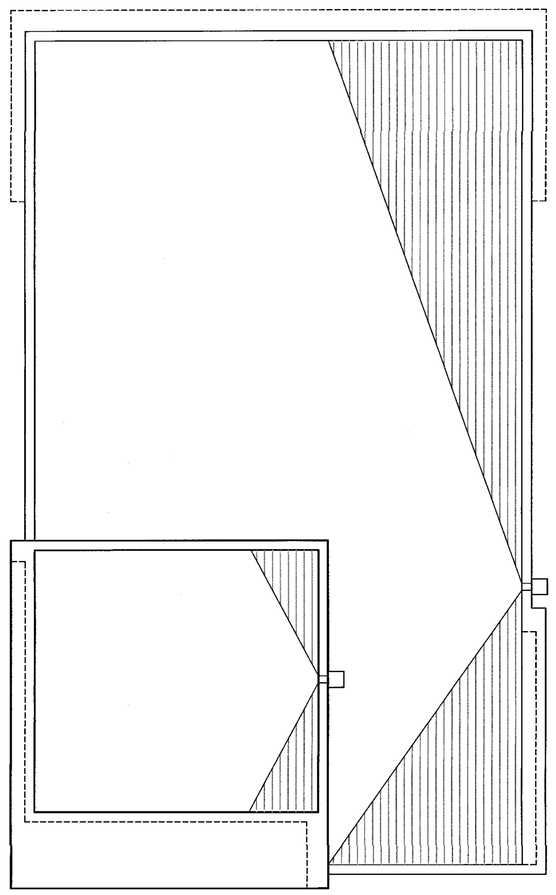
Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

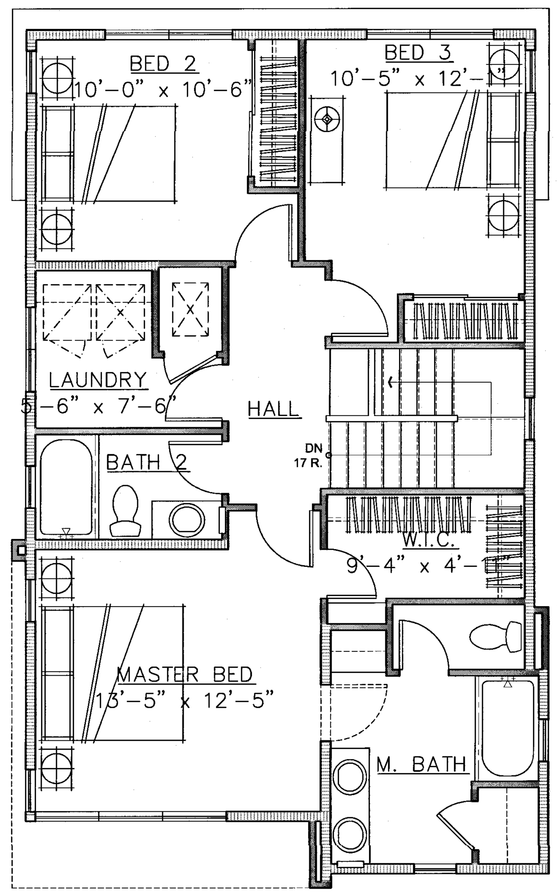
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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



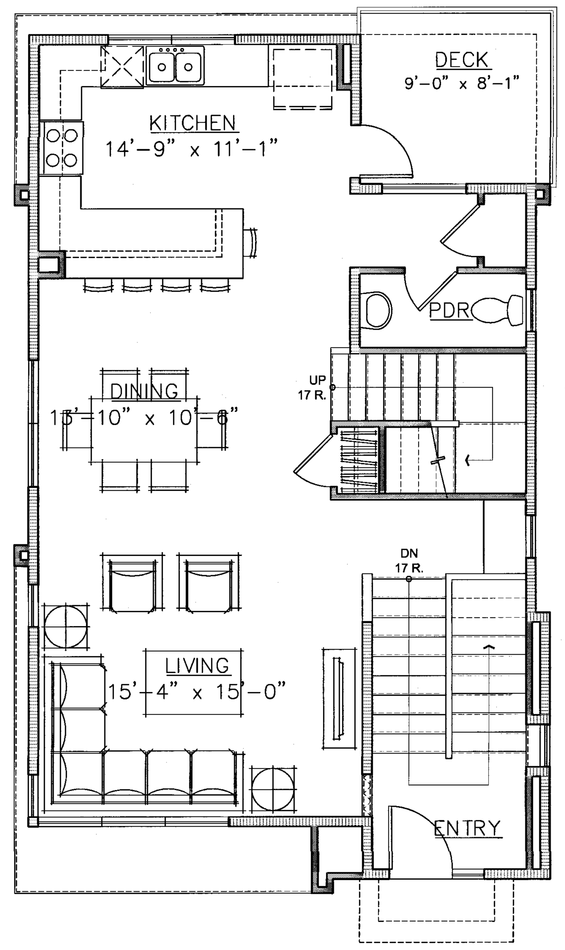
ROOF PLAN

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



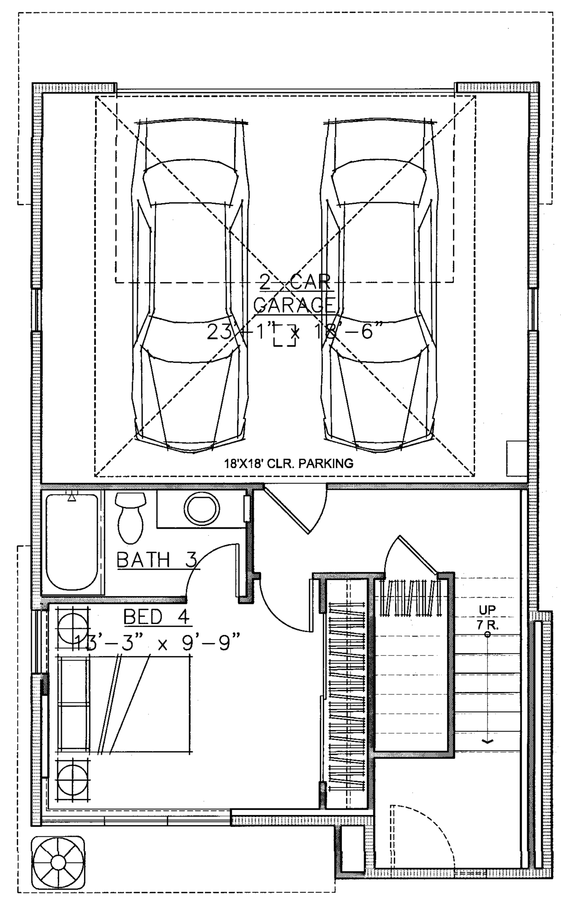
3RD LEVEL

THIRD FLOOR	930 SQ. FT.



2ND LEVEL

SECOND FLOOR	870 SQ. FT.
DECK	78 SQ. FT.



1ST LEVEL

FIRST FLOOR	410 SQ. FT.
GARAGE	455 SQ. FT.
TOTAL	2,210 SQ. FT.

Scale 0 2 4 8

PLAN 2 - ML

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

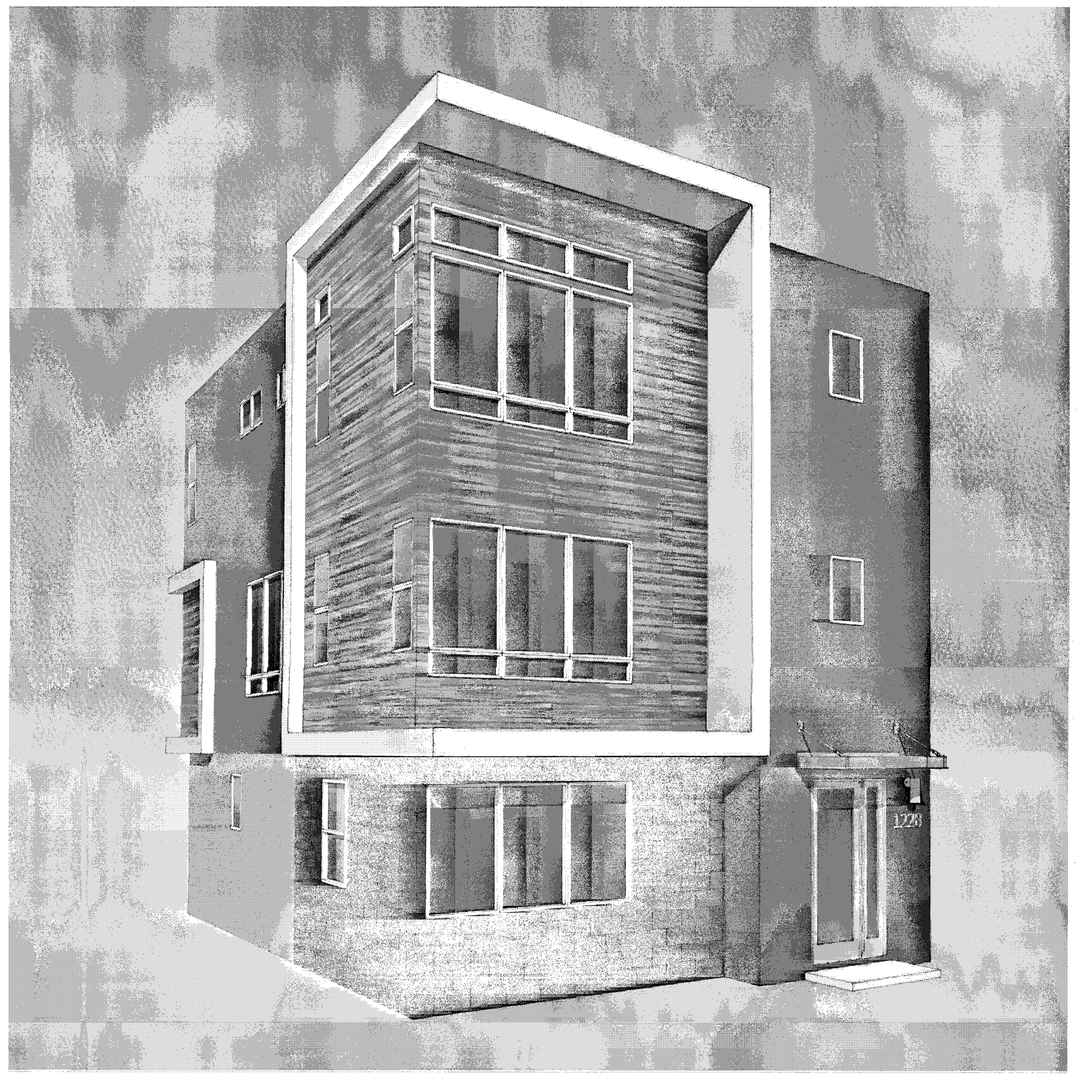
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-7.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

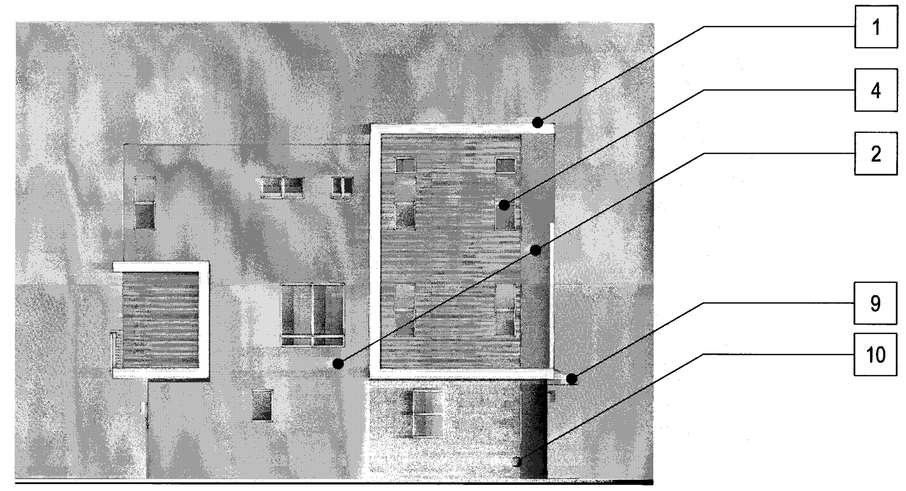
DETACHED TOWNHOMES 8-7.1

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



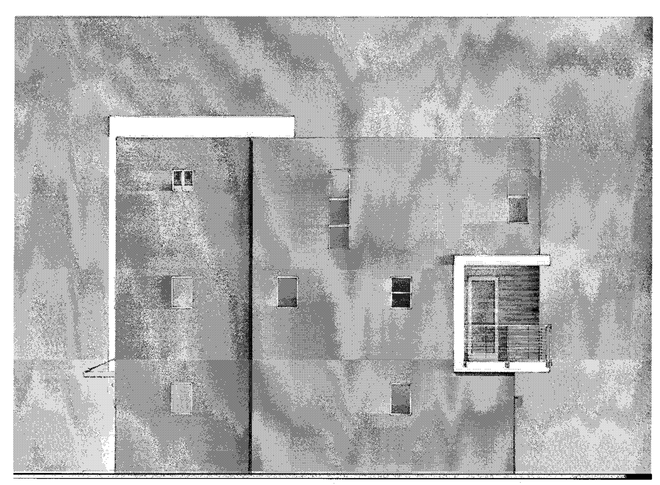
PERSPECTIVE

ENHANCED

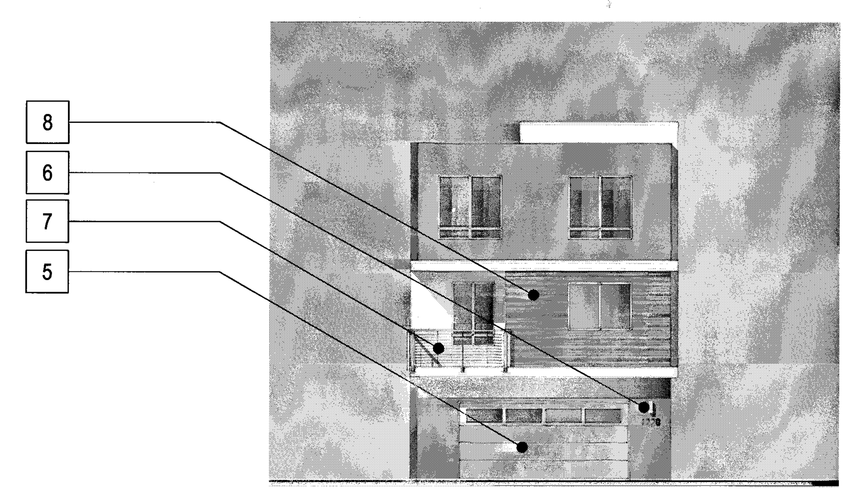


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

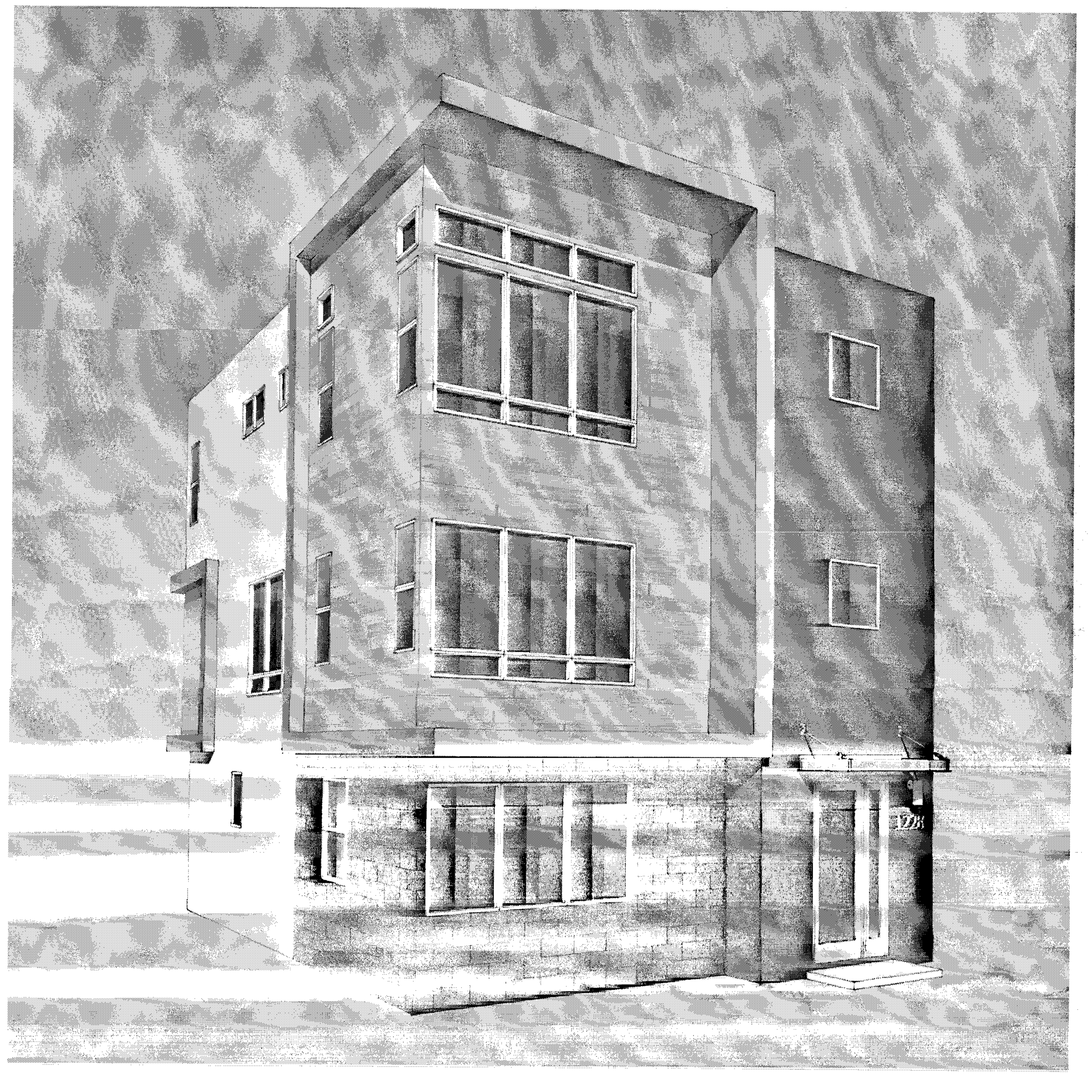
NO	DATE	DESCRIPTION
4	03/15/2016	PER CITY COMMENTS
3	02/03/2016	PER CITY COMMENTS
2	12/09/2015	PER CITY COMMENTS
1		
0		

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

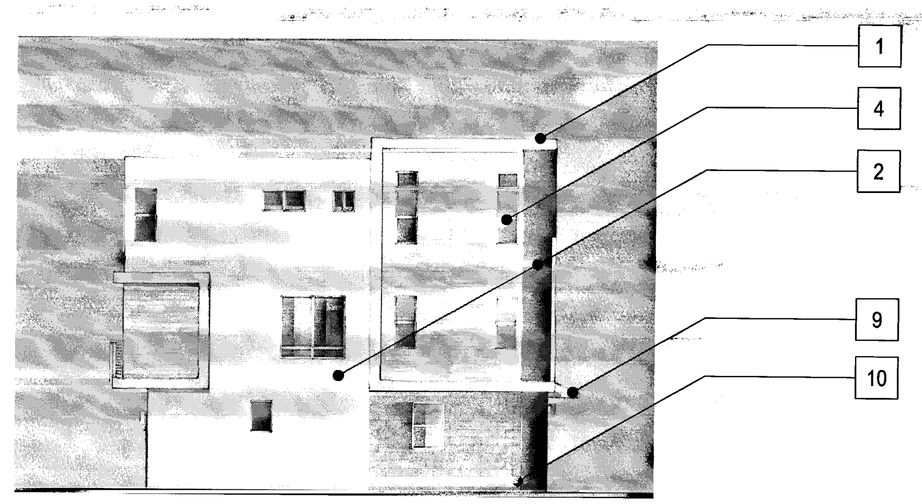
DETACHED TOWNHOMES 8-8.0

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

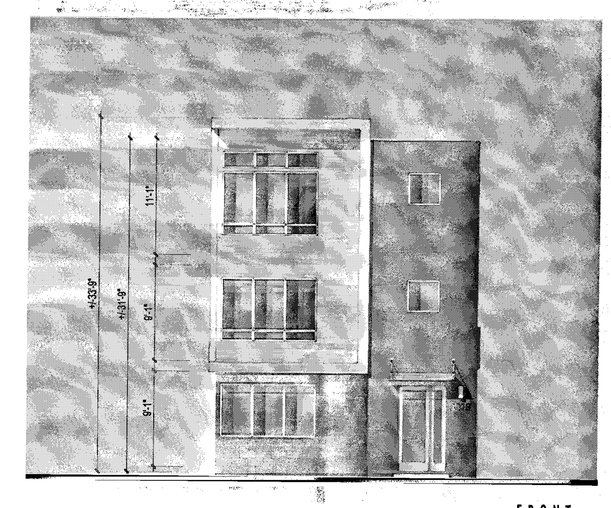
Date:



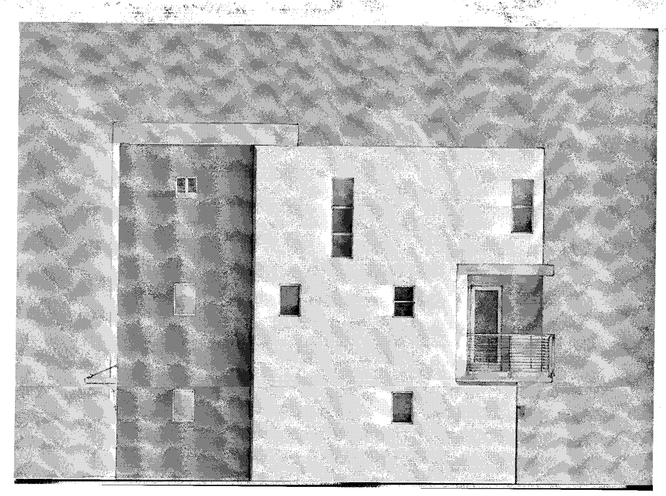
PERSPECTIVE



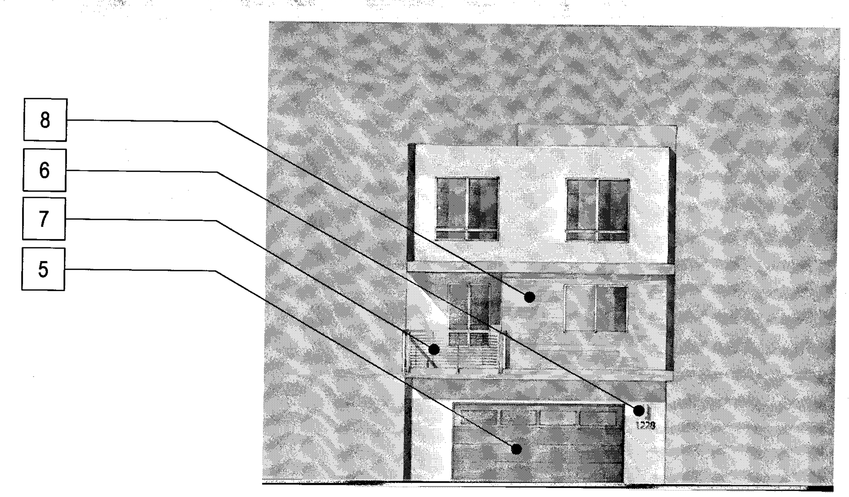
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

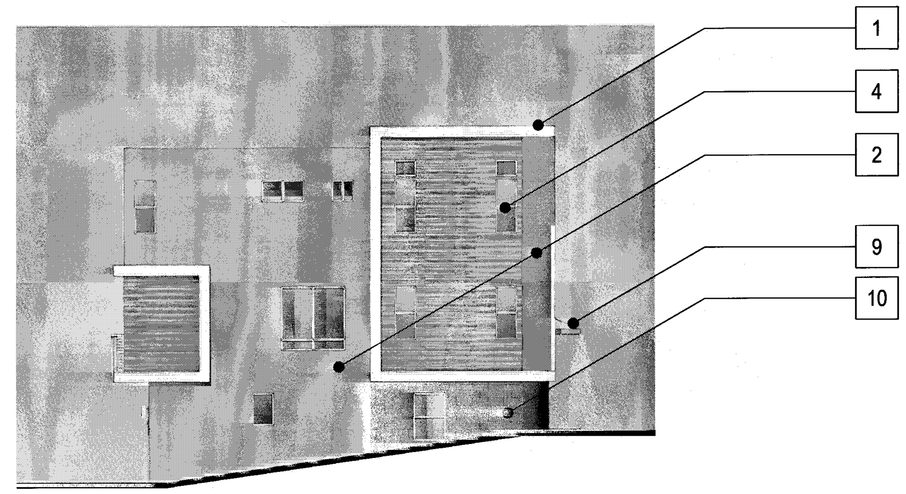
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-8.1

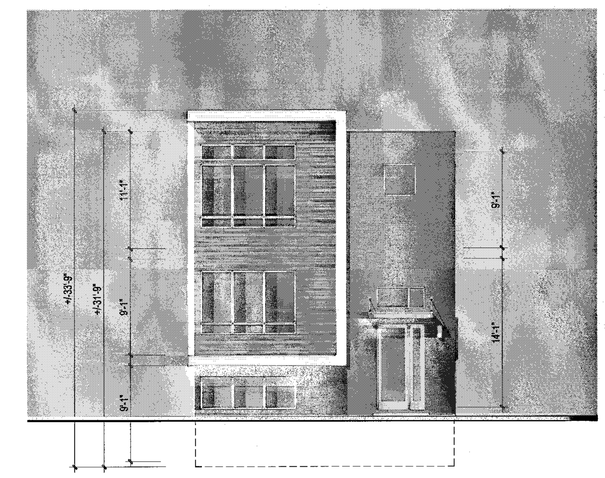
APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

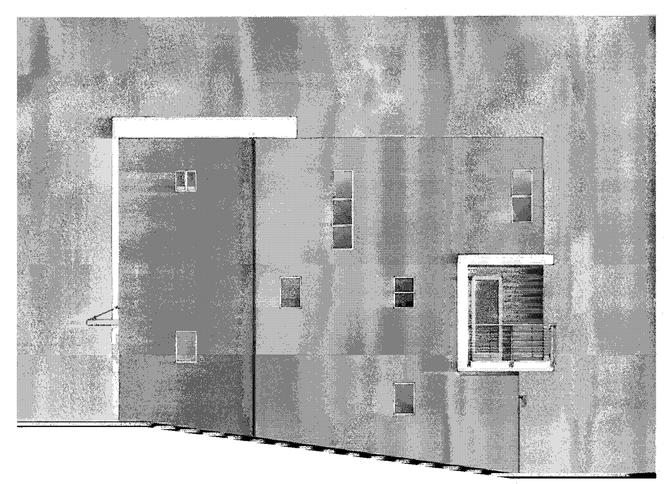
PERSPECTIVE



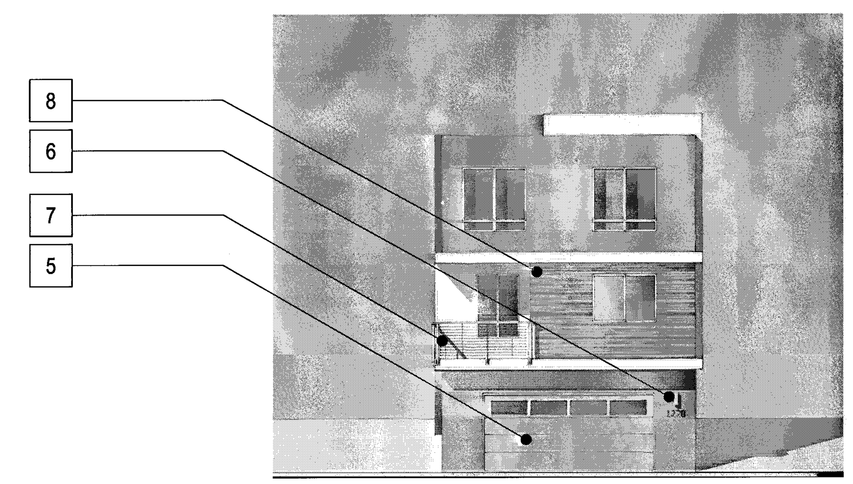
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - ML - COLOR OPTION 1

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

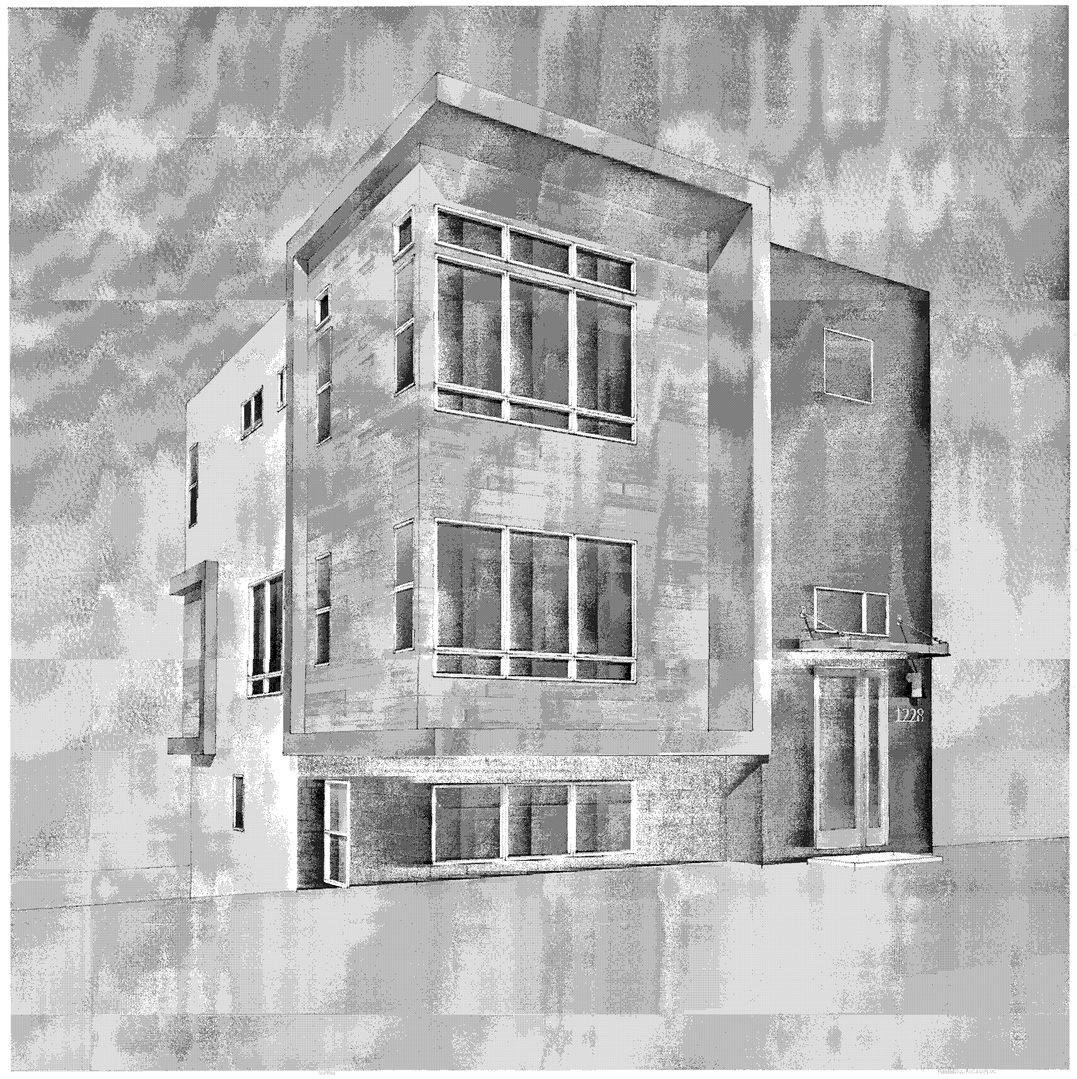
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

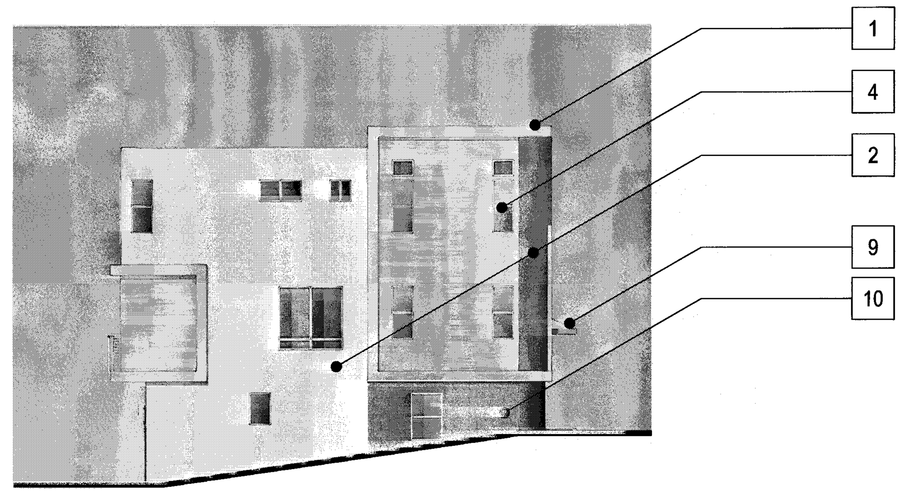
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-8.2.DWG
DESIGNED BY:	Ryan Flauta
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8-8.2

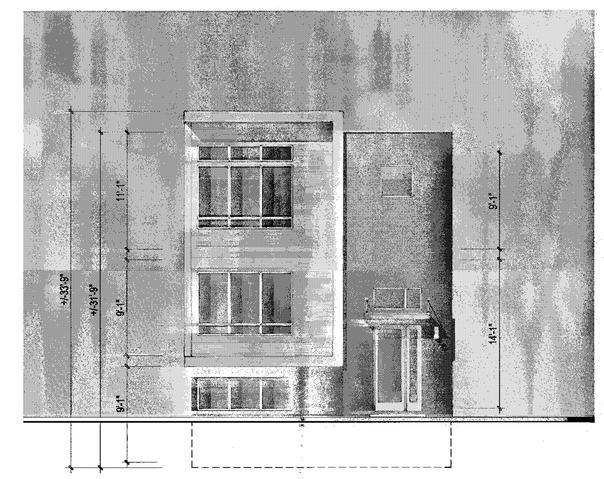
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



PERSPECTIVE

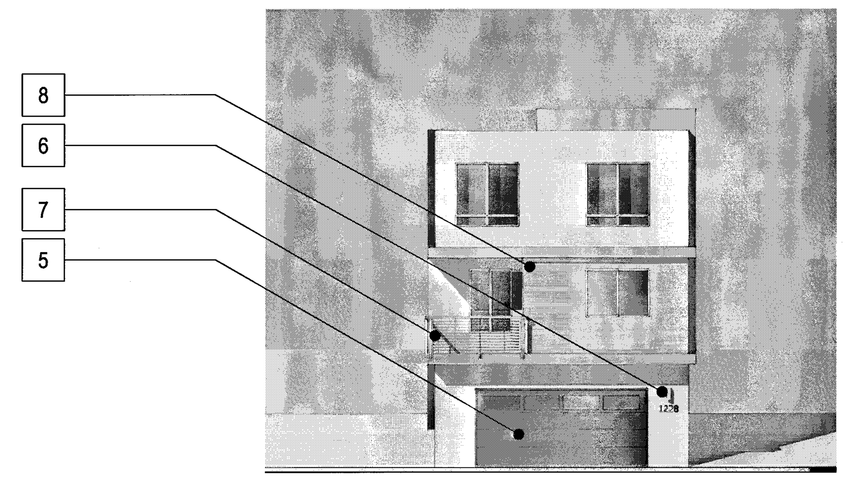


LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY A - ML - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

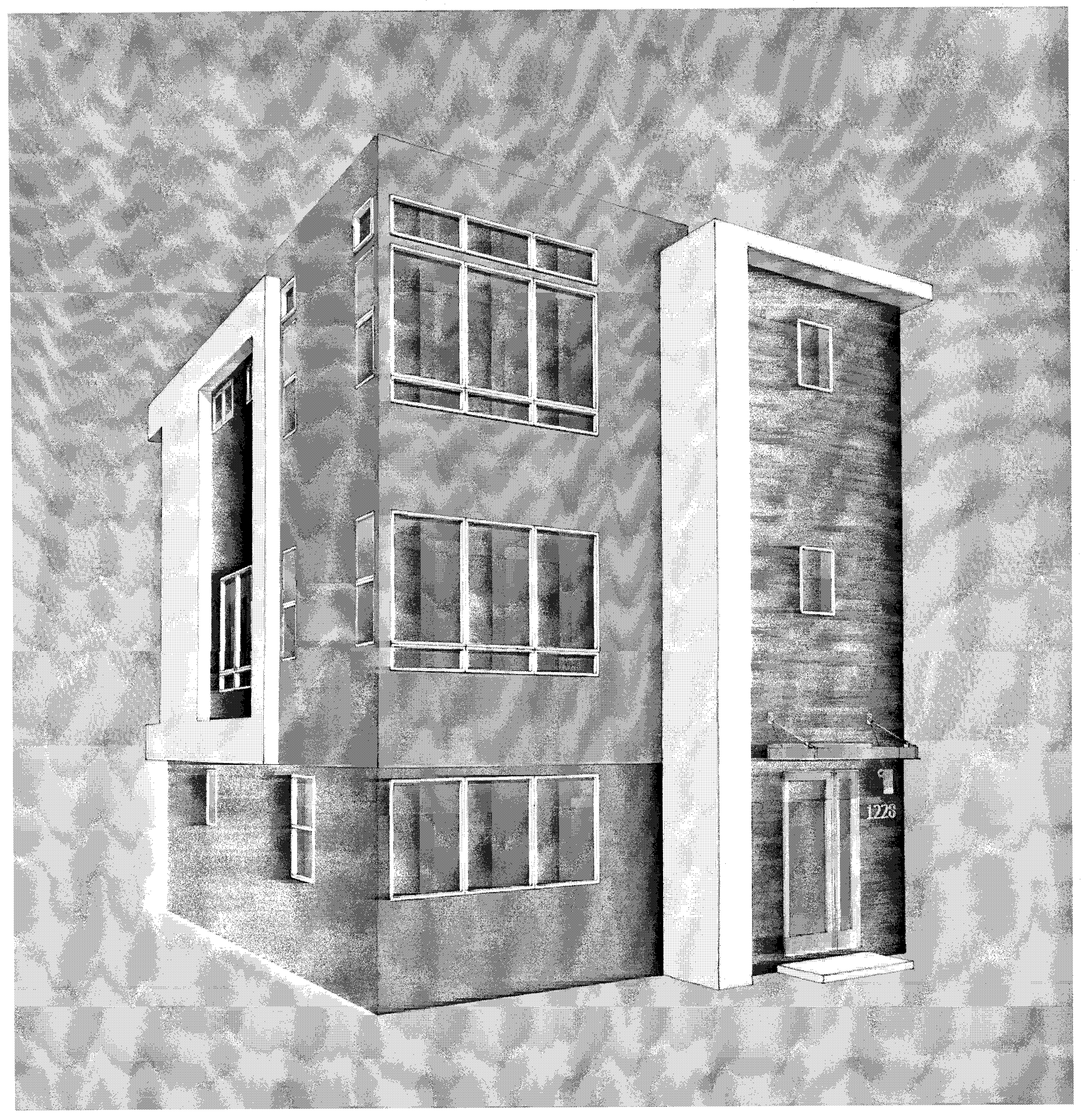
NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-8.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

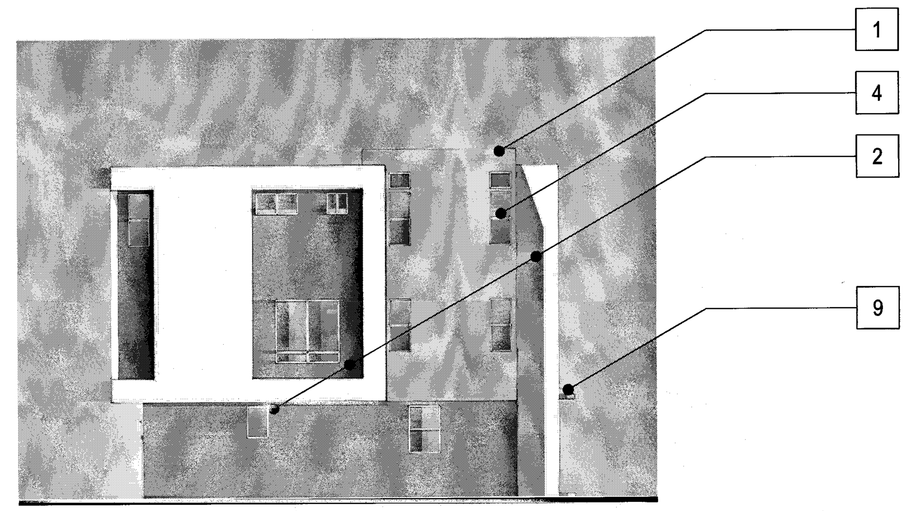
DETACHED TOWNHOMES 8-8.3

COMMUNICATIONS HILL
San Jose, California

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

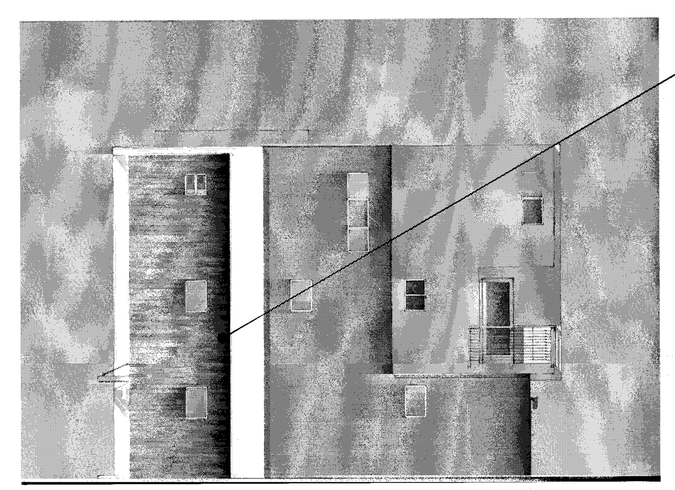


PERSPECTIVE

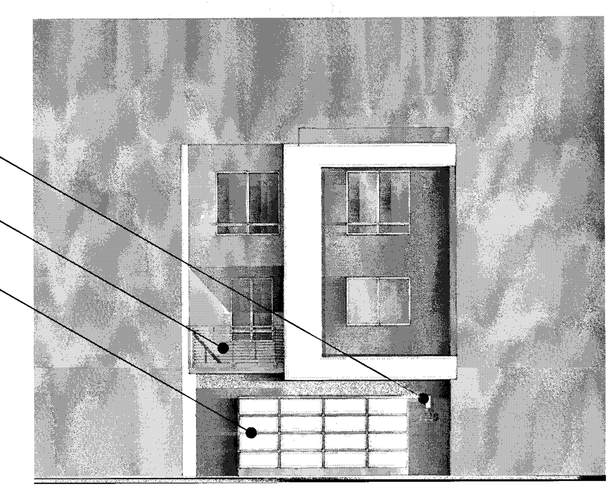


LEFT

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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

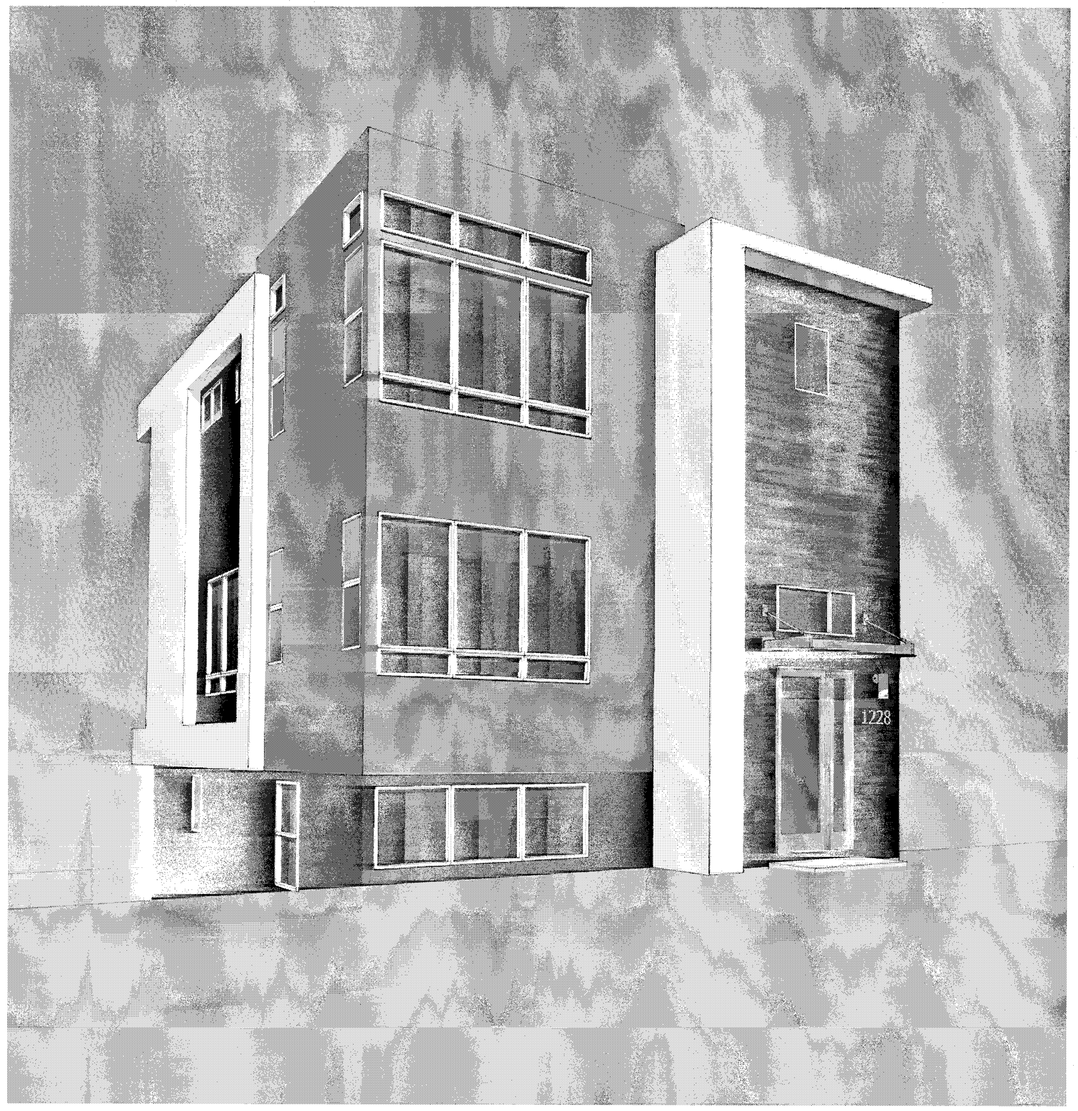
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

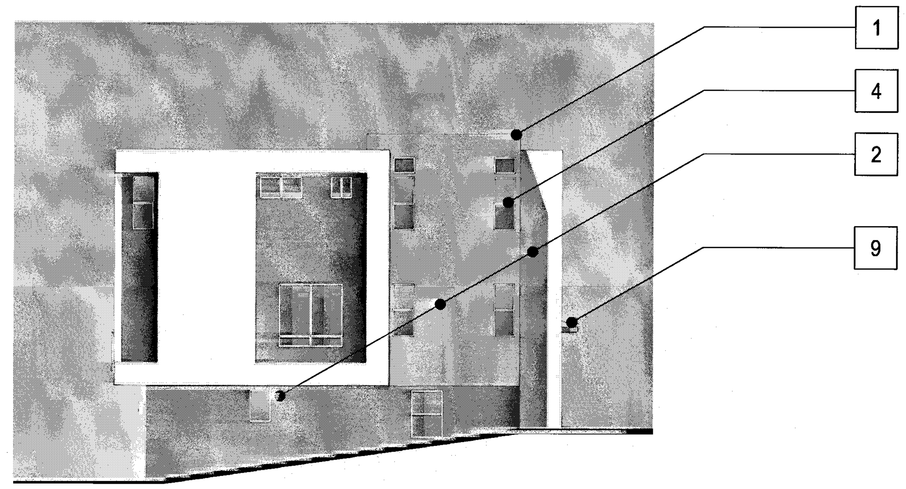
DETACHED TOWNHOMES 8-9.0

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

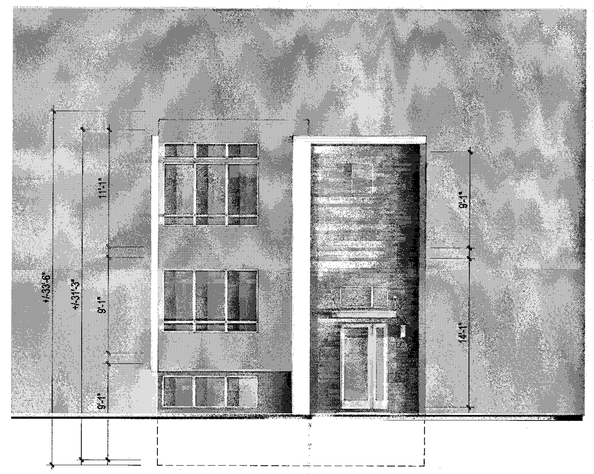
Date:



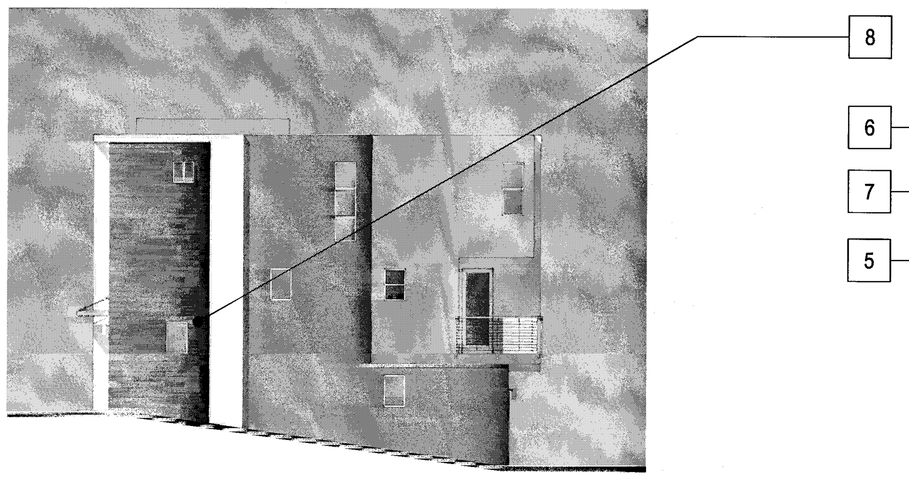
PERSPECTIVE



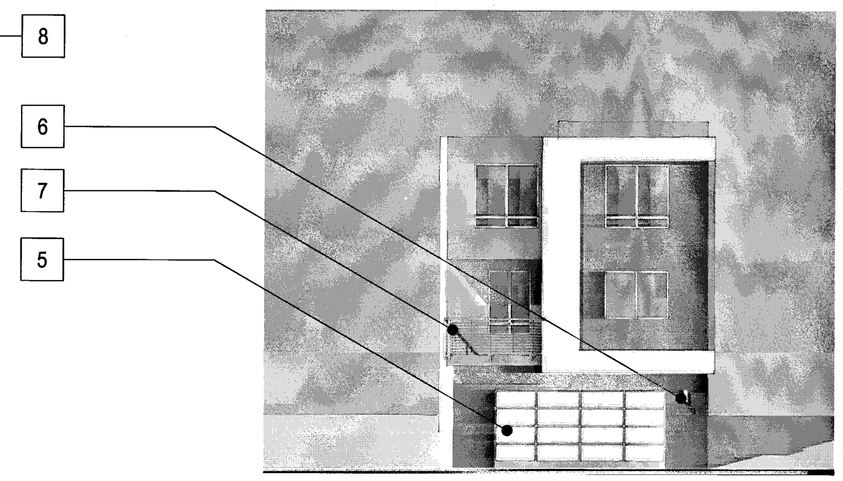
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY B - ML - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

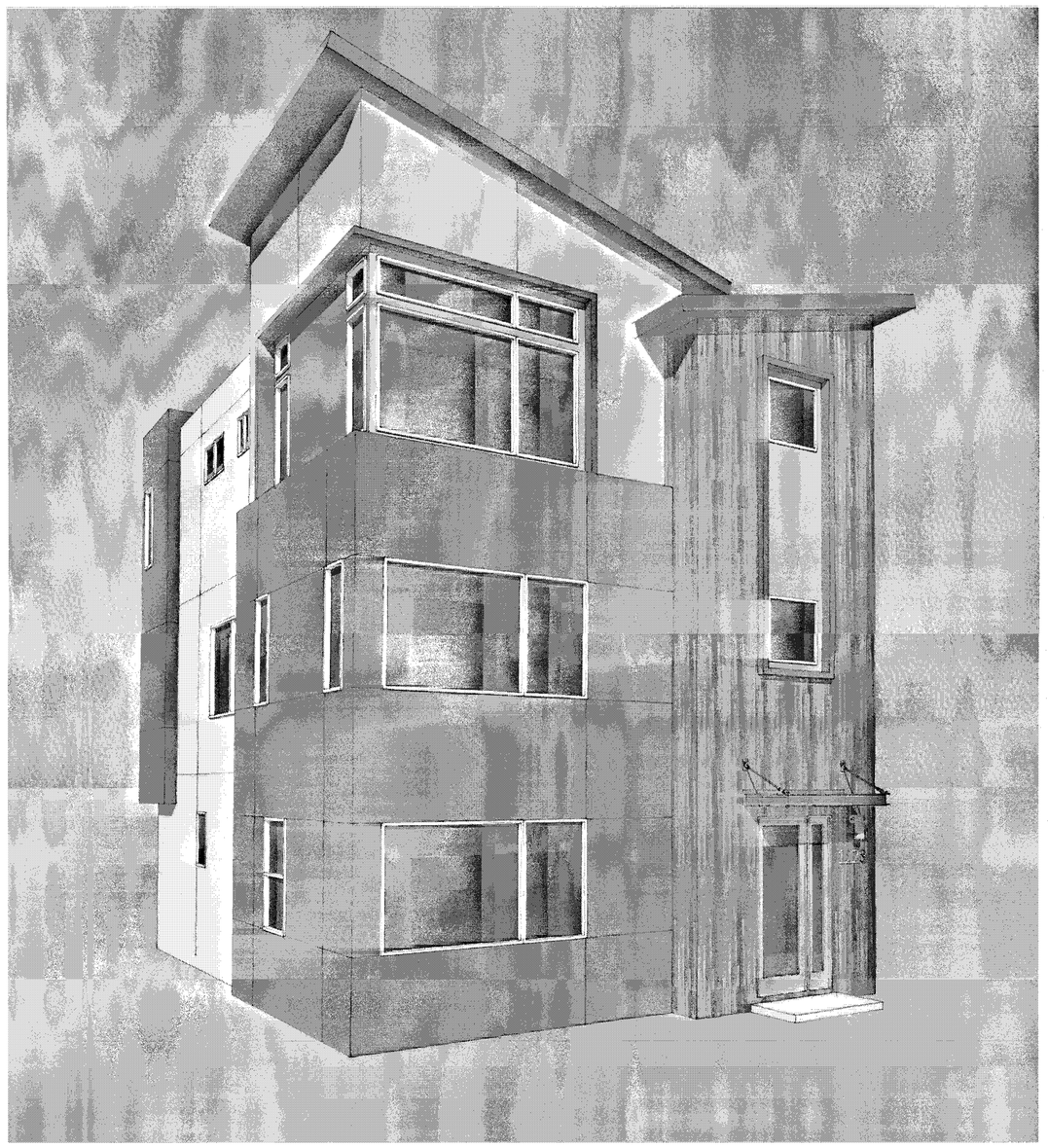
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-9.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

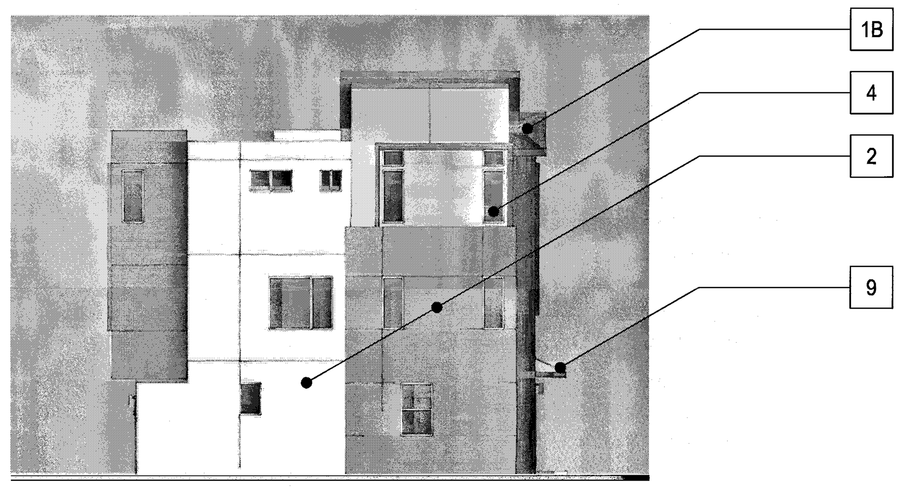
DETACHED TOWNHOMES 8-9.1

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

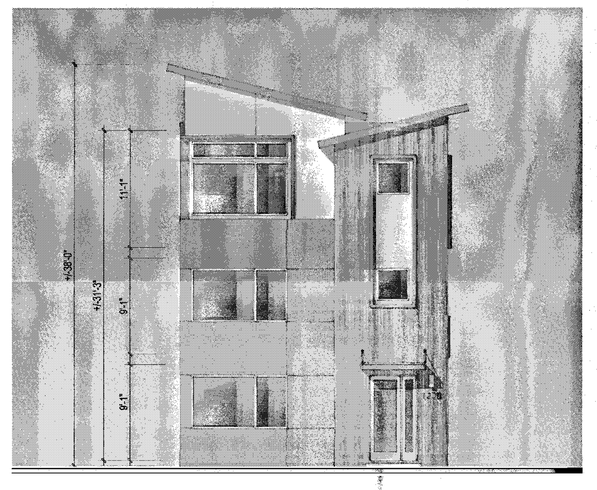
Date:



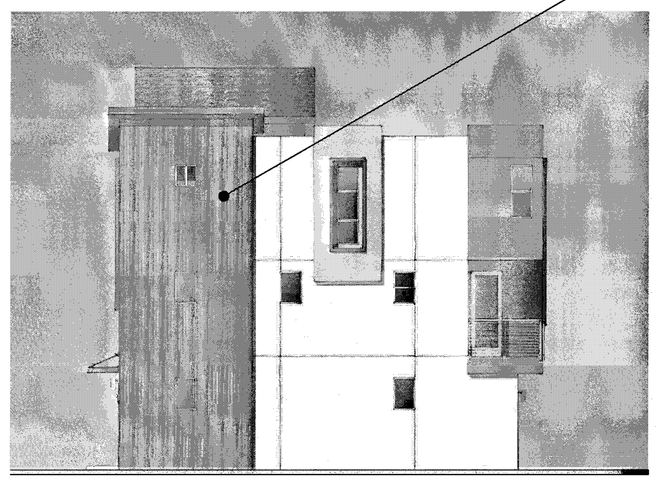
PERSPECTIVE



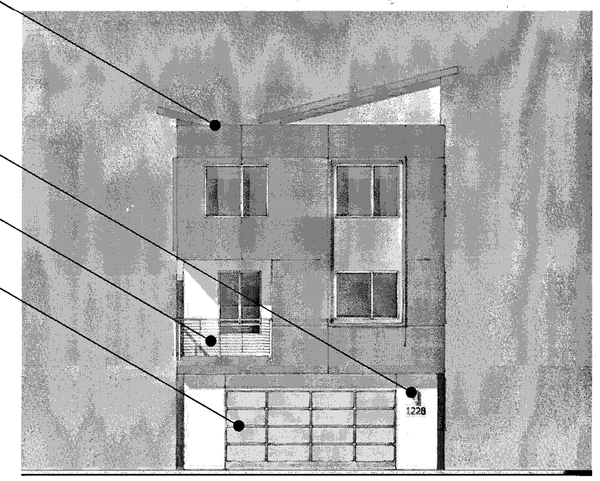
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - GL - 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

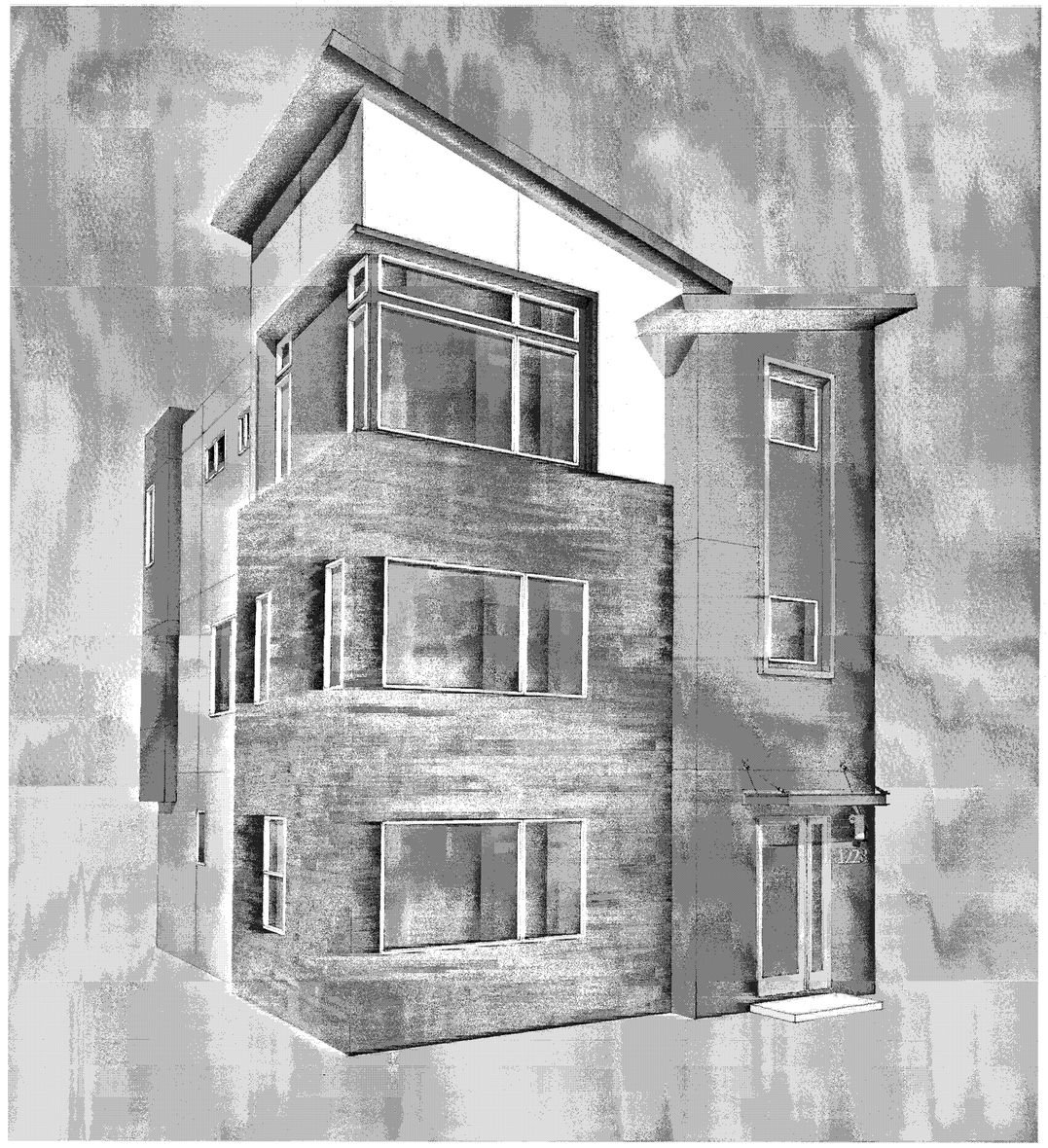
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

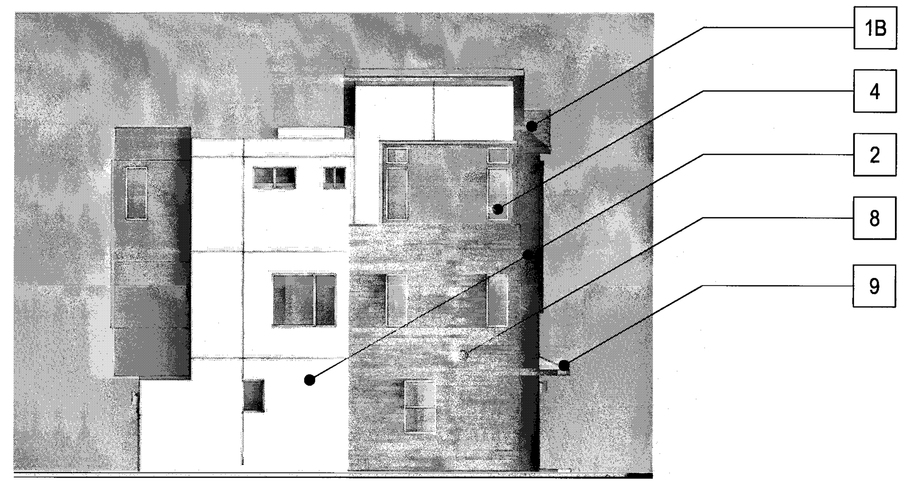
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 10.0

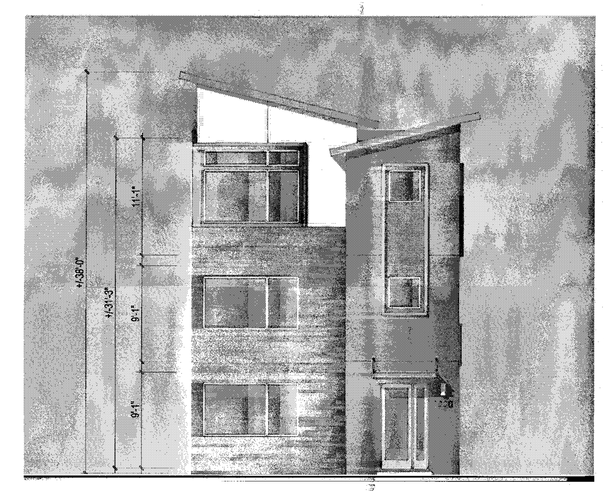
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



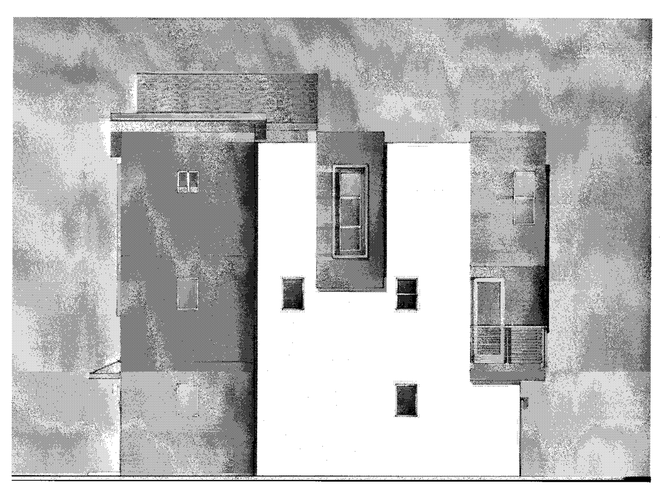
PERSPECTIVE



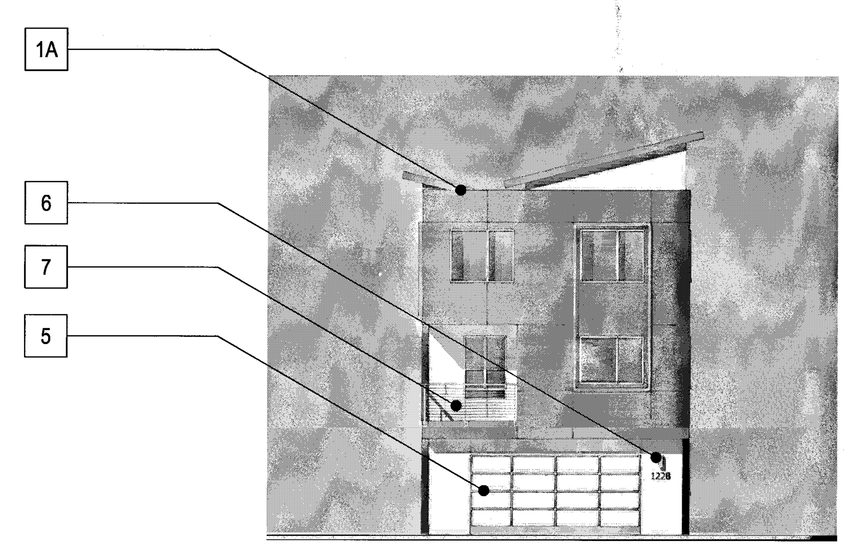
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - GL - 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

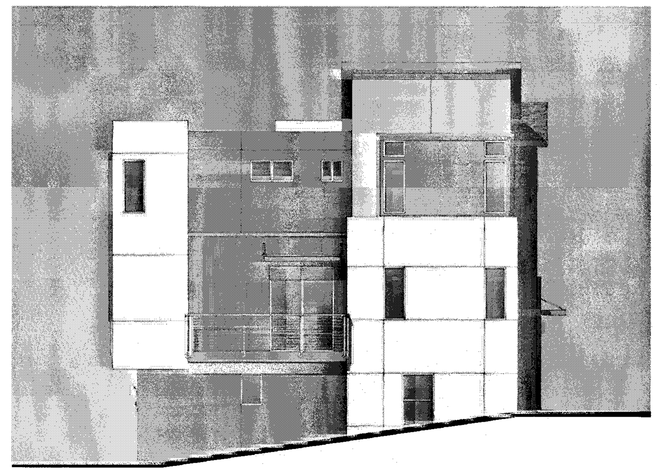
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-10.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

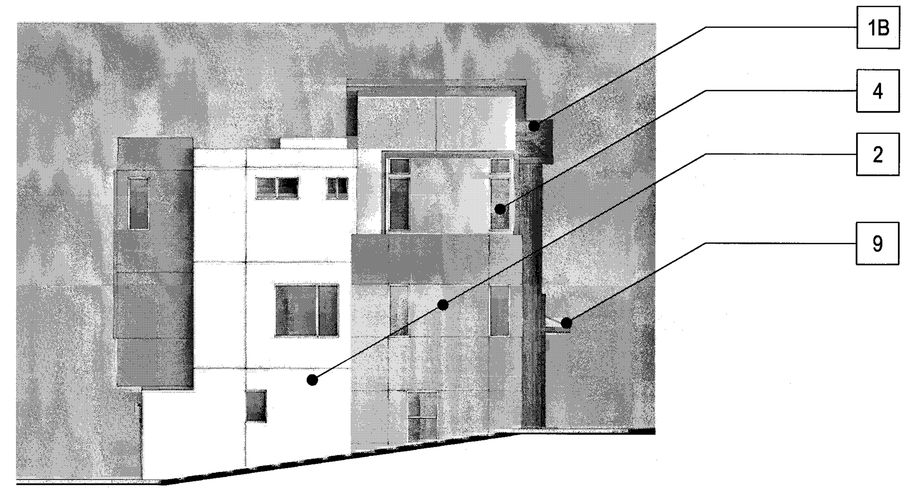
DETACHED TOWNHOMES 8-10.1

PERSPECTIVE

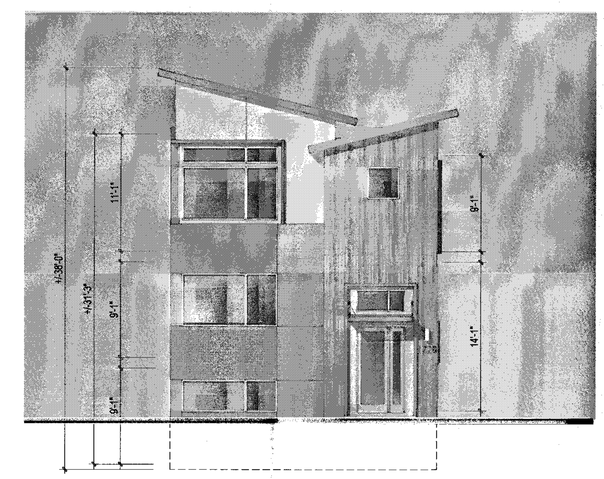


ENHANCED

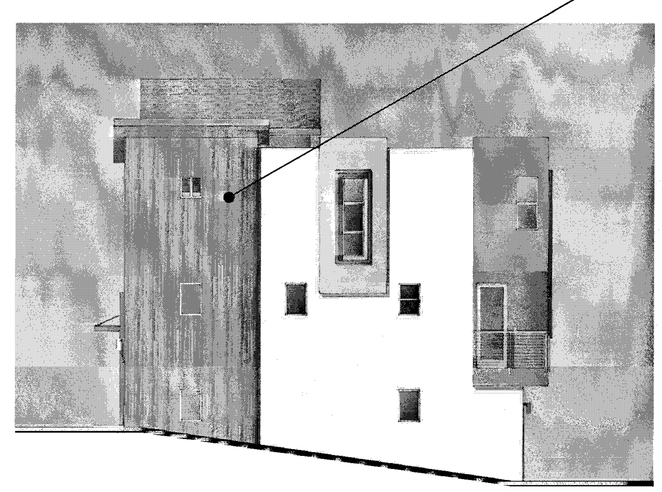
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



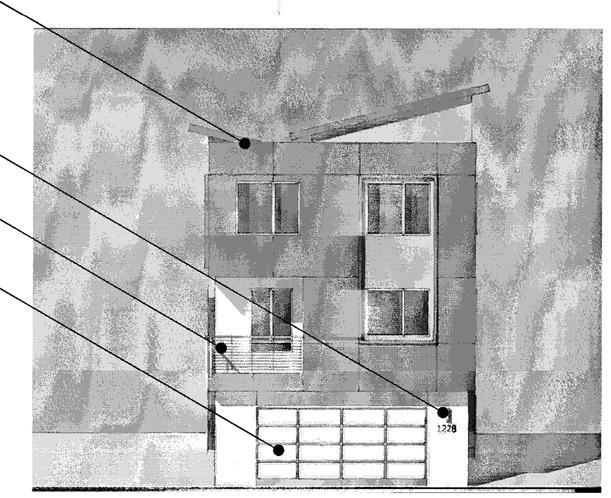
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 2 CONTEMPORARY C - ML - COLOR OPTION 1

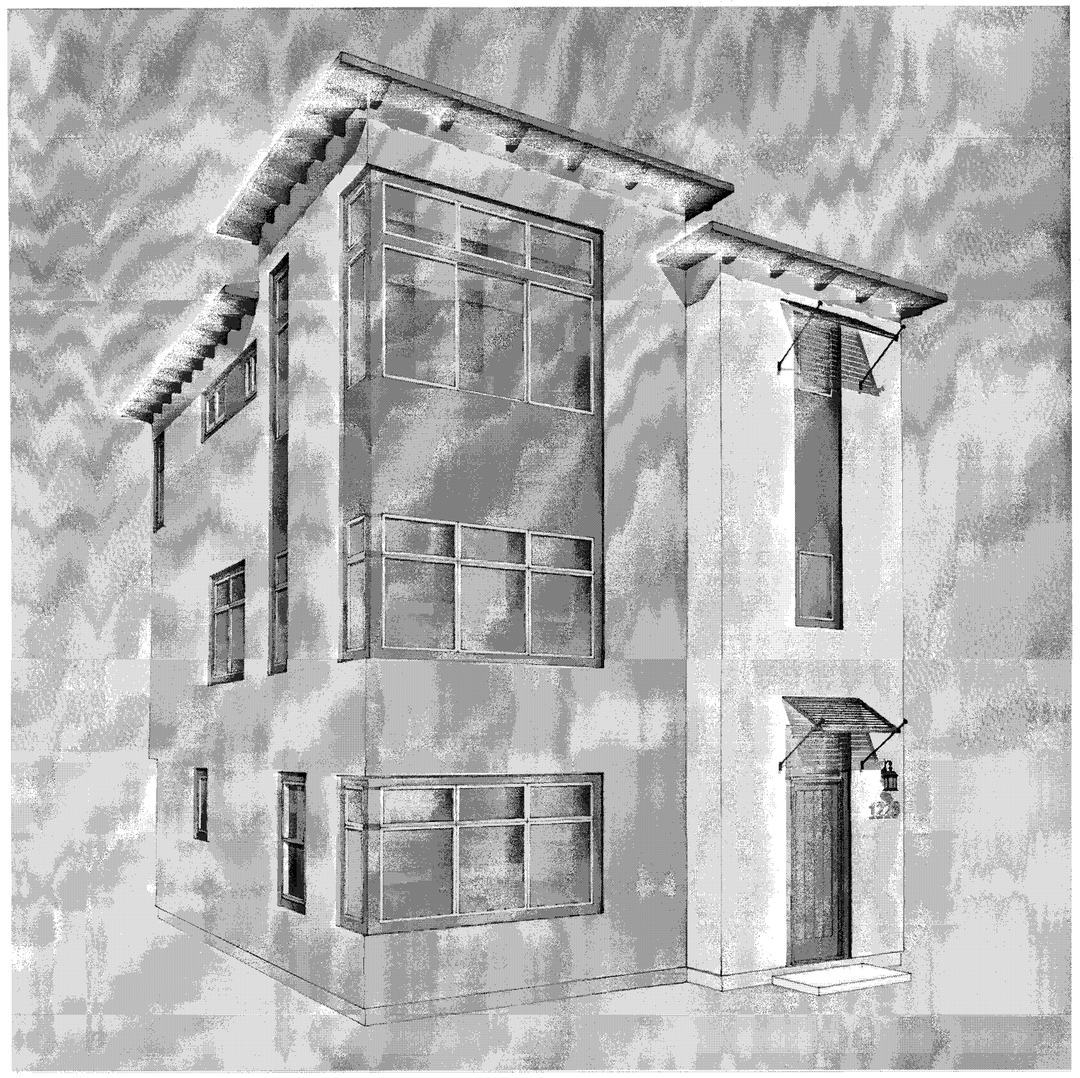
Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

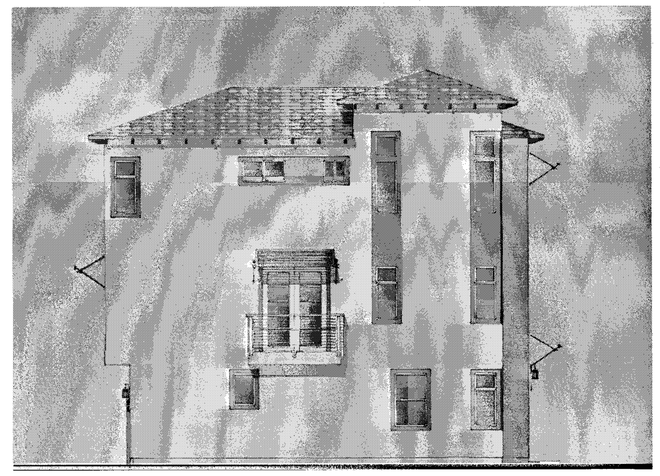
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-10.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 10.2



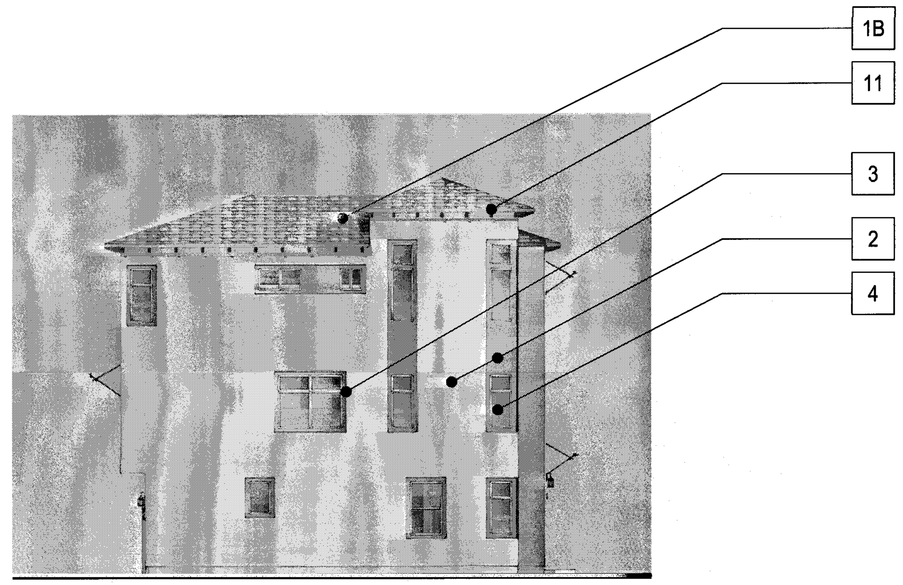
PERSPECTIVE



ENHANCED

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

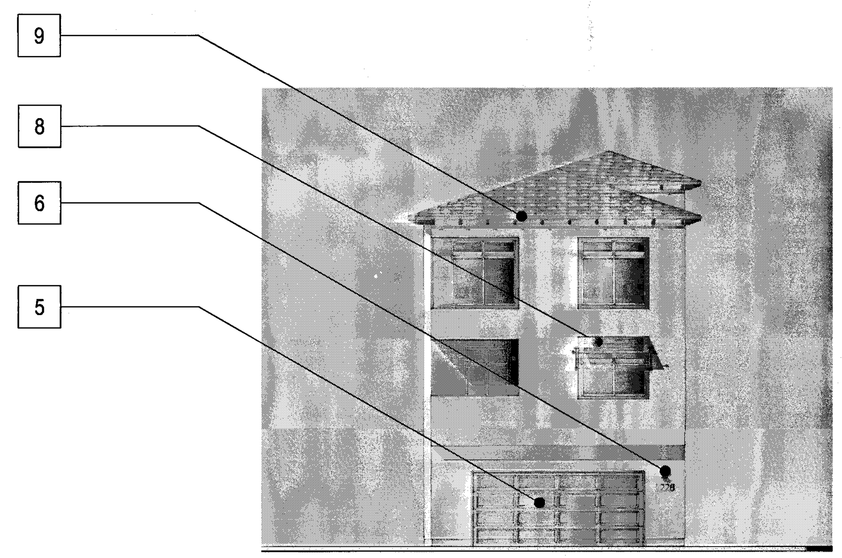
Date:



LEFT

FRONT

RIGHT



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

Scale 0 4 8 16

PLAN 2 TRANSITIONAL - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

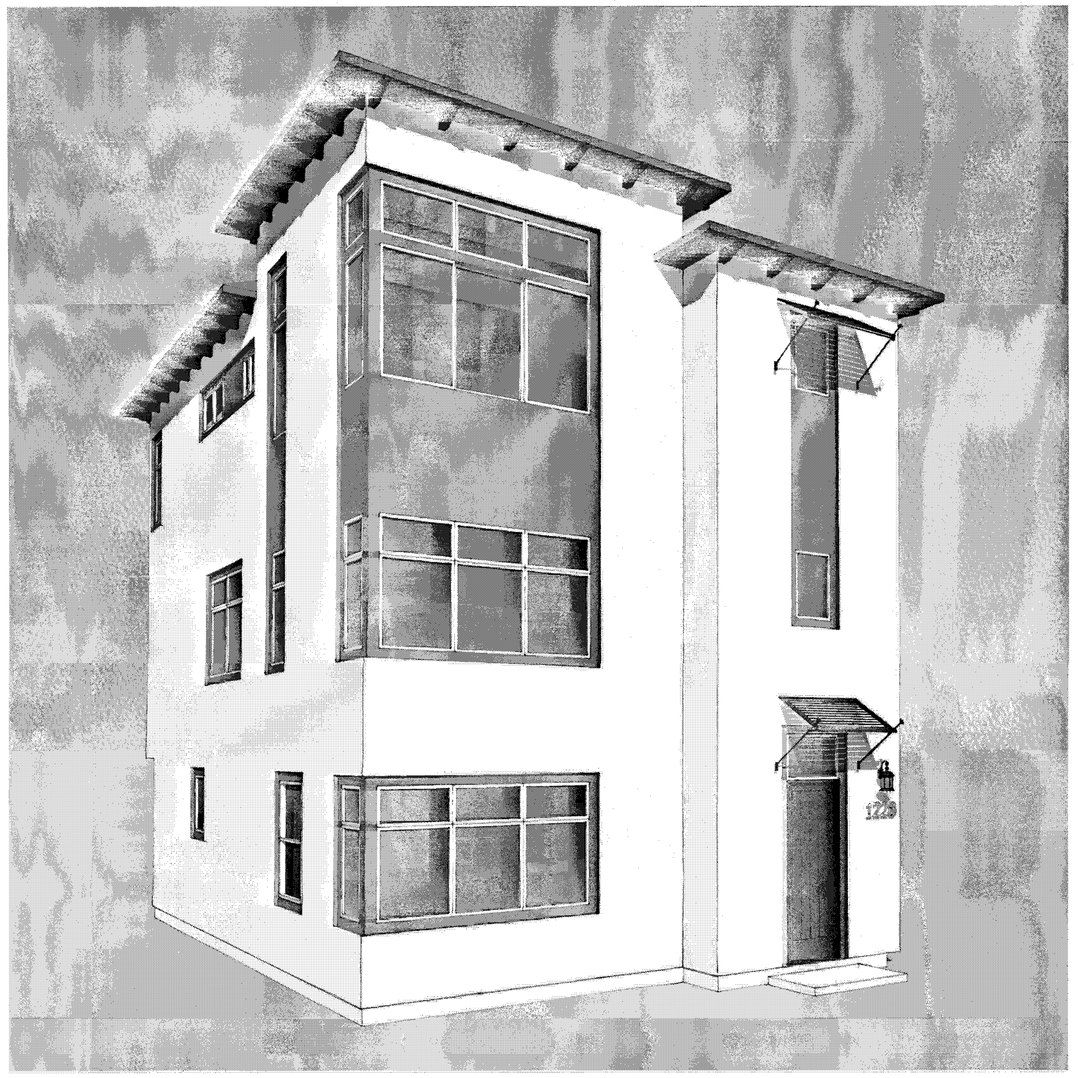
NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-11.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

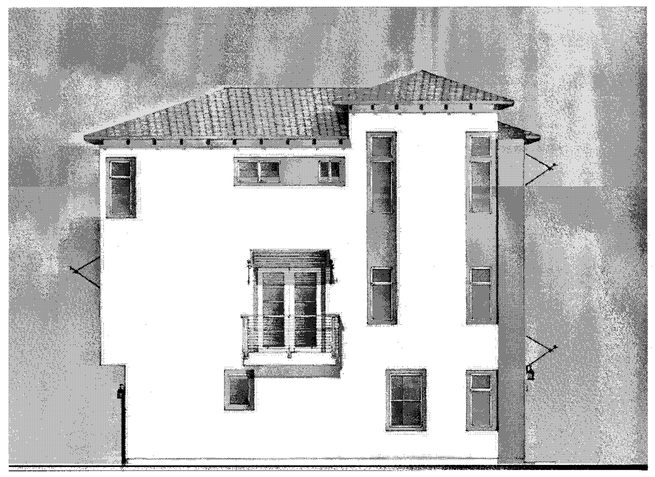
DETACHED TOWNHOMES 8-11.0

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

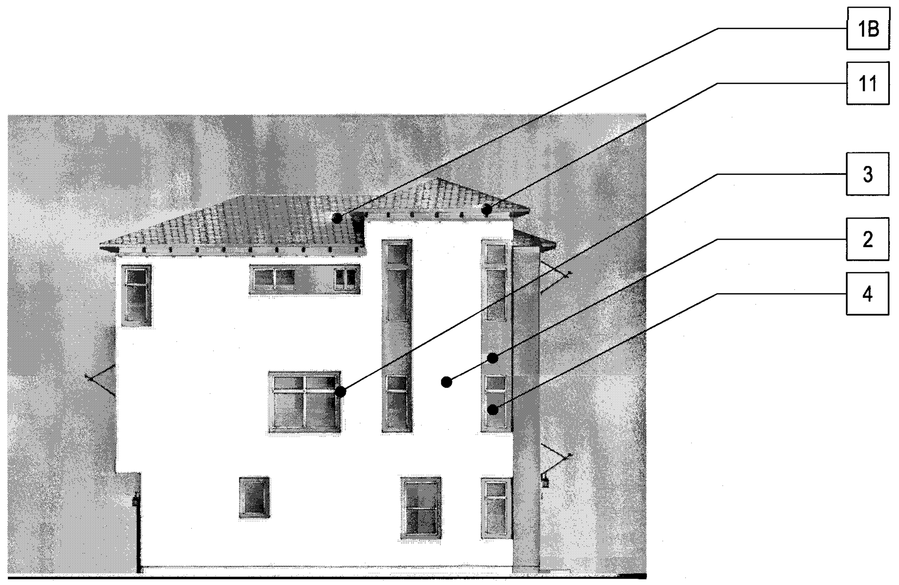
Date:



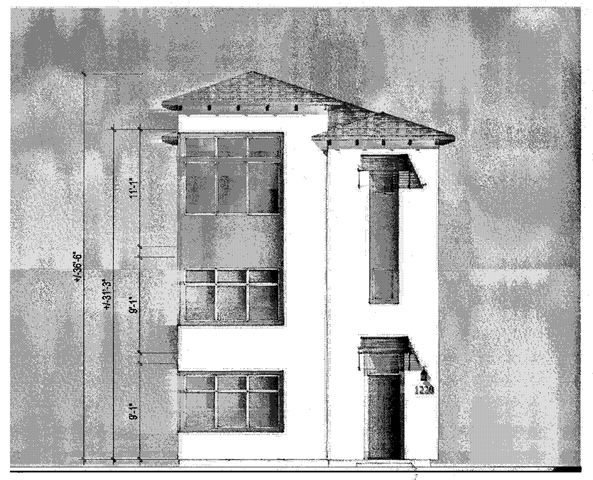
PERSPECTIVE



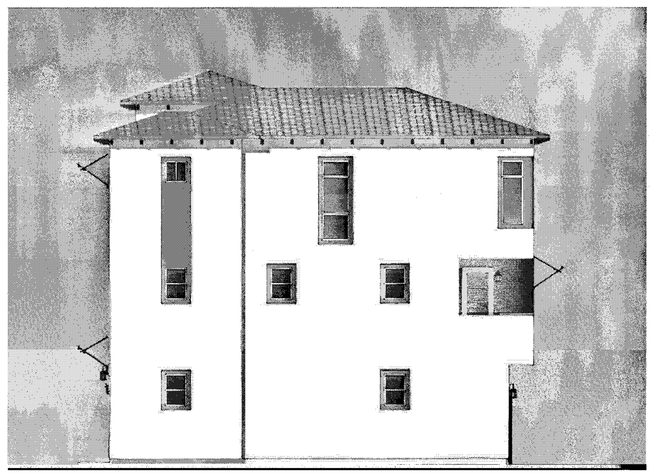
ENHANCED



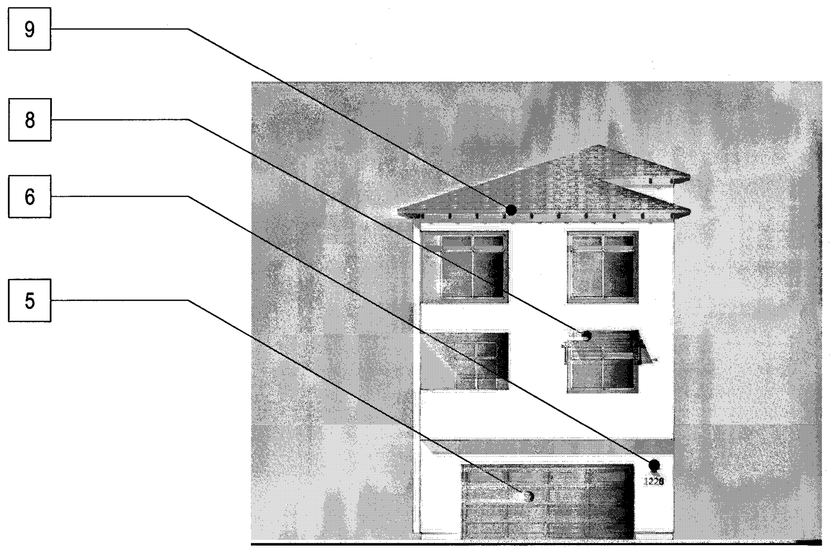
LEFT



FRONT



RIGHT



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

Scale 0 4 8 16

PLAN 2 TRANSITIONAL - GL - COLOR OPTION 2

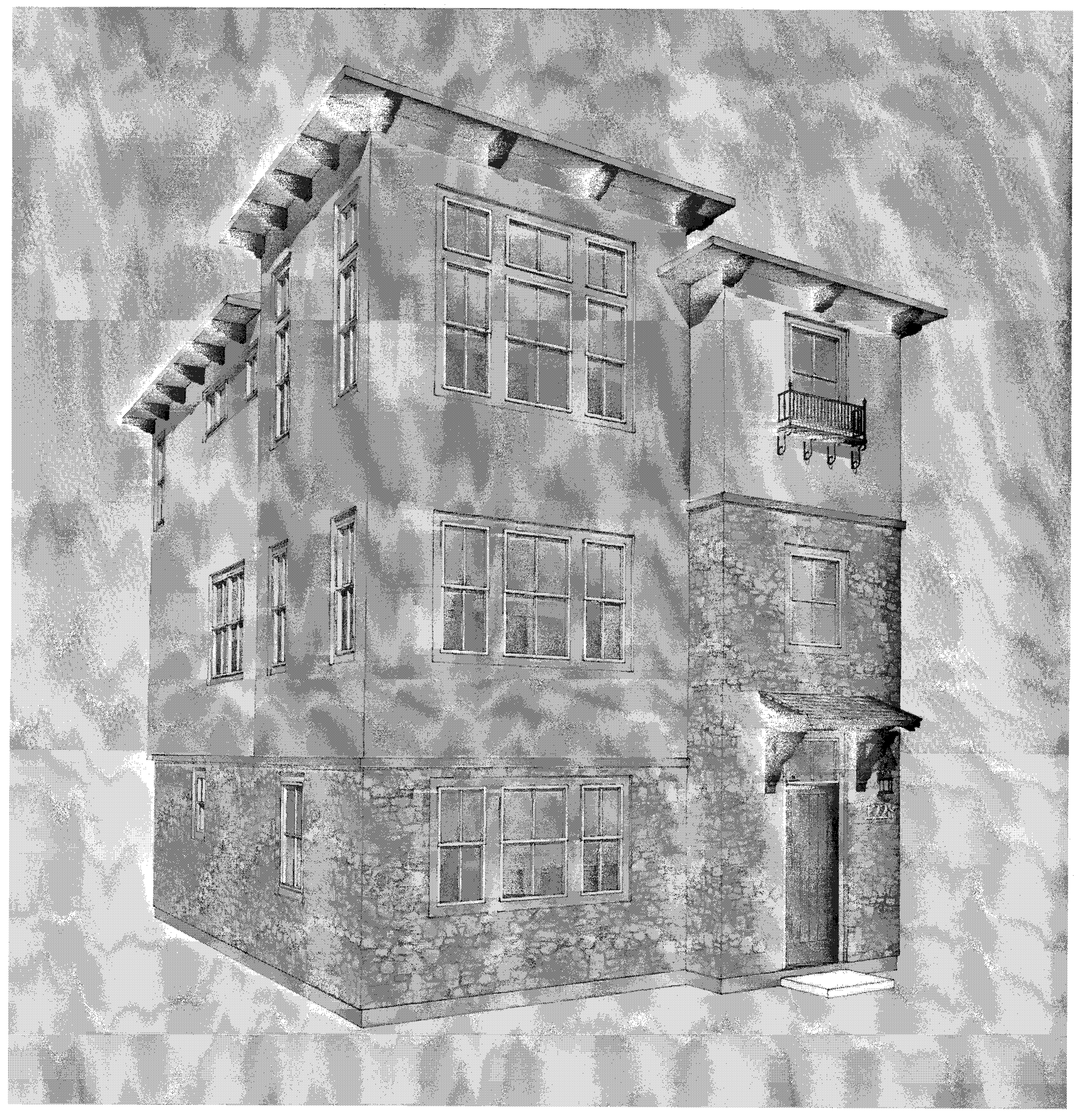
Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-11.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

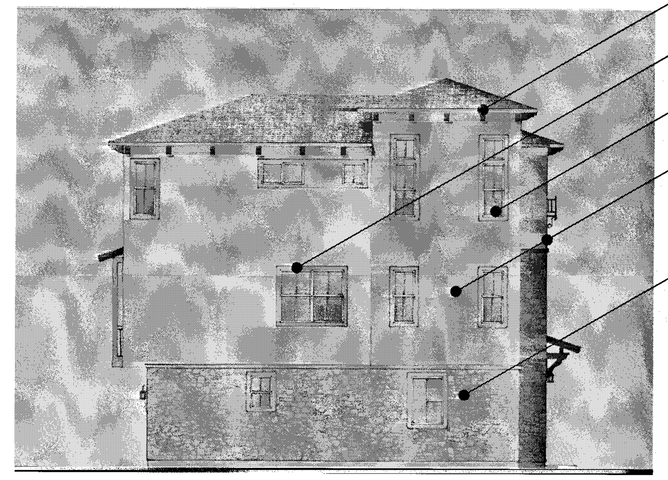
DETACHED TOWNHOMES 8-11.1



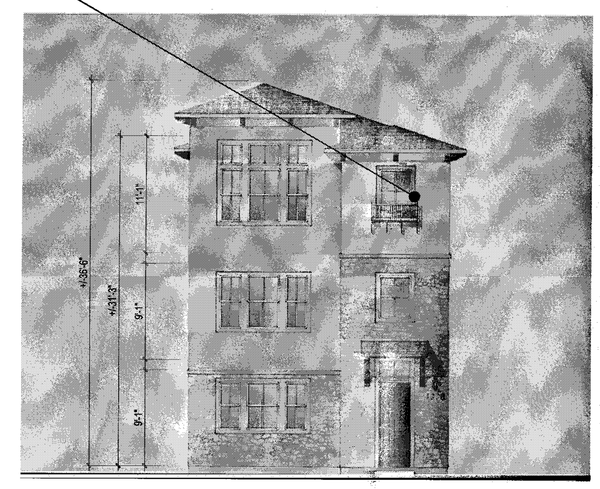
PERSPECTIVE

ENHANCED

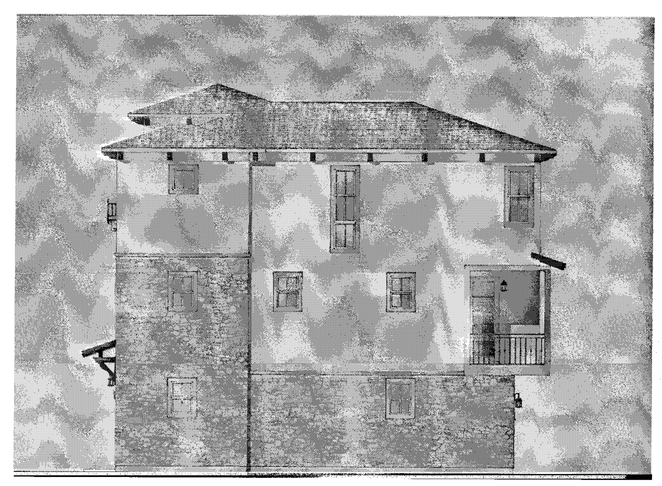
APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____



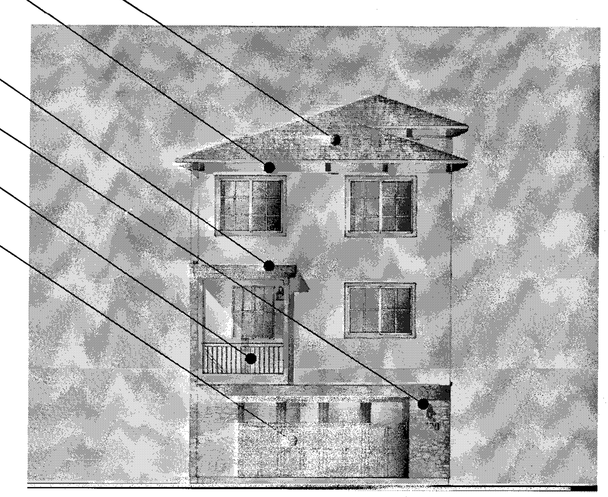
LEFT



FRONT



RIGHT



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

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - GL - 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

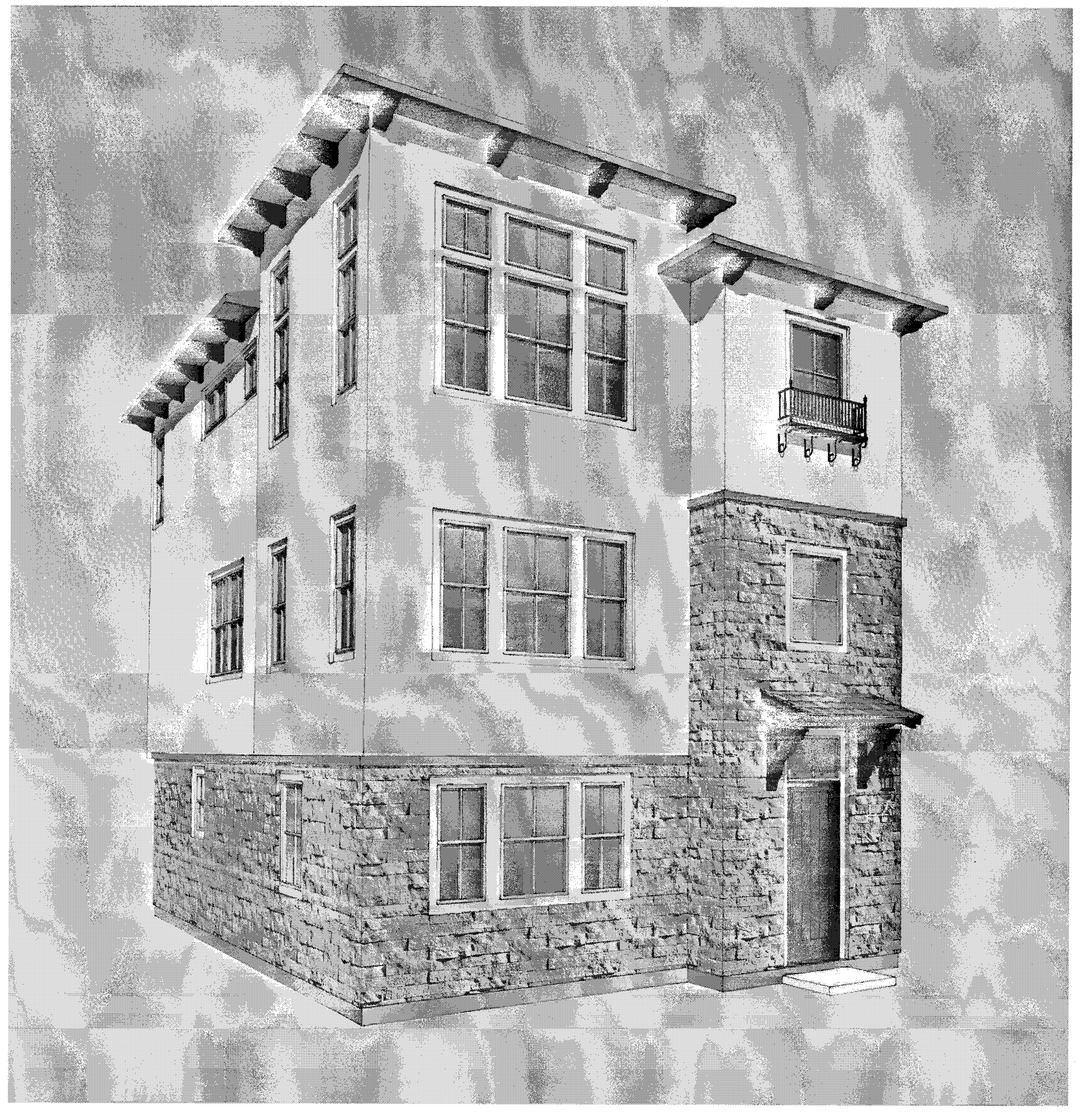
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

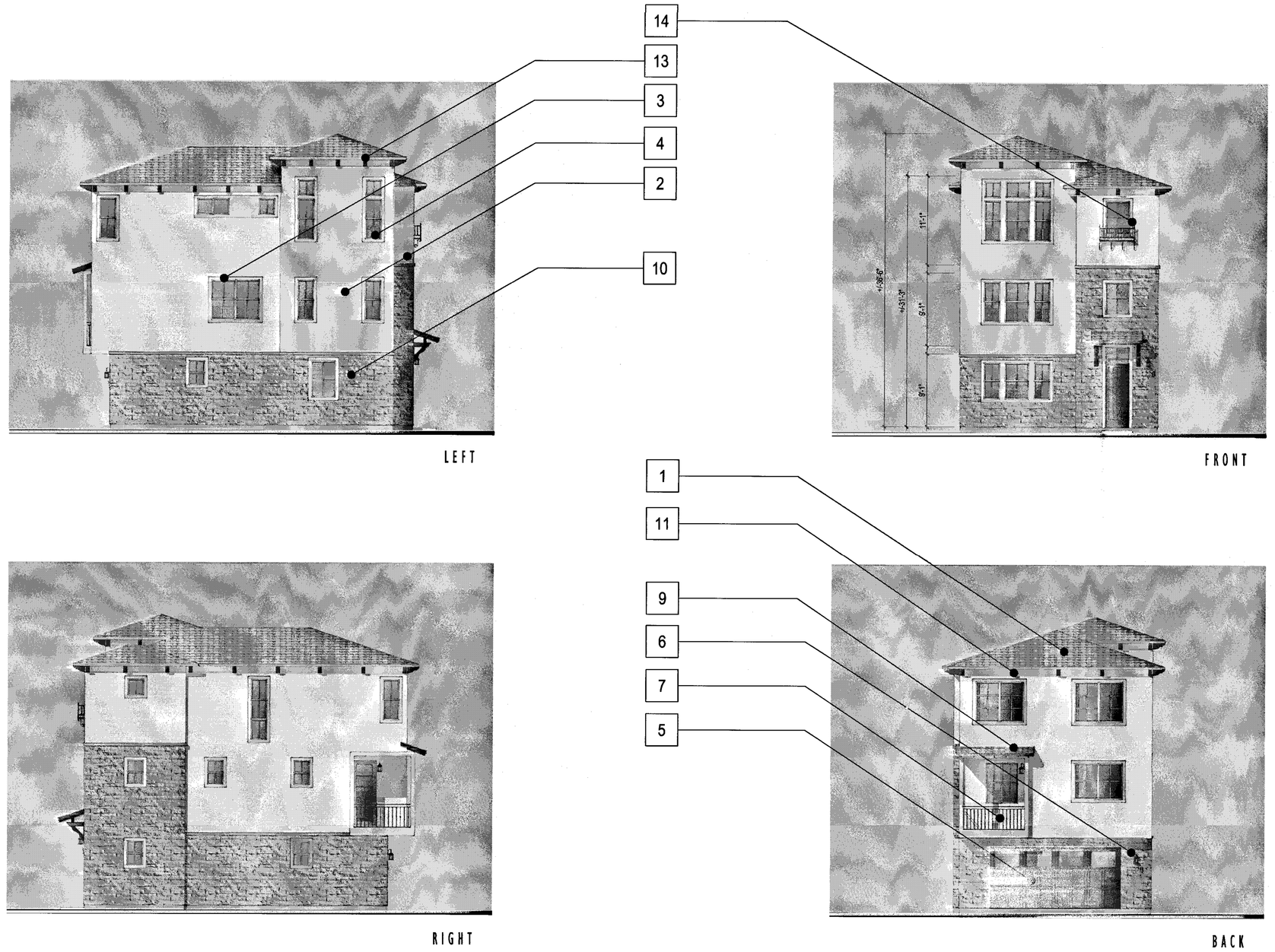
PROJECT NO:	3636.60
CAD DWG FILE:	D1506647_8-12.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 12.0

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



PERSPECTIVE



LEFT

FRONT

RIGHT

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

Scale 0 4 8 16

PLAN 2 MEDITERRANEAN - GL - 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

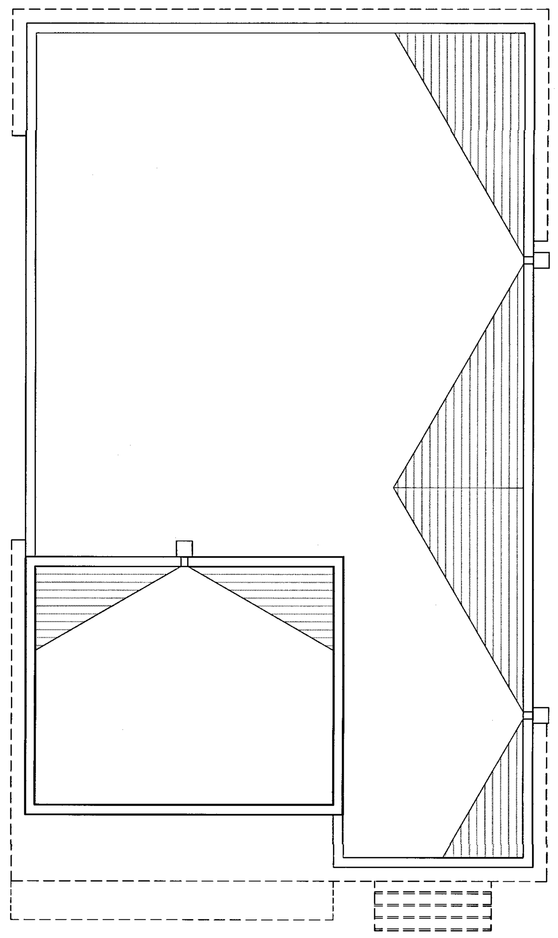
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-12.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

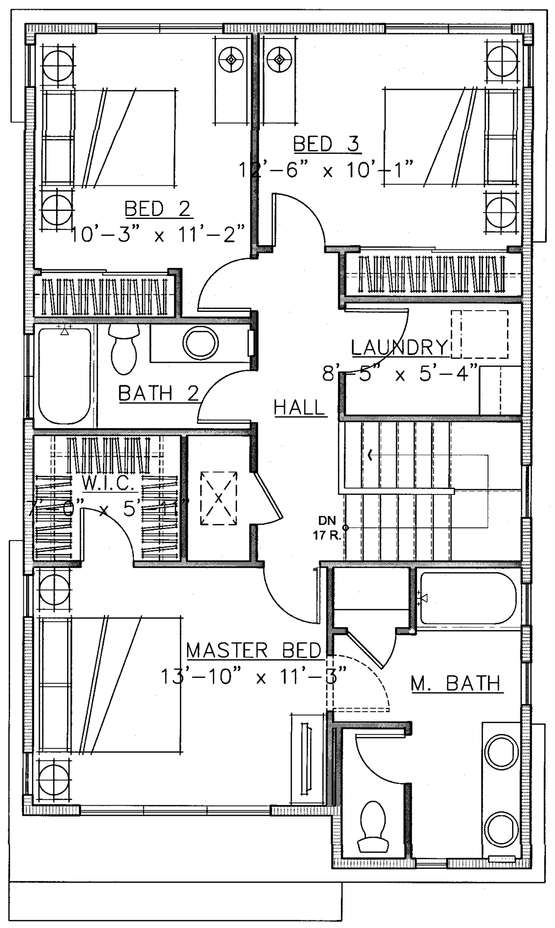
DETACHED TOWNHOMES 8 - 12.1

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



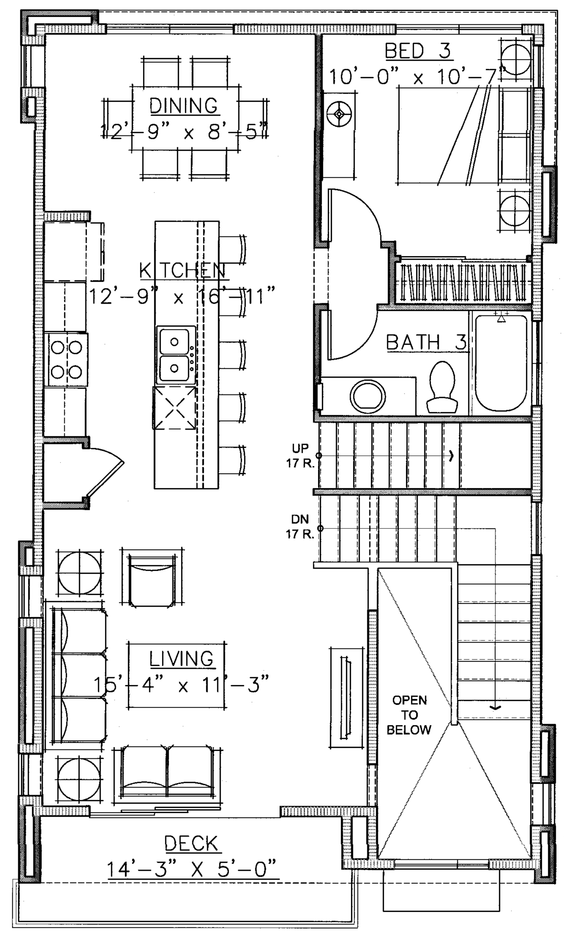
ROOF PLAN

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



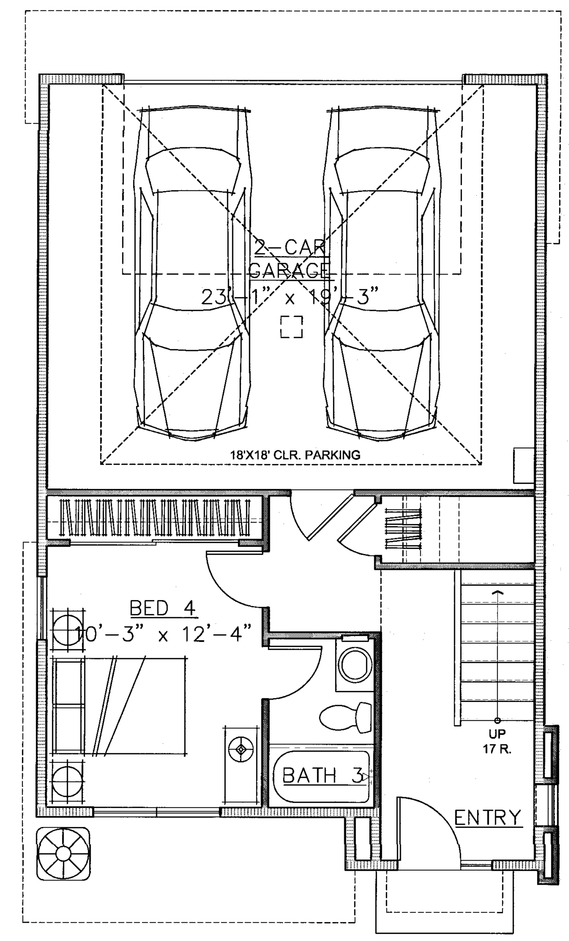
3RD LEVEL

THIRD FLOOR	864 SQ. FT.



2ND LEVEL

SECOND FLOOR	921 SQ. FT.
DECK	80 SQ. FT.



1ST LEVEL

FIRST FLOOR	393 SQ. FT.
GARAGE	472 SQ. FT.
TOTAL	2,178 SQ. FT.

Scale 0 2 4 8

PLAN 3 - GL

DETACHED TOWNHOMES 8-13.0

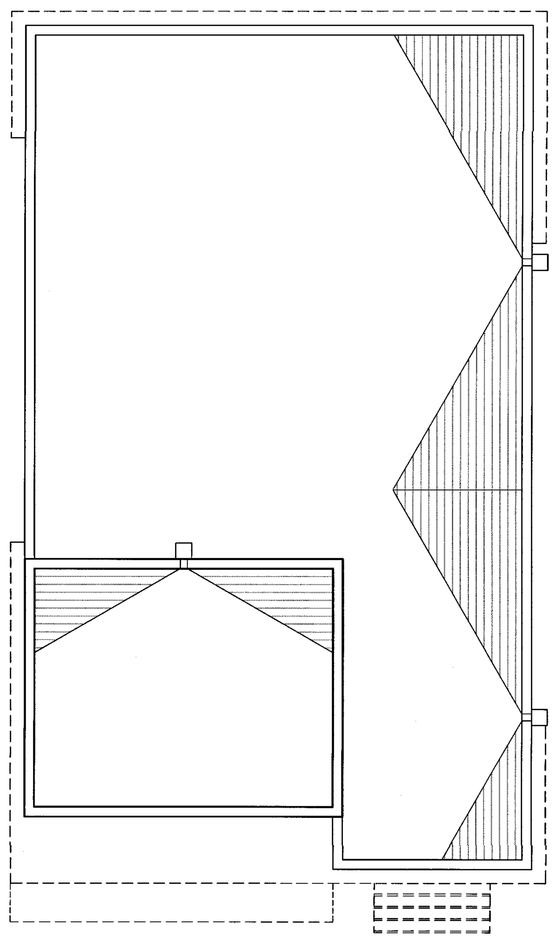
Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners
ktgy
HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

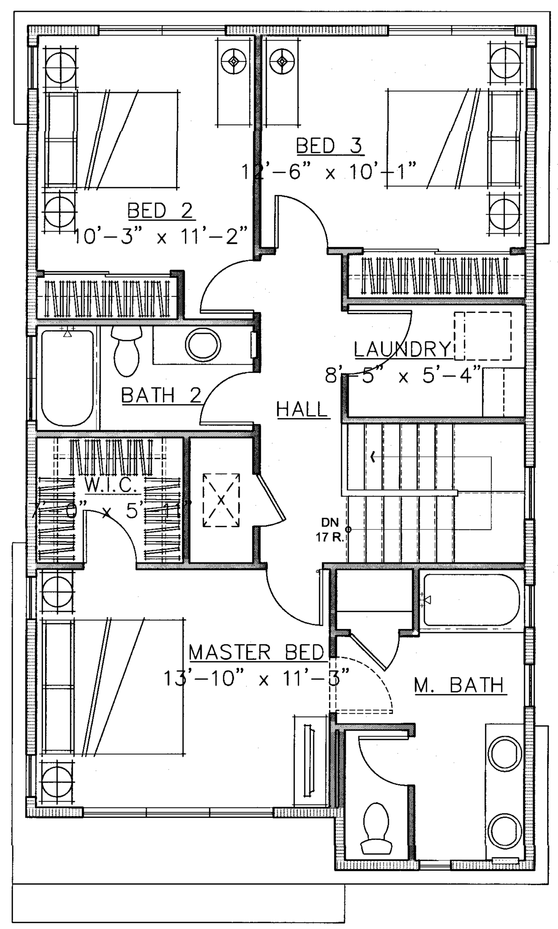
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-13.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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



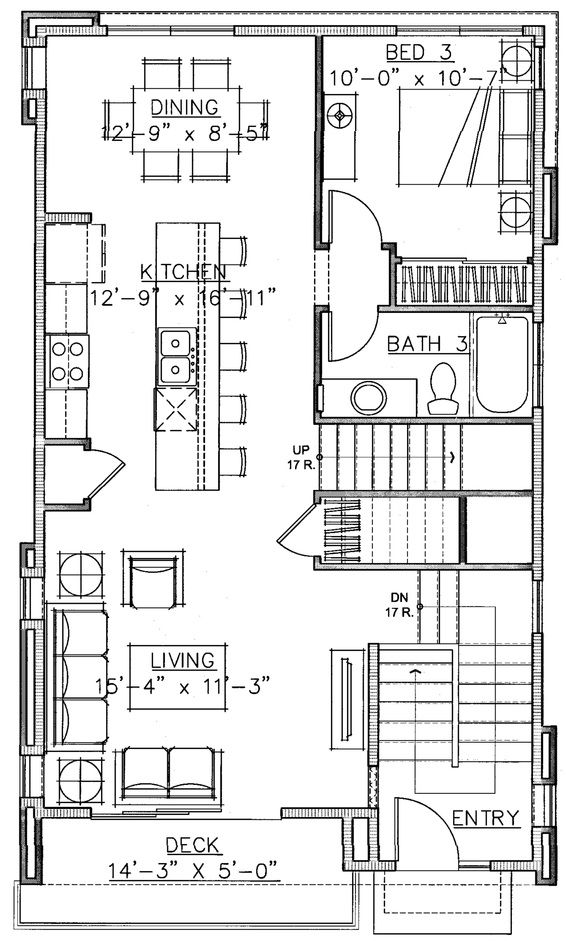
ROOF PLAN

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



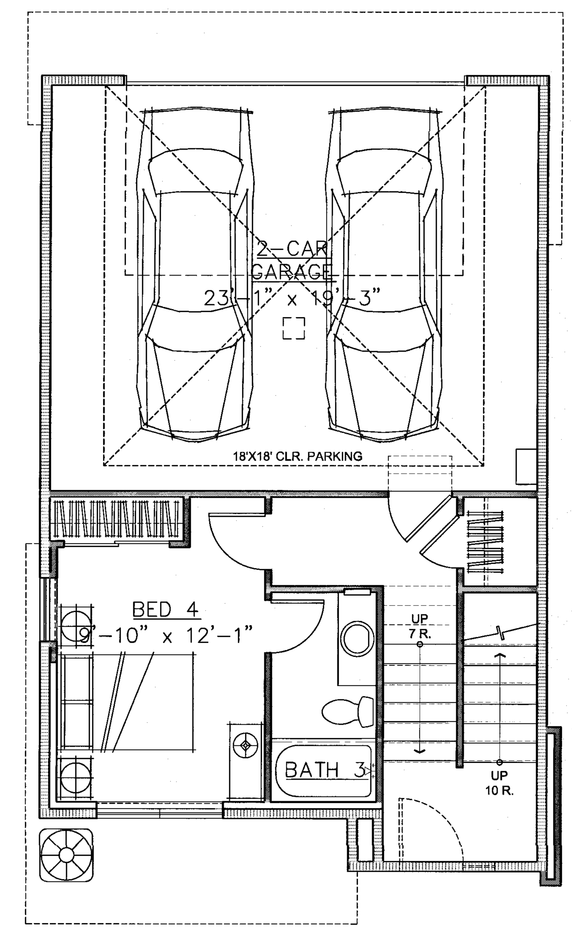
3RD LEVEL

THIRD FLOOR	864 SQ. FT.



2ND LEVEL

SECOND FLOOR	921 SQ. FT.
DECK	80 SQ. FT.



1ST LEVEL

FIRST FLOOR	393 SQ. FT.
GARAGE	472 SQ. FT.
TOTAL	2,178 SQ. FT.

Scale 0 2 4 8

PLAN 3 - ML

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

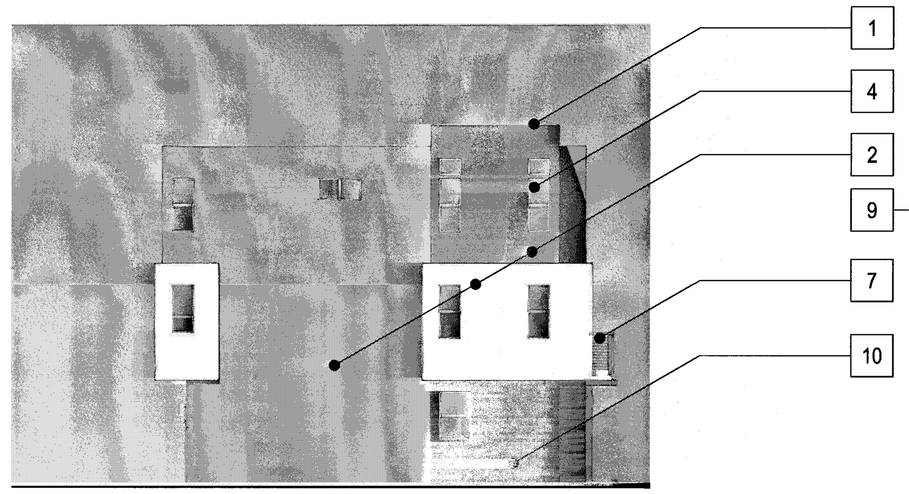
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D1506647_8-13.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

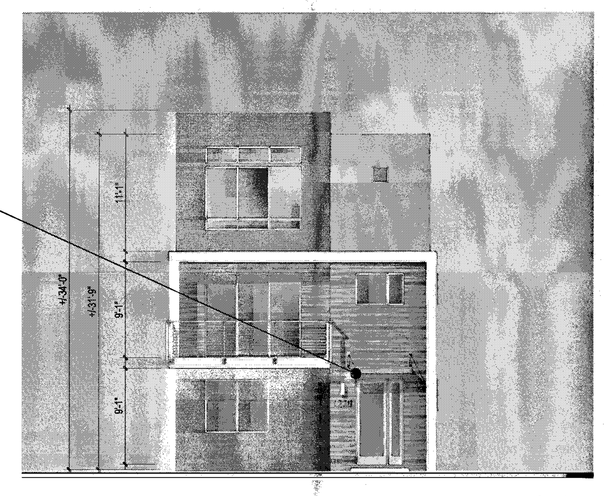
DETACHED TOWNHOMES 8-13.1

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

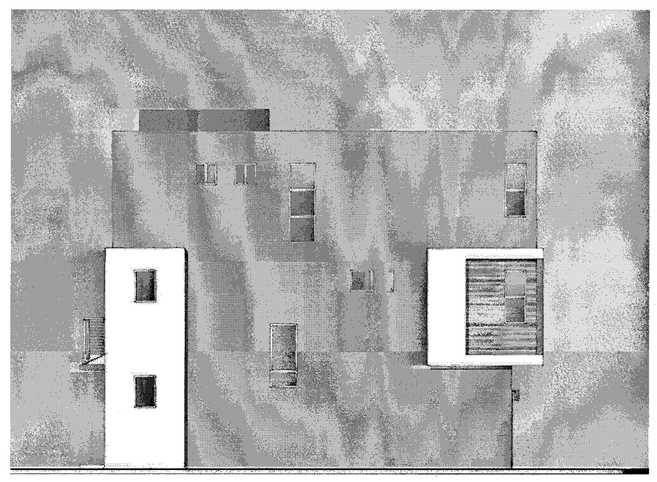
PERSPECTIVE



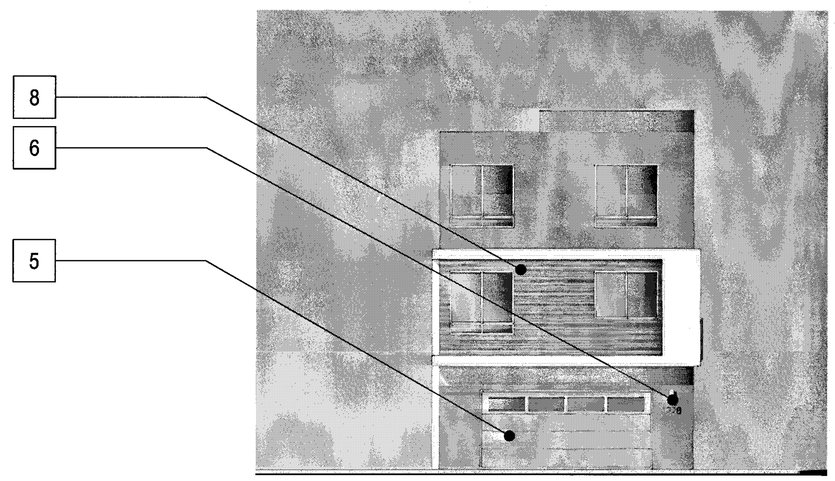
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

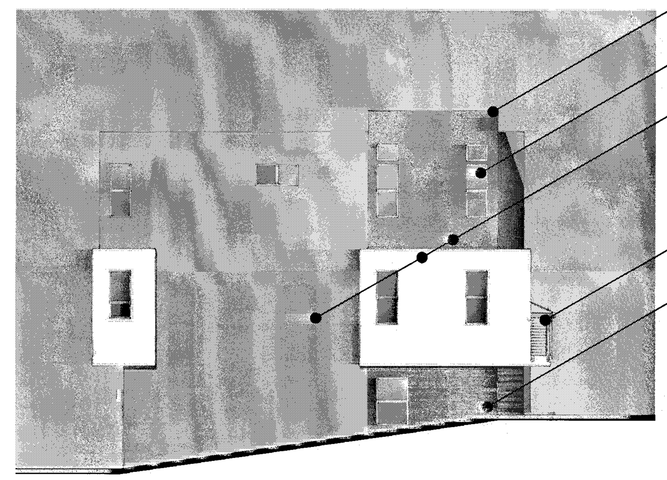
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-14.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

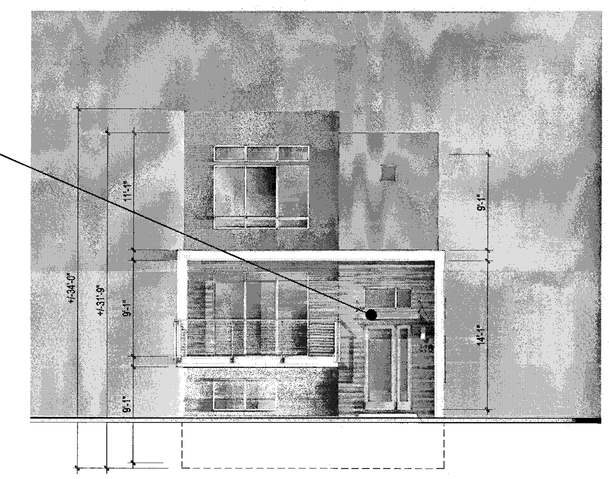
DETACHED TOWNHOMES 8 - 14.0

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

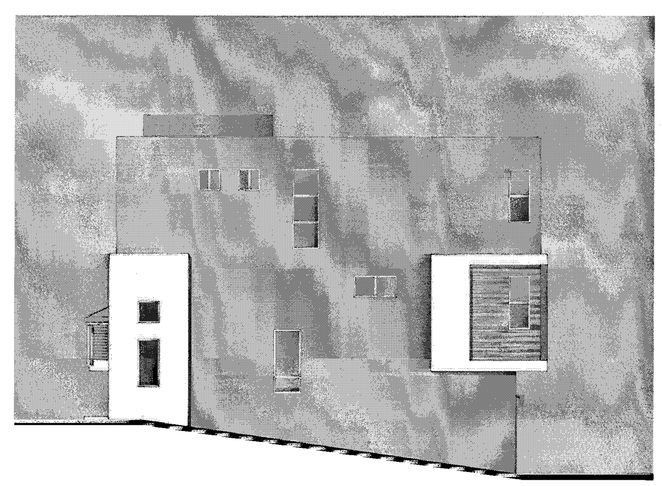
PERSPECTIVE



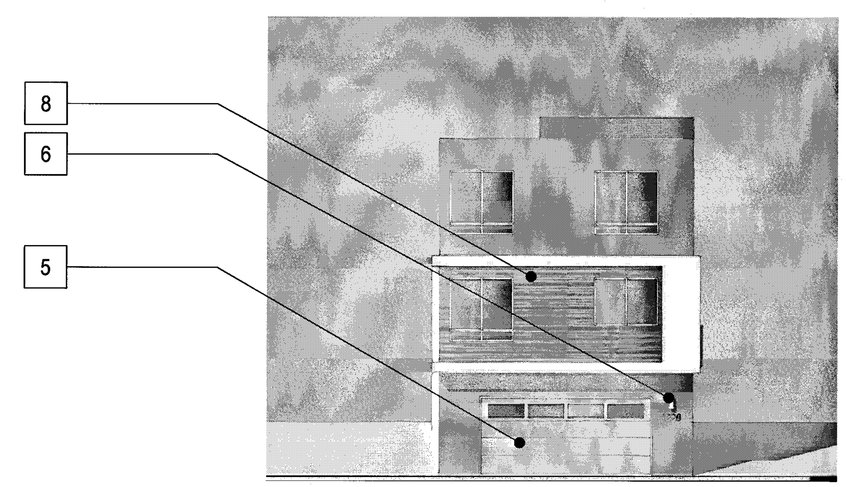
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY A - ML - 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

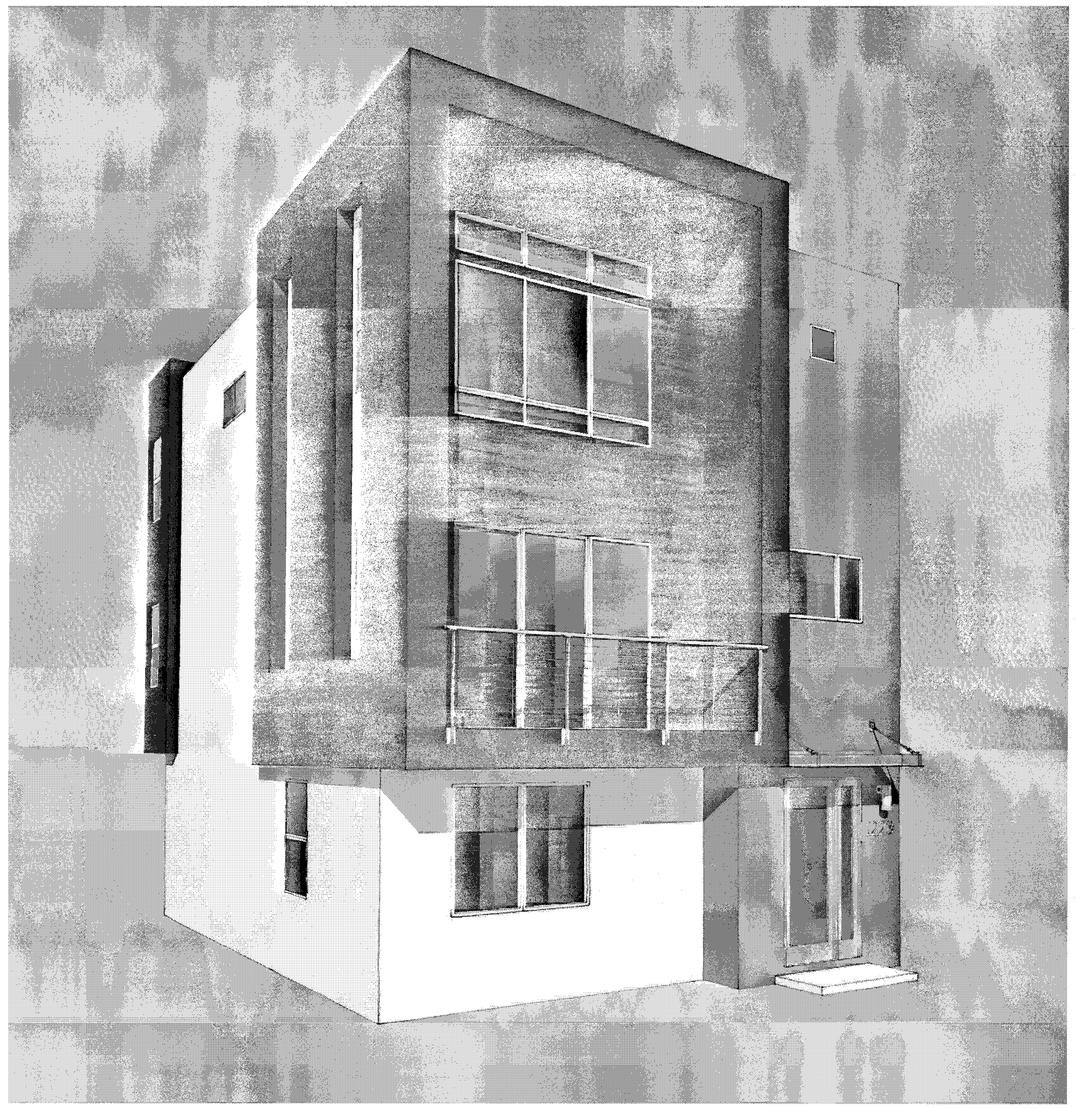
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

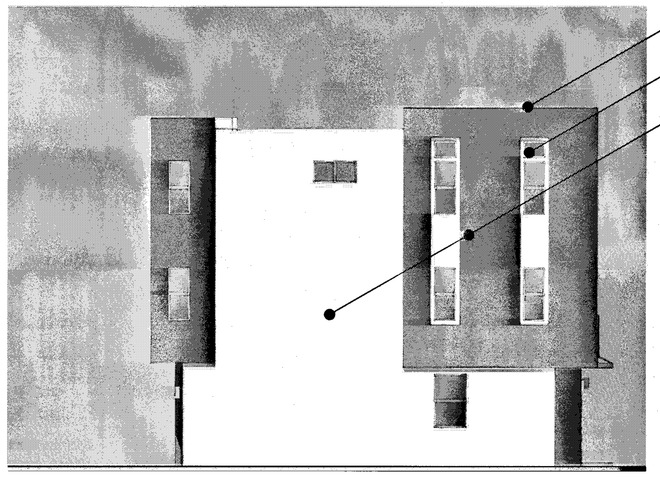
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-14.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 14.1

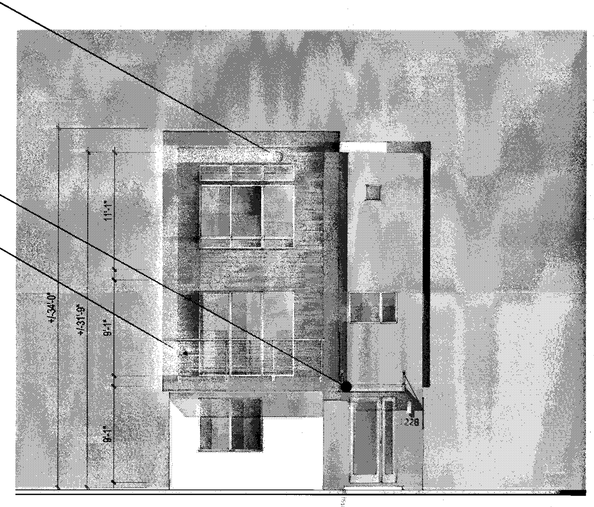
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



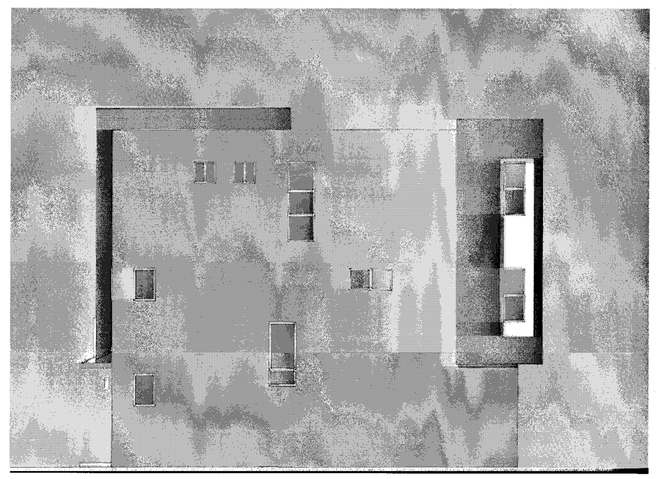
PERSPECTIVE



LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - GL - 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

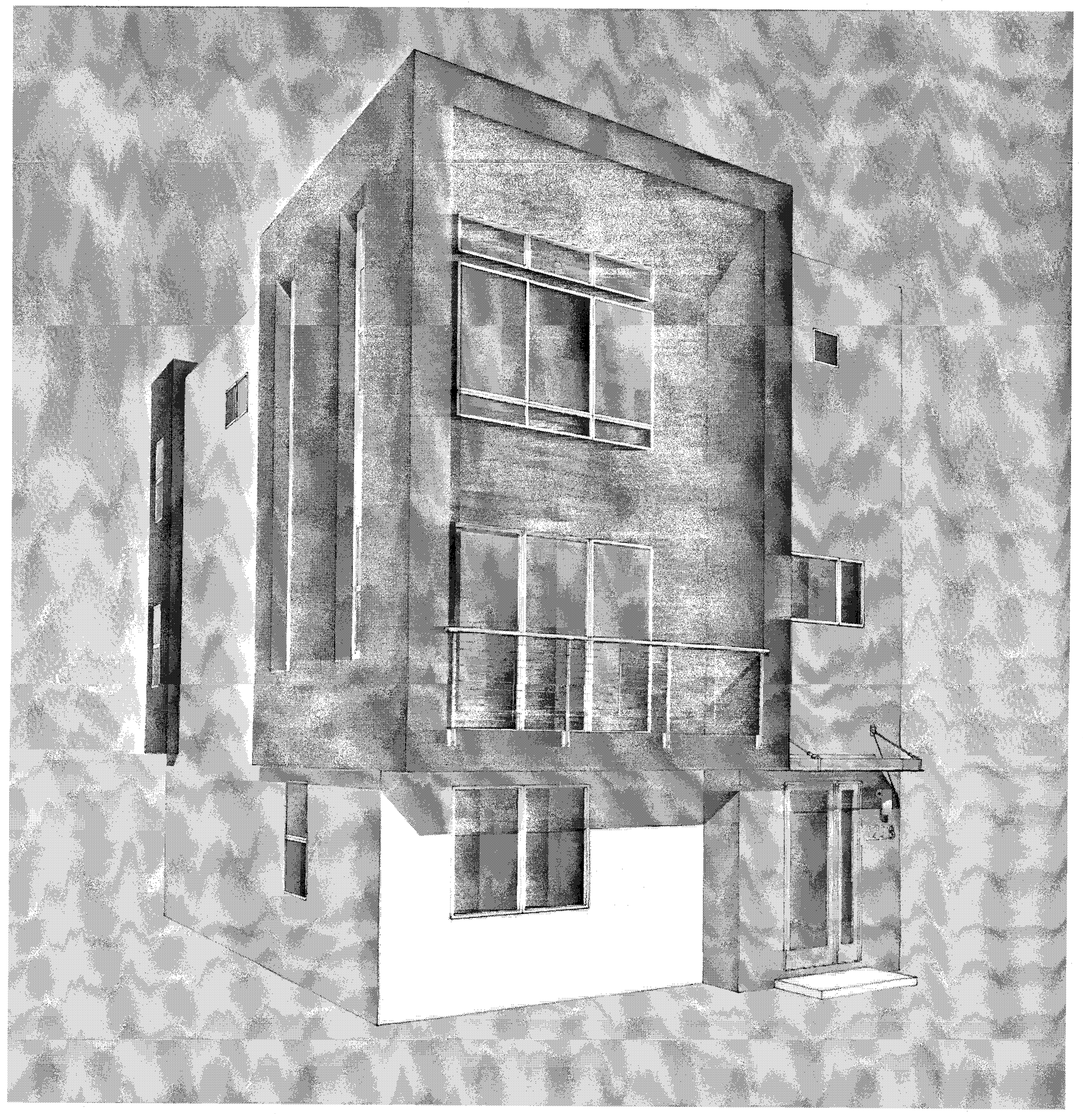
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

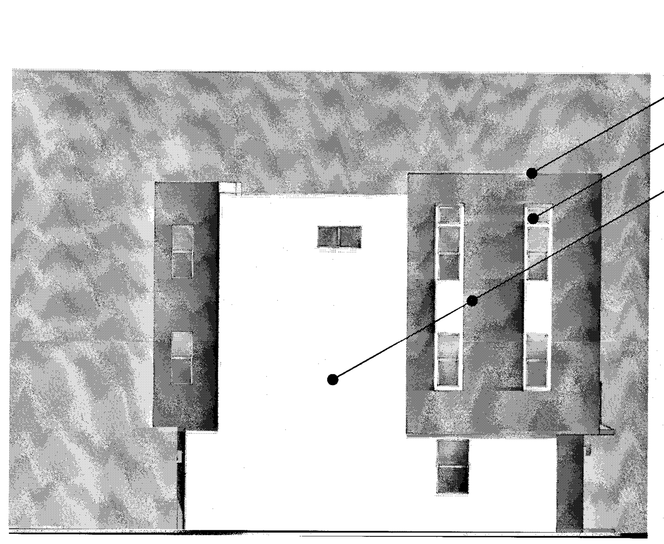
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_6-15.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 15.0

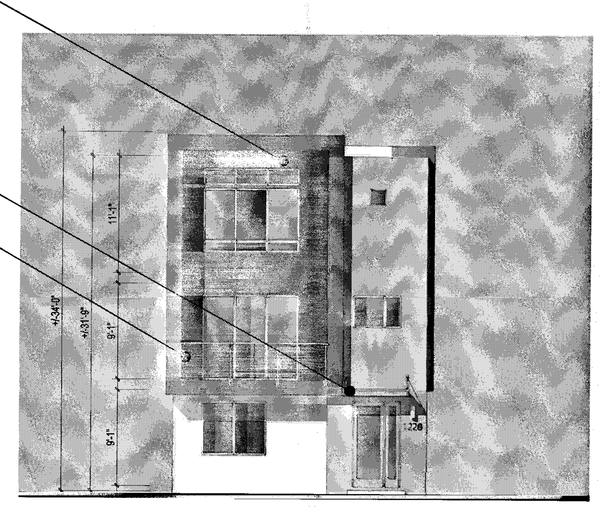
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



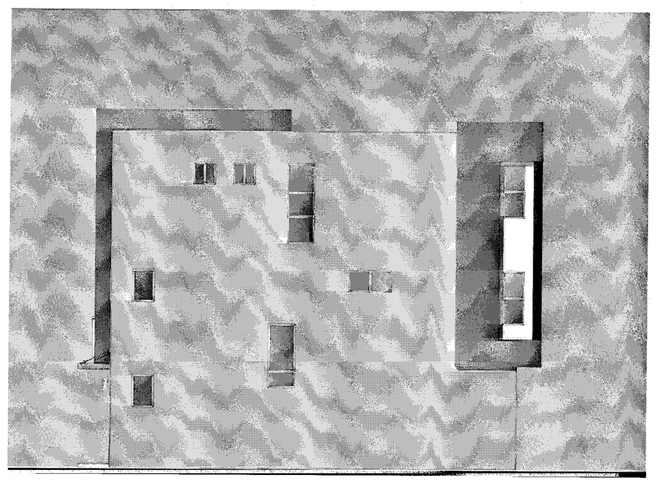
PERSPECTIVE



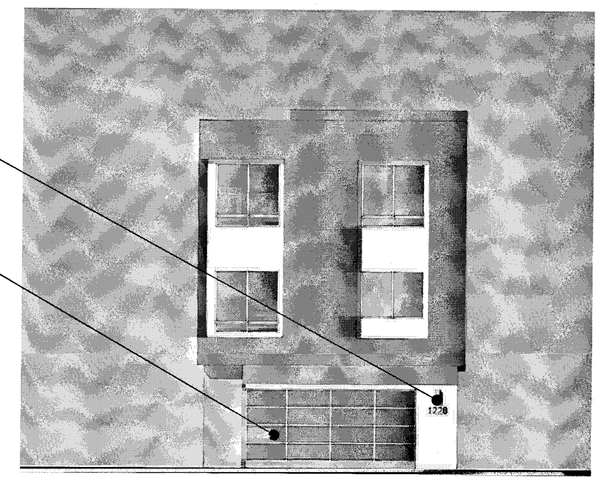
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - GL - 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

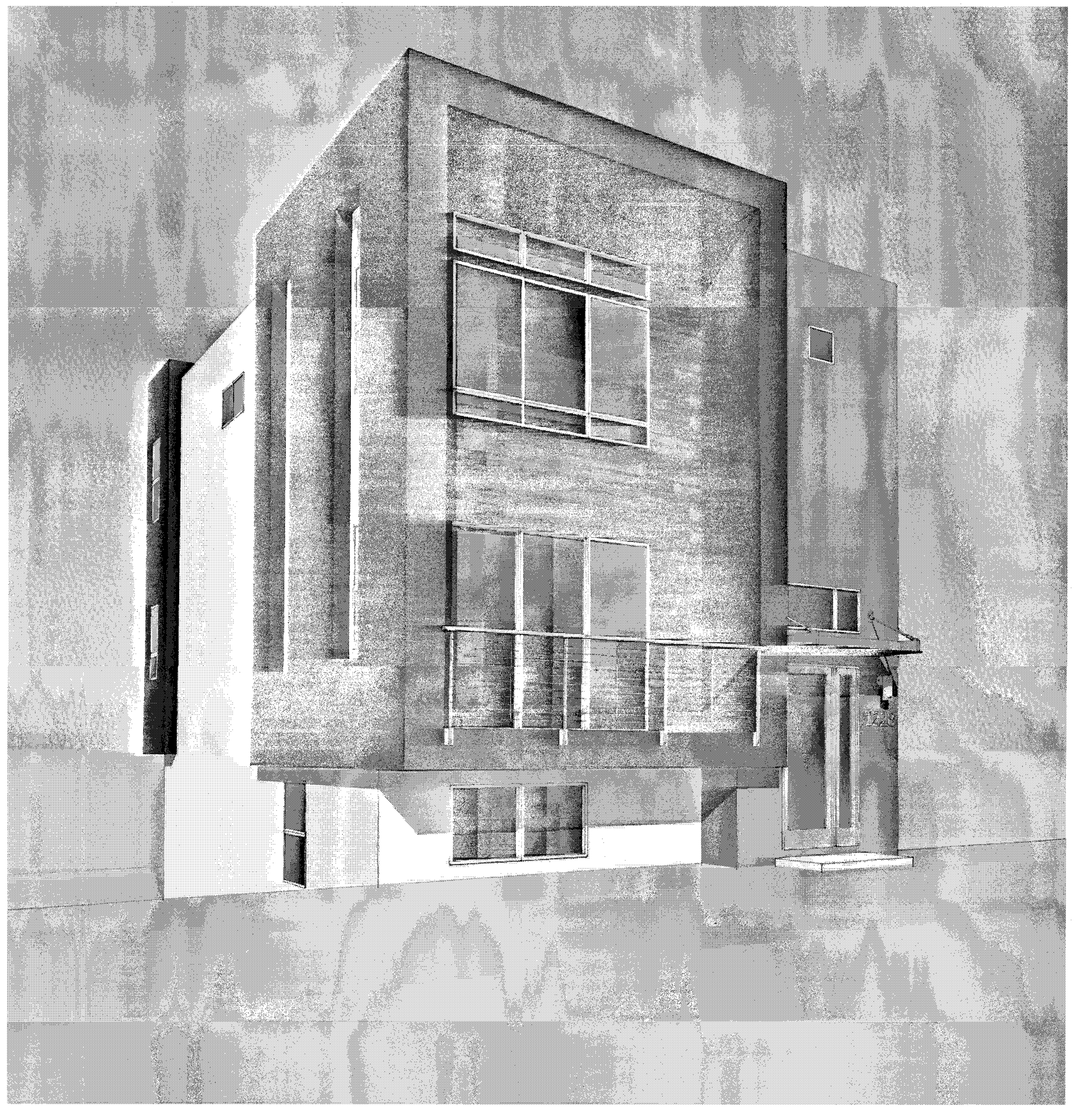
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

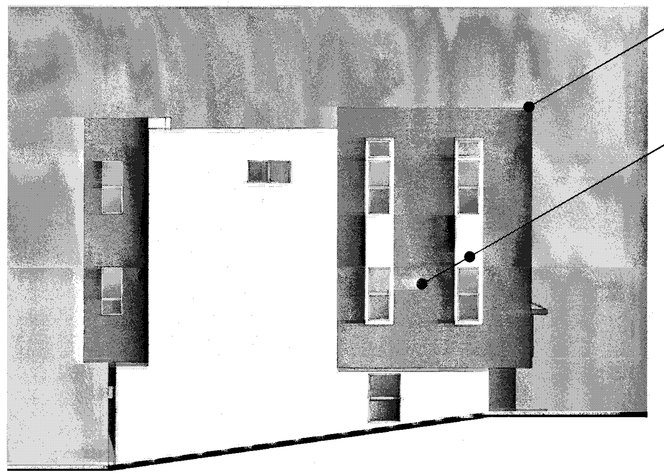
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-15.1.DWG
DESIGNED BY:	Ryan Flauta
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 15.1

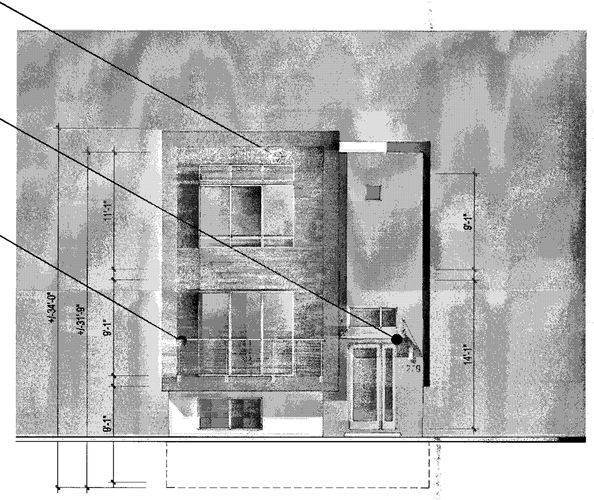
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



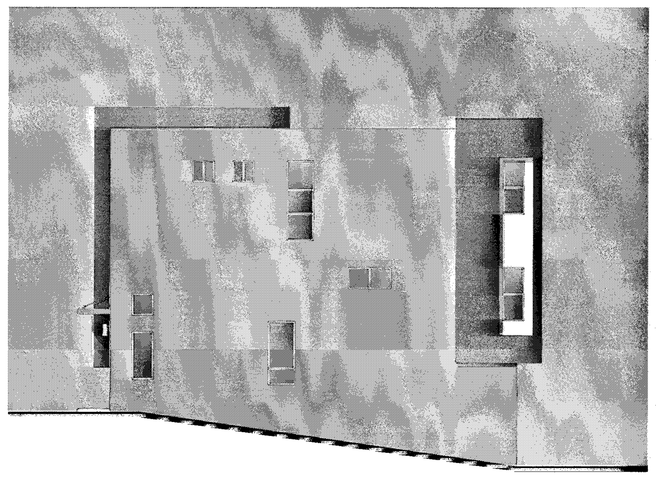
PERSPECTIVE



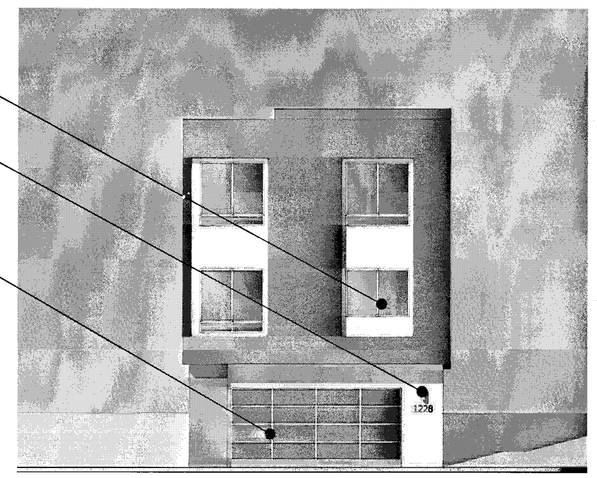
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - ML - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

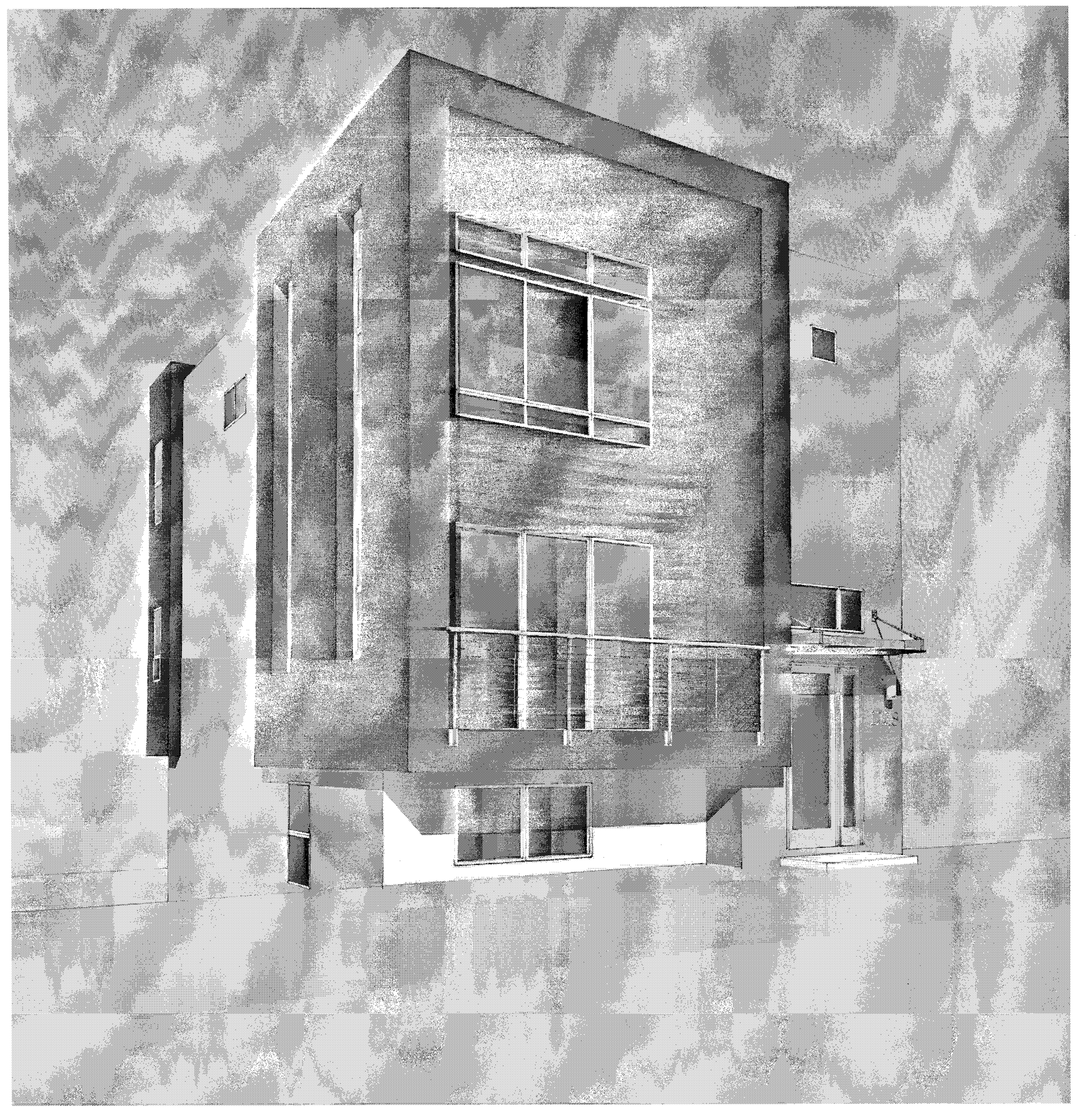
NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
△	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-15.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

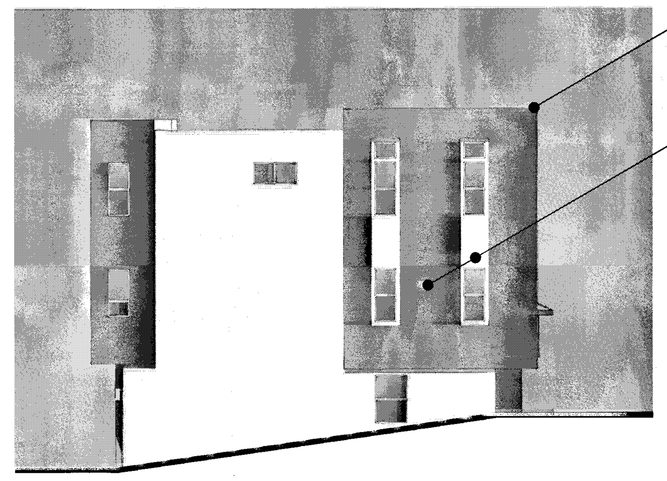
DETACHED TOWNHOMES 8 - 15.2

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

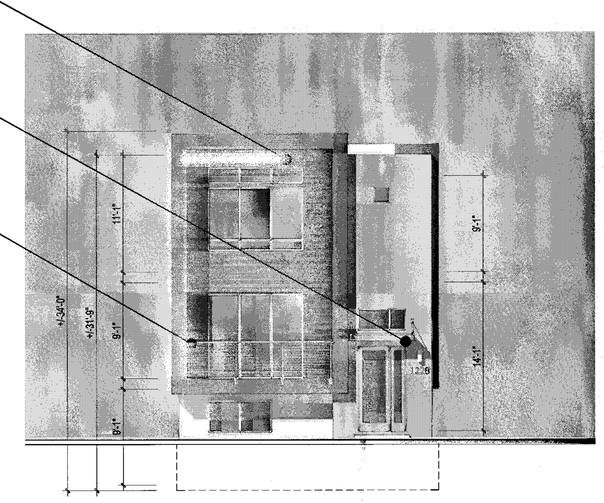
Date:



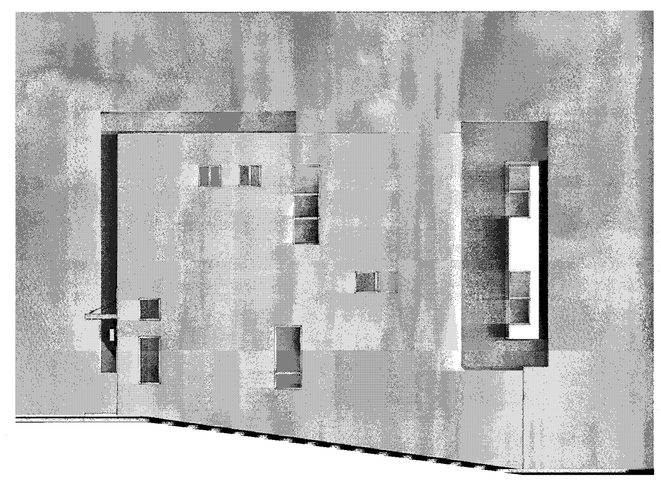
PERSPECTIVE



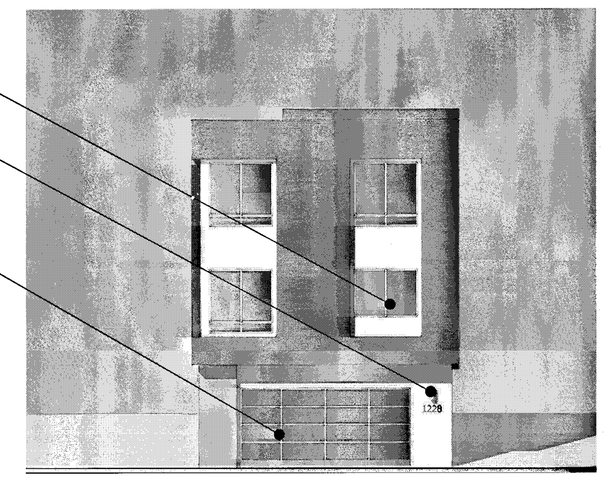
LEFT



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
10. CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY B - ML - 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

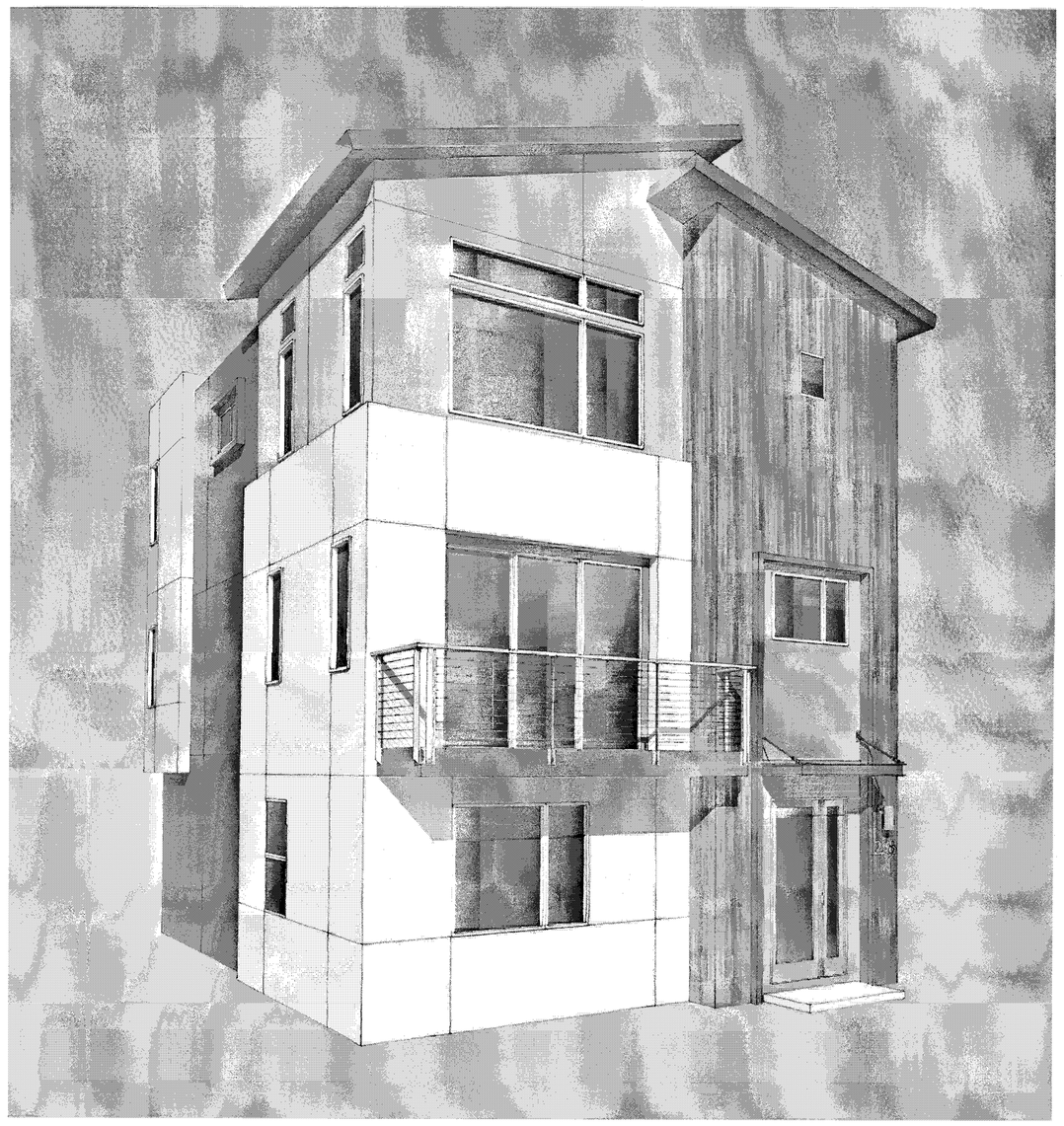
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-15.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

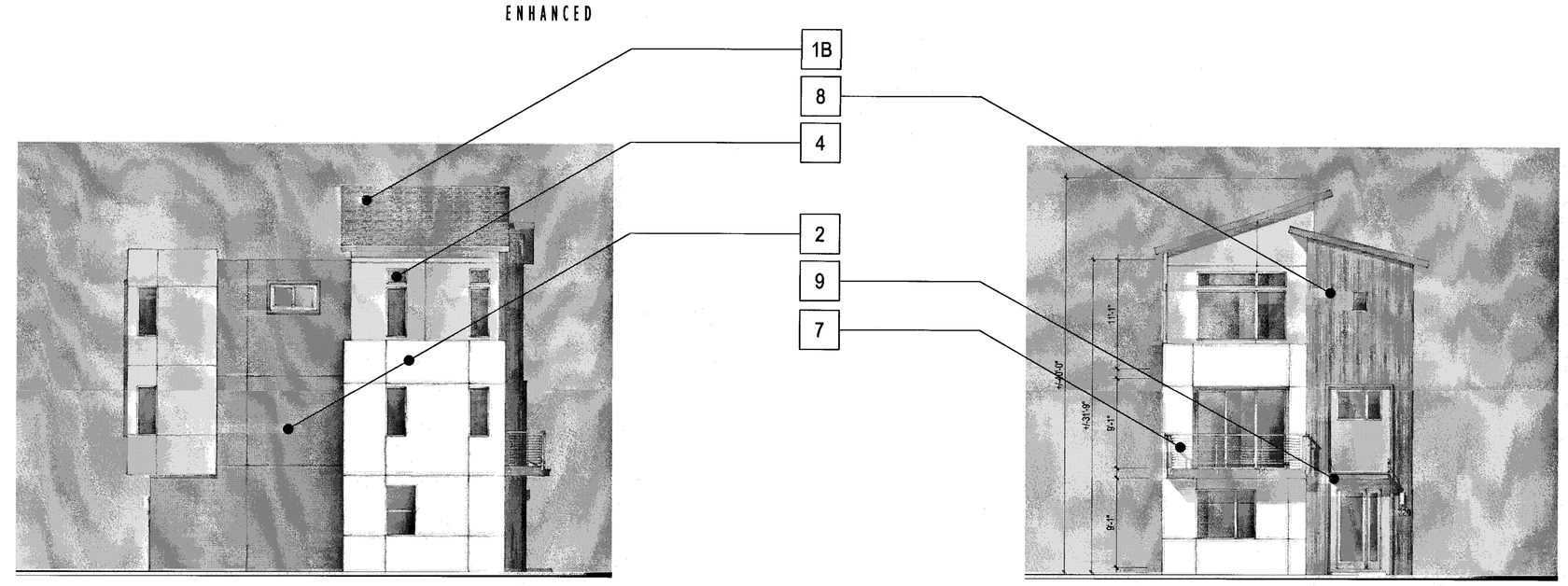
DETACHED TOWNHOMES 8 - 15.3

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



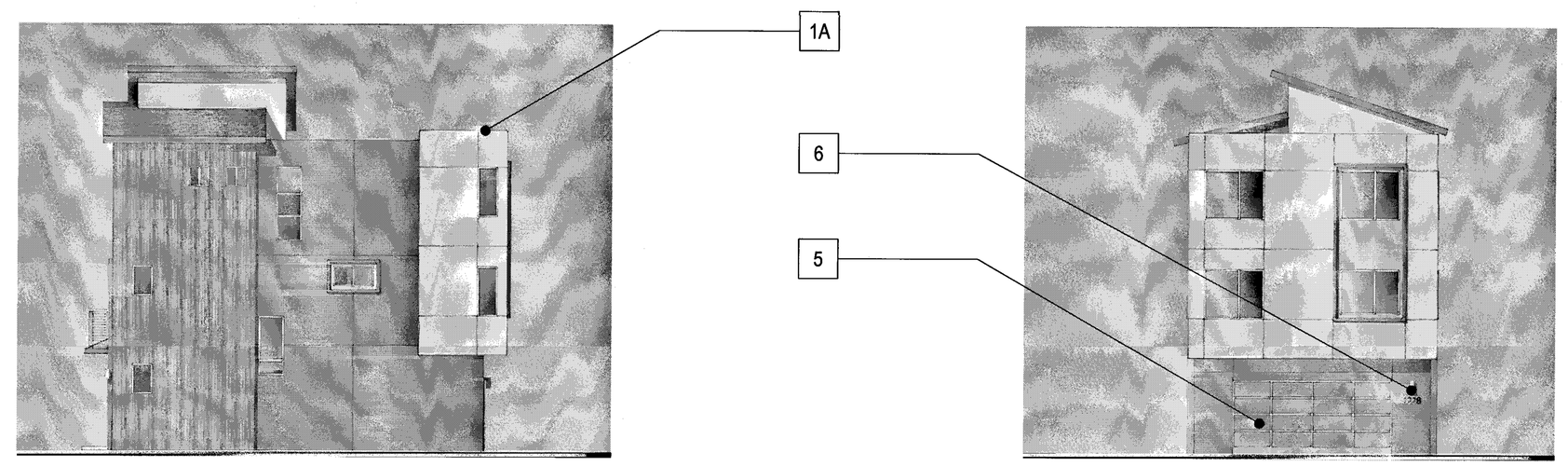
PERSPECTIVE

ENHANCED



LEFT

FRONT



RIGHT

BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY C - GL - COLOR OPTION 1

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

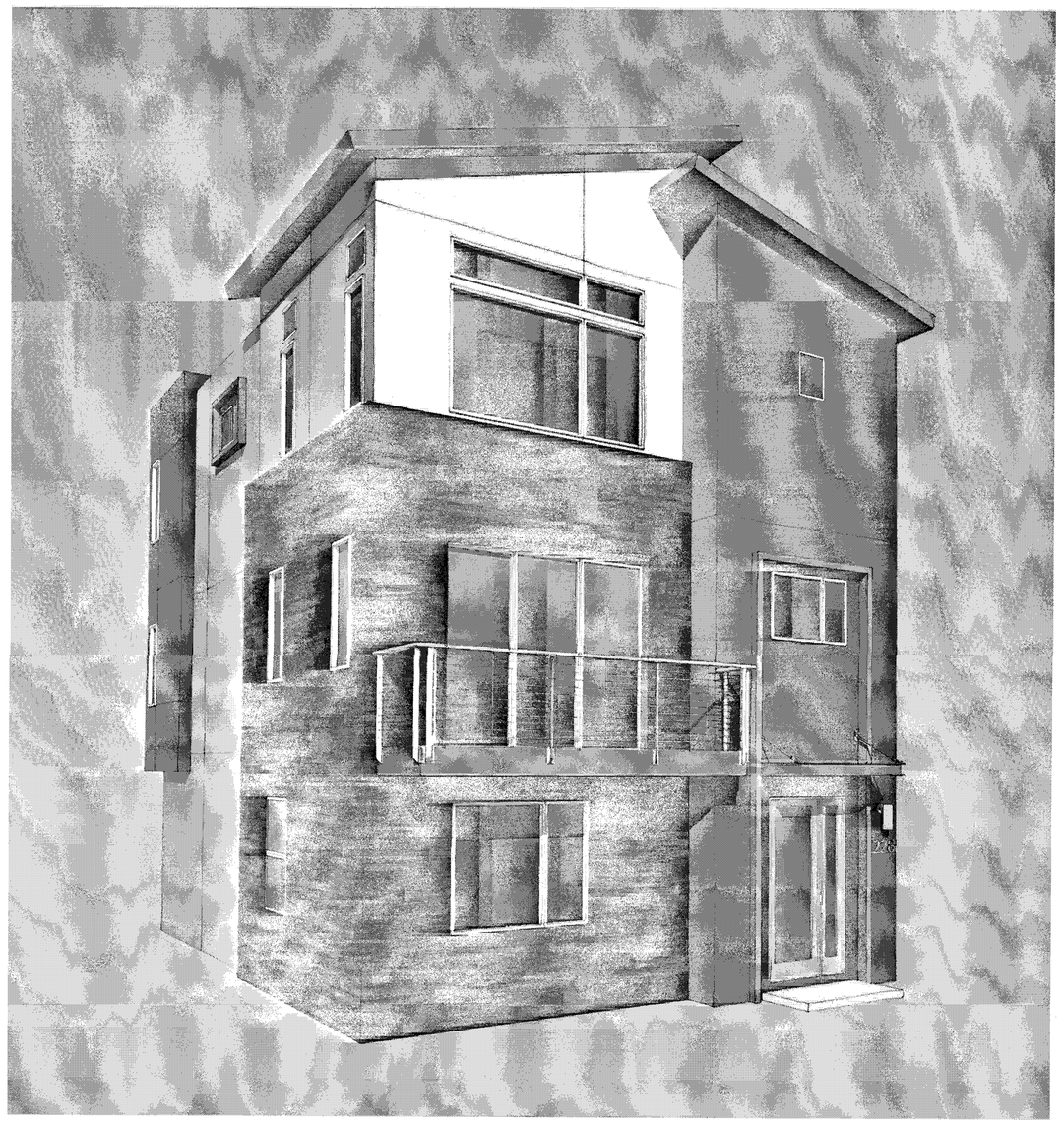
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

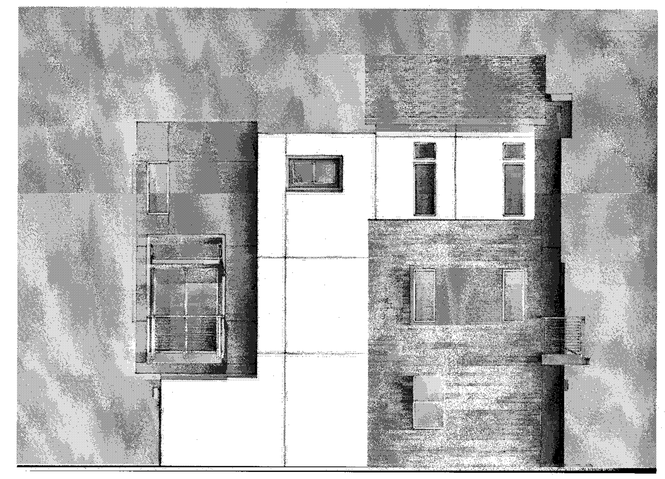
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-16.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 16.0

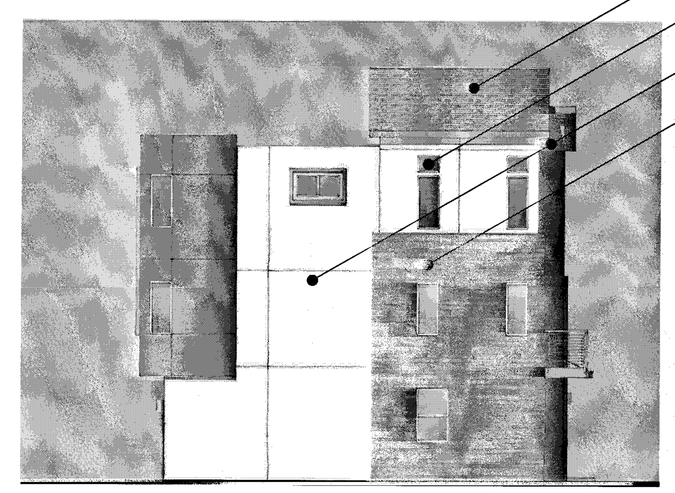
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



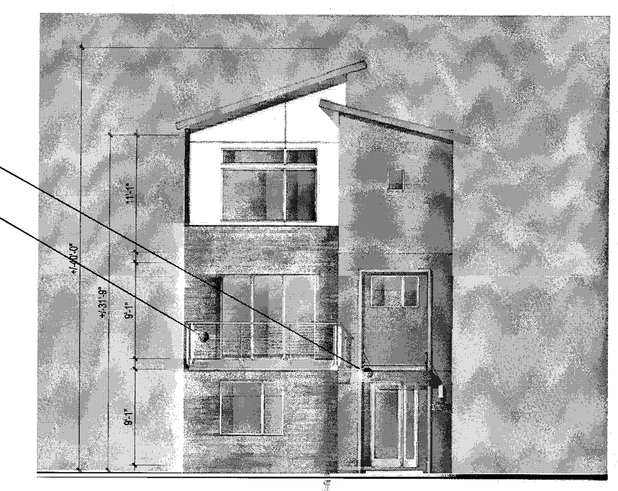
PERSPECTIVE



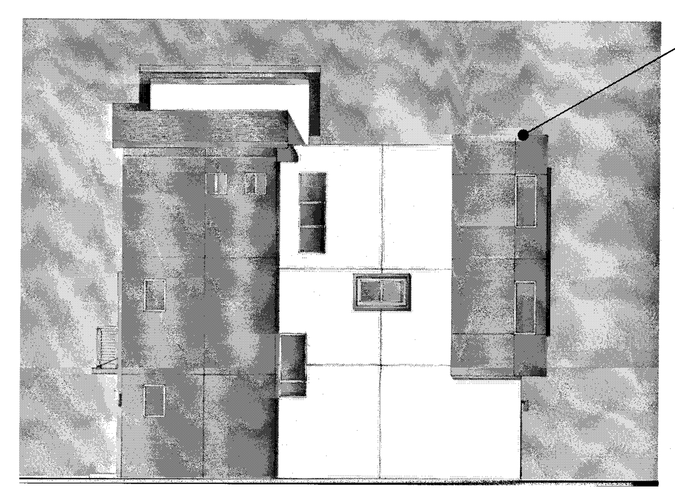
ENHANCED



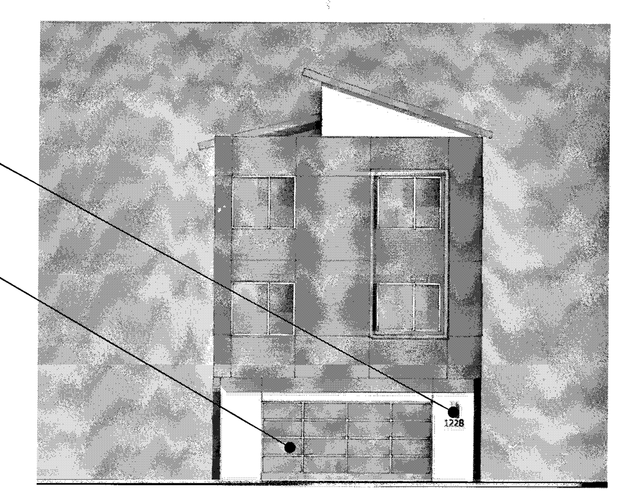
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY C - GL - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

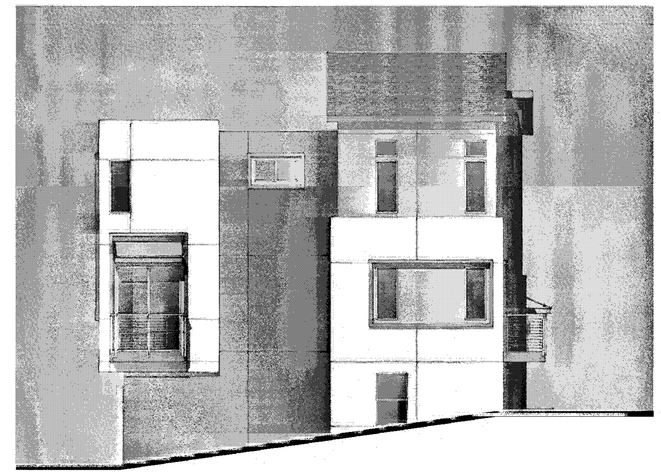
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-16.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

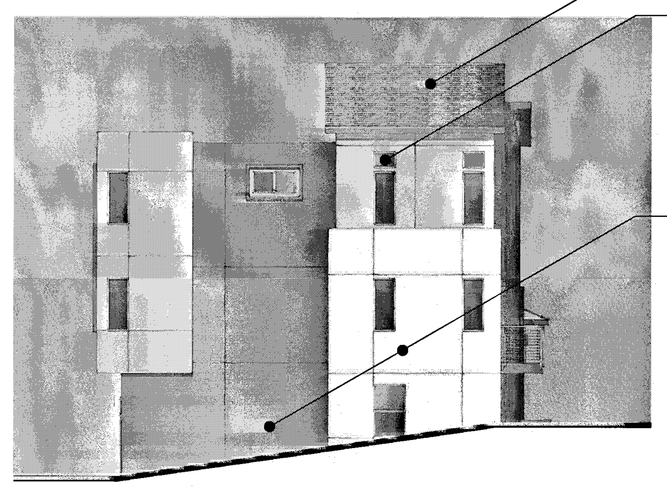
DETACHED TOWNHOMES 8 - 16.1

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

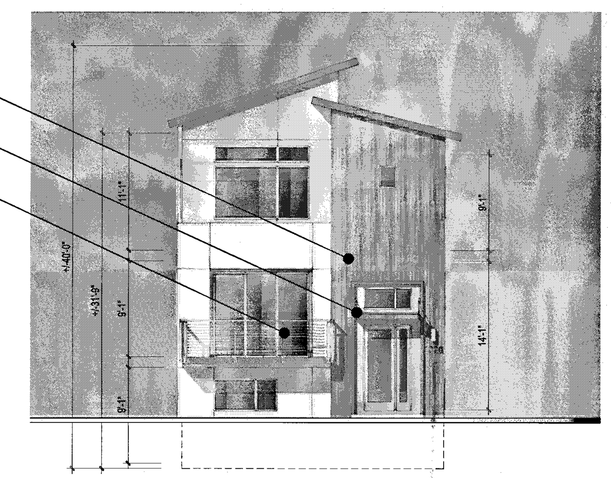
PERSPECTIVE



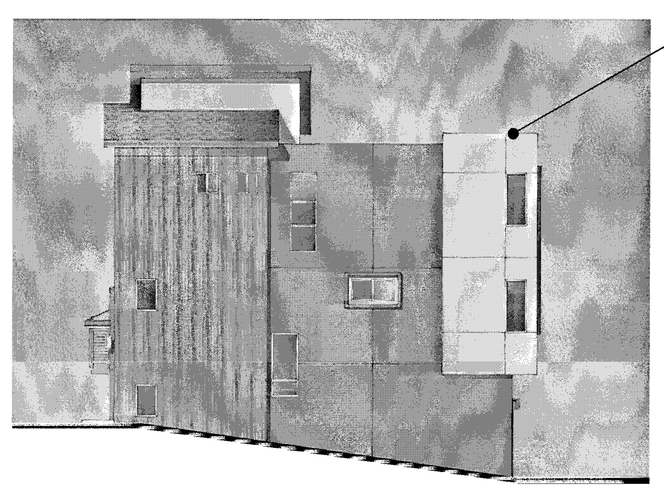
ENHANCED



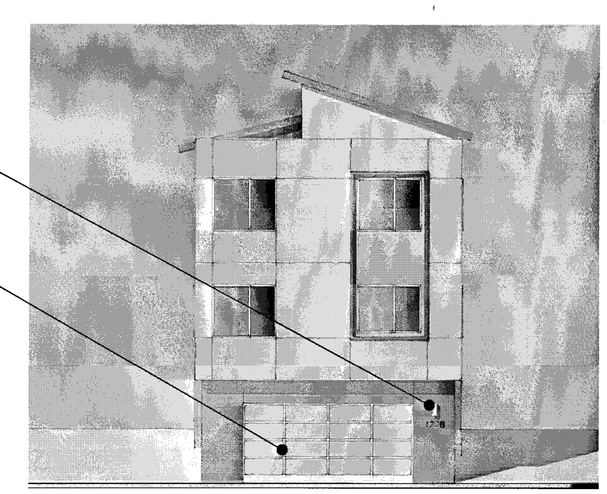
LEFT



FRONT



RIGHT



BACK

1B
4
8
9
7
2
1A
6
5

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY C - ML - 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

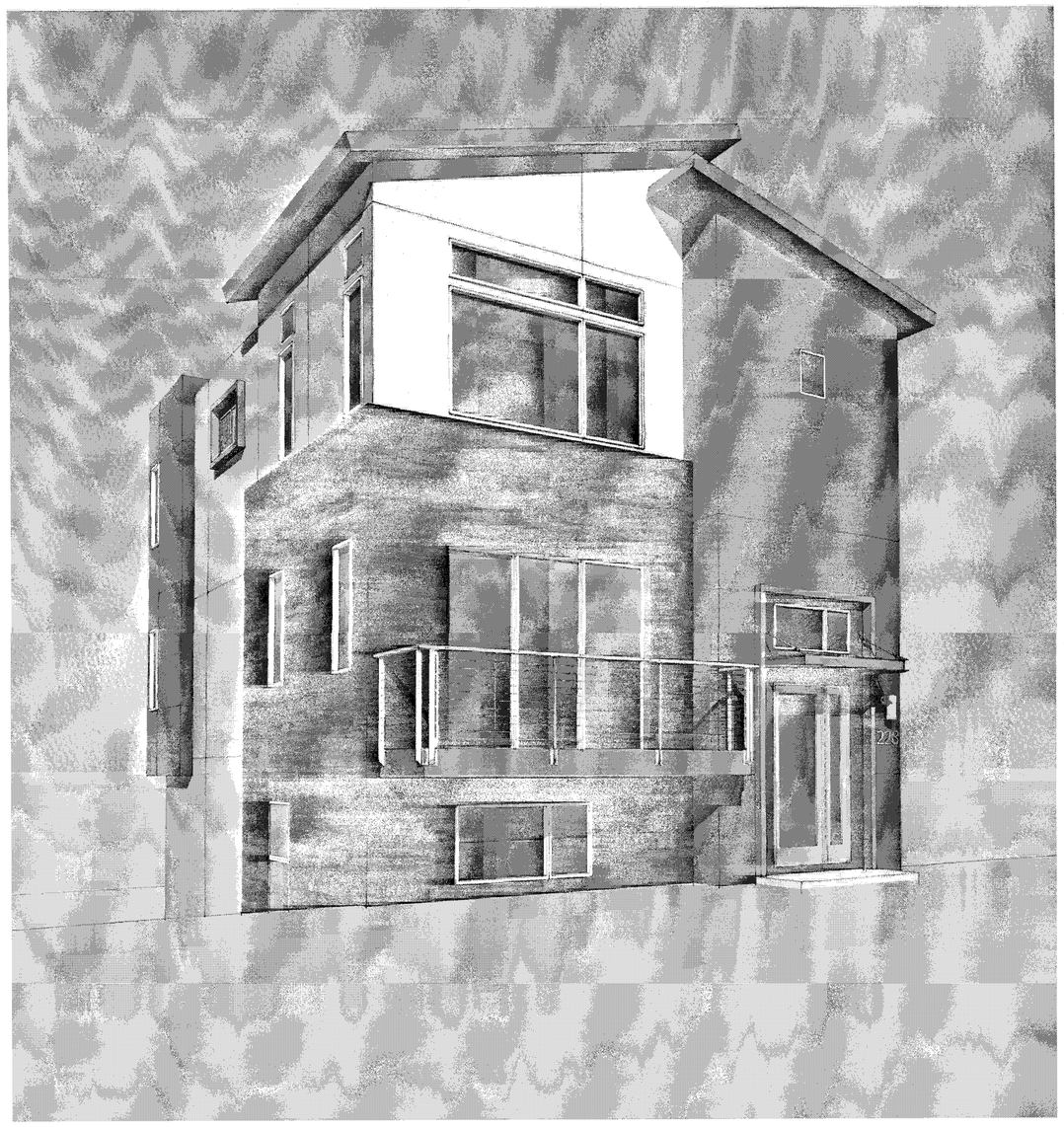
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-16.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

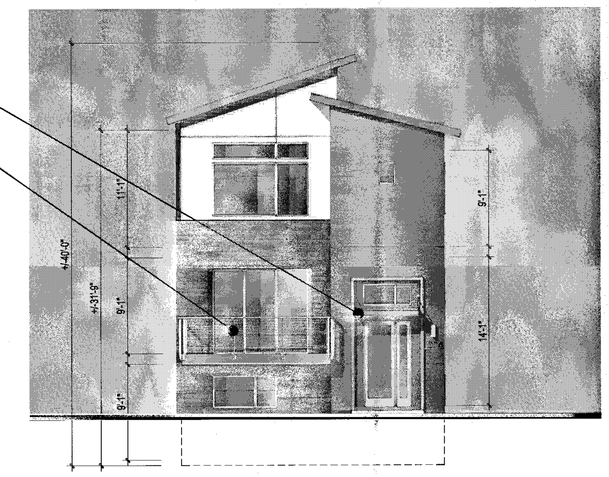
DETACHED TOWNHOMES 8 - 16.2

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

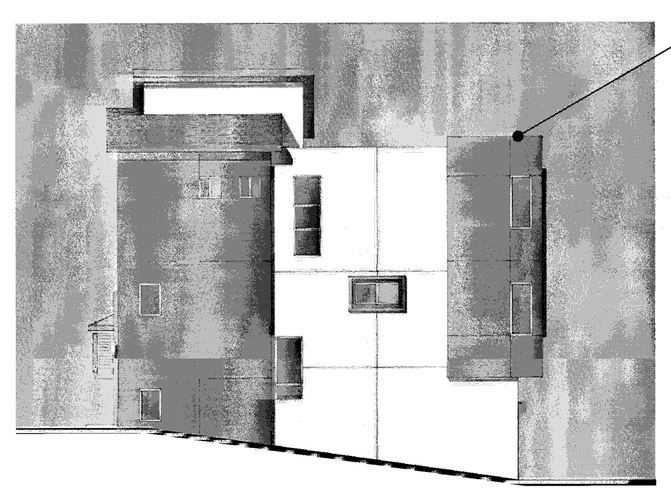


PERSPECTIVE

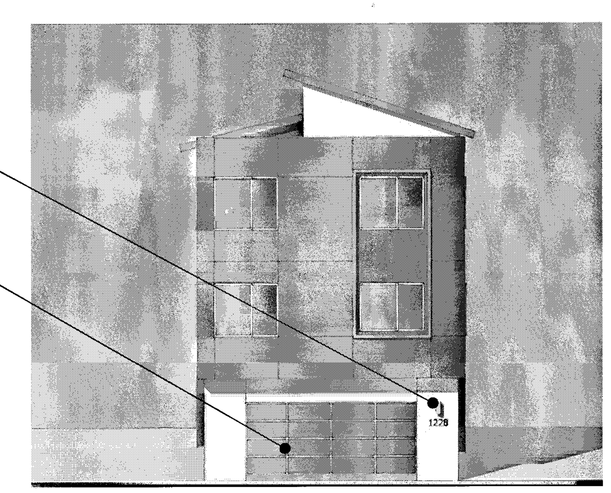
LEFT



FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 CONTEMPORARY C - ML - COLOR OPTION 2

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | kt gy | HMH ca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

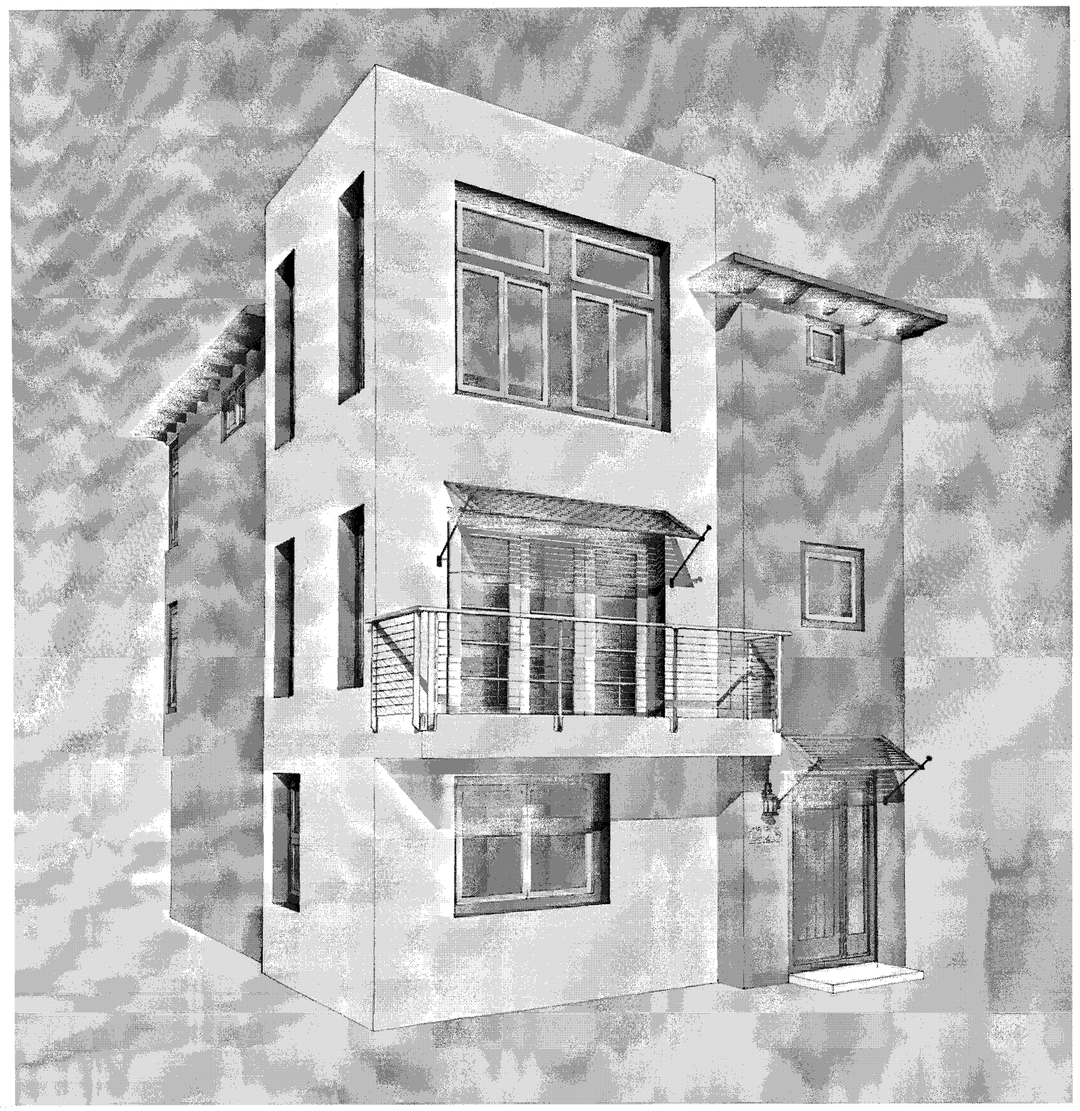
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

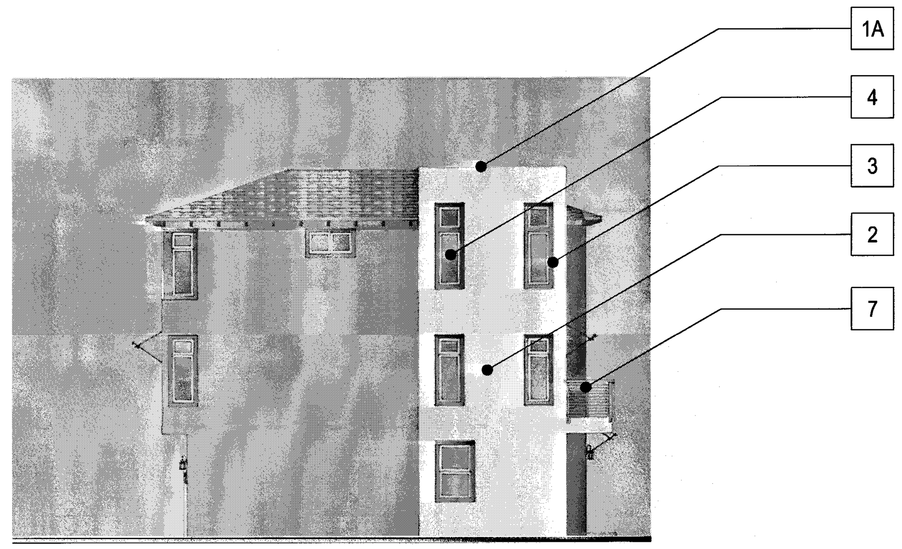
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-16.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 16.3

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

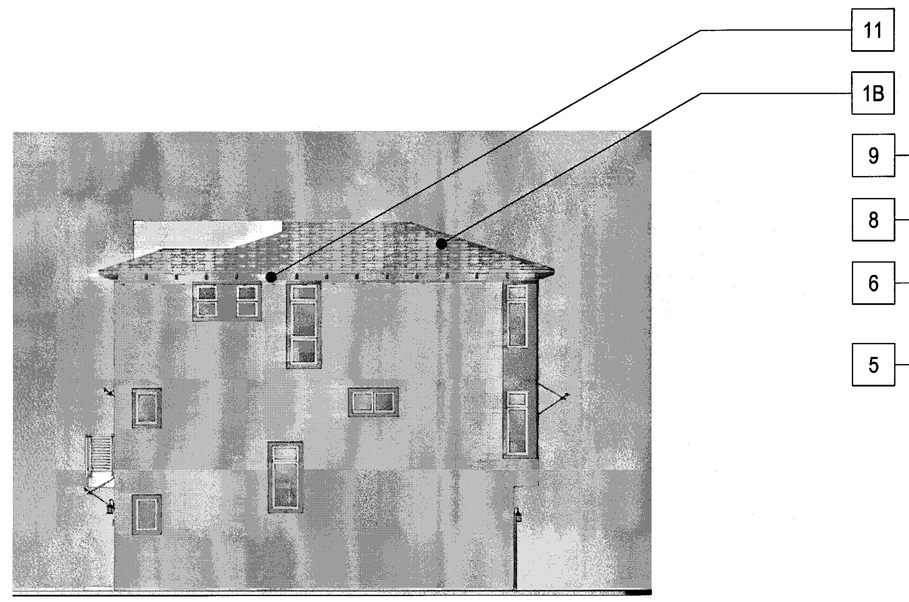


PERSPECTIVE

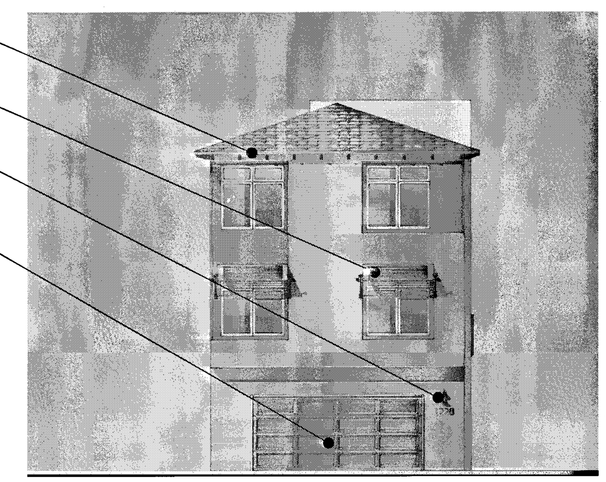


LEFT

FRONT



RIGHT



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

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - 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

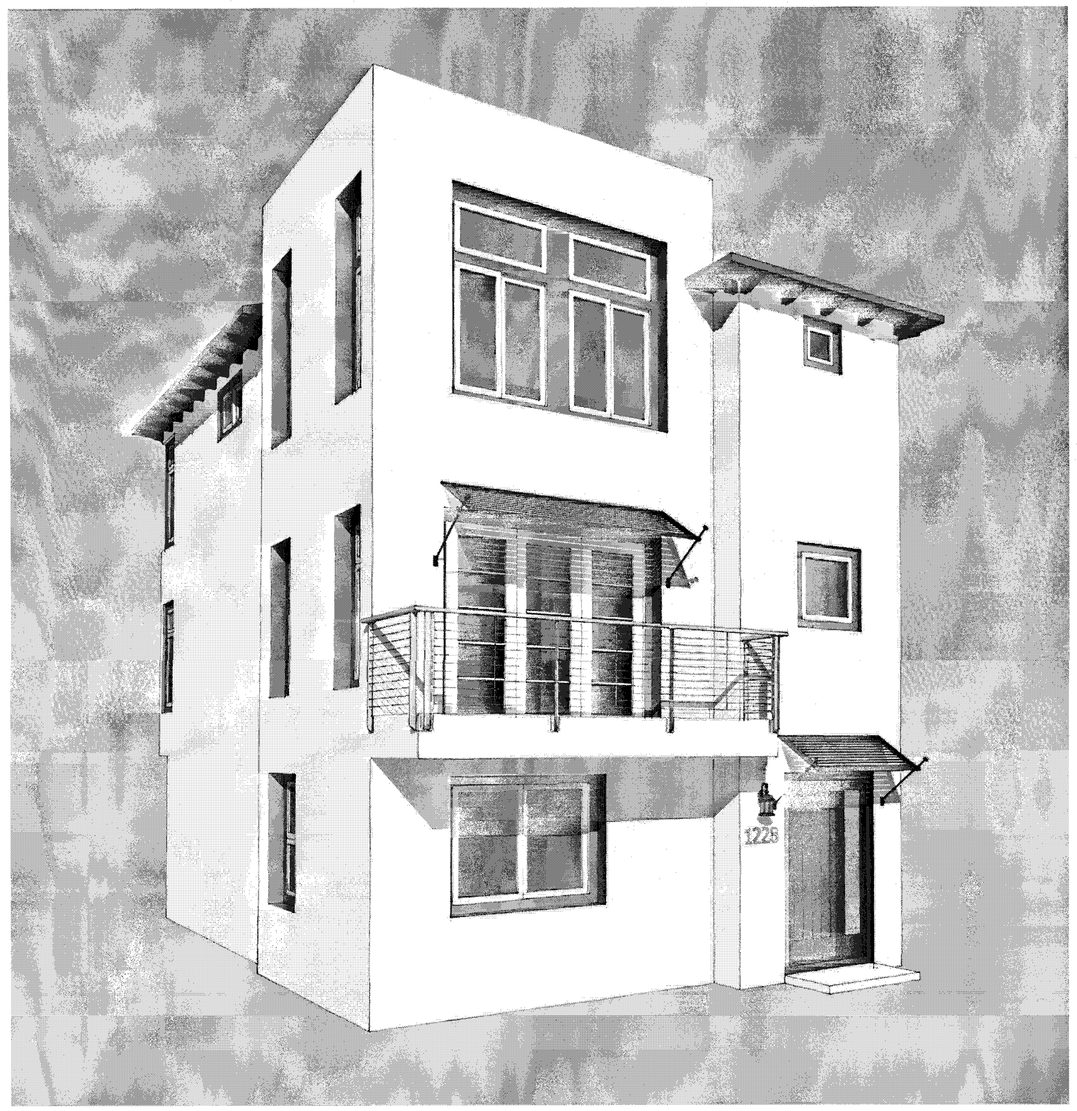
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-17.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

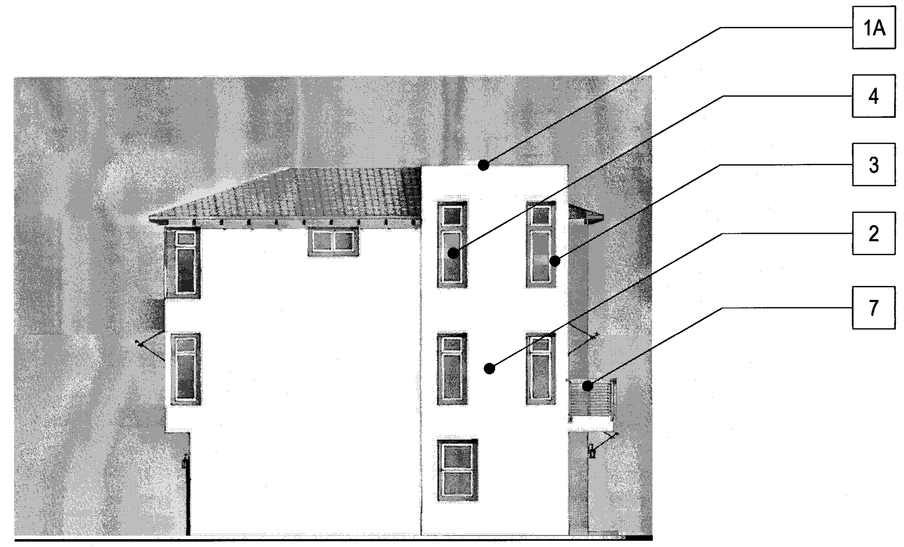
DETACHED TOWNHOMES 8 - 17.0

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



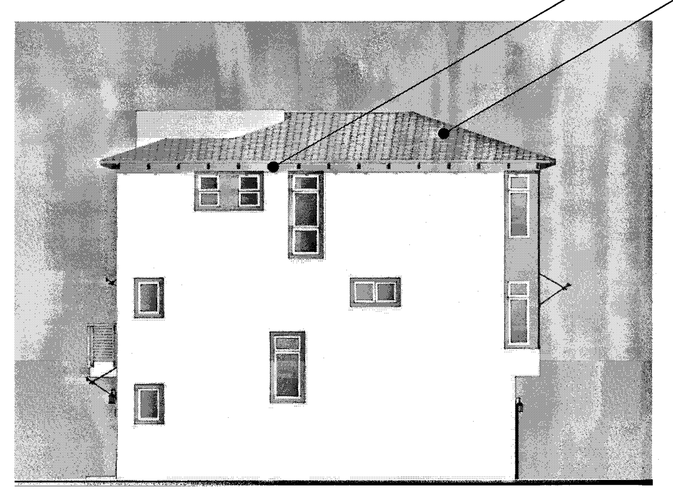
PERSPECTIVE

ENHANCED

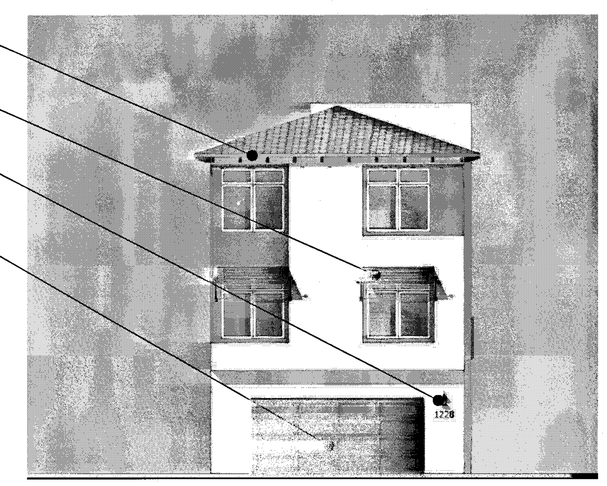


LEFT

FRONT



RIGHT



BACK

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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 CONCRETE BLOCK VENEER

Scale 0 4 8 16

PLAN 3 TRANSITIONAL - GL - 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

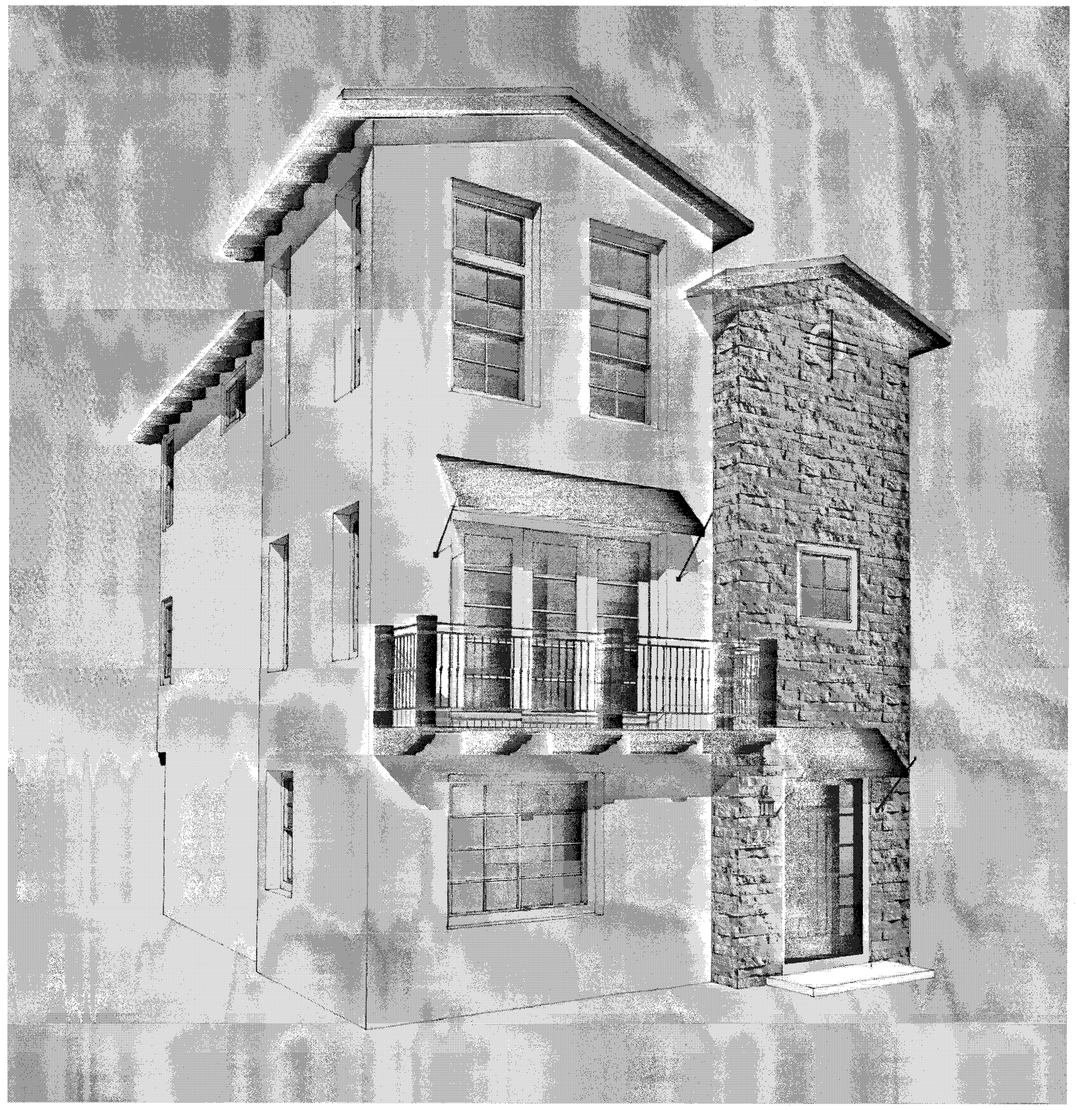
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

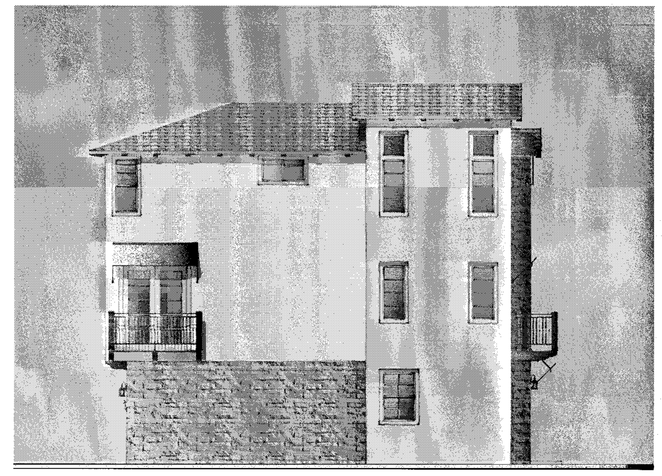
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-17.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 17.1

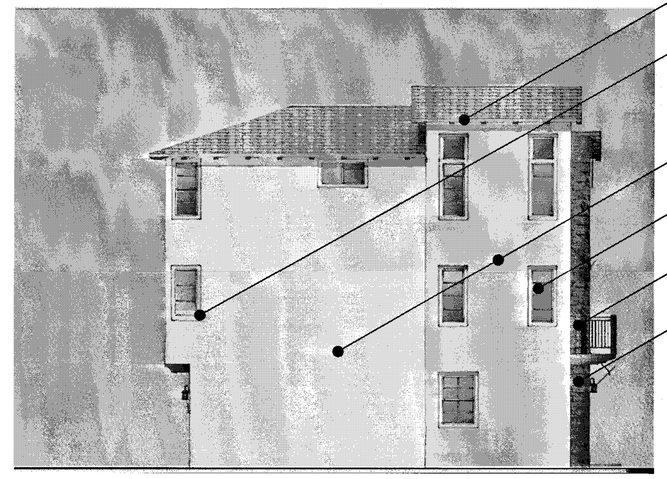
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



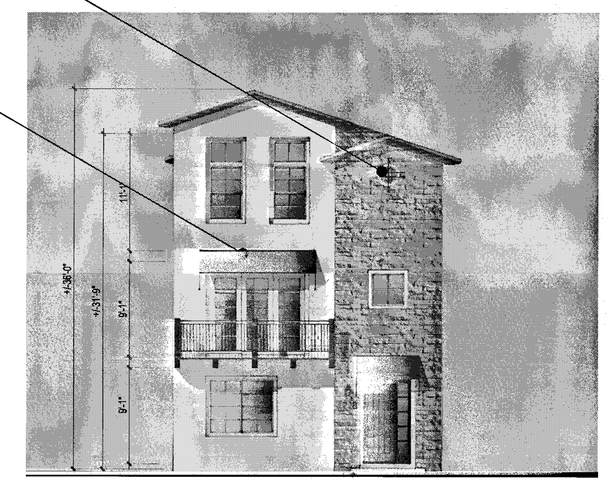
PERSPECTIVE



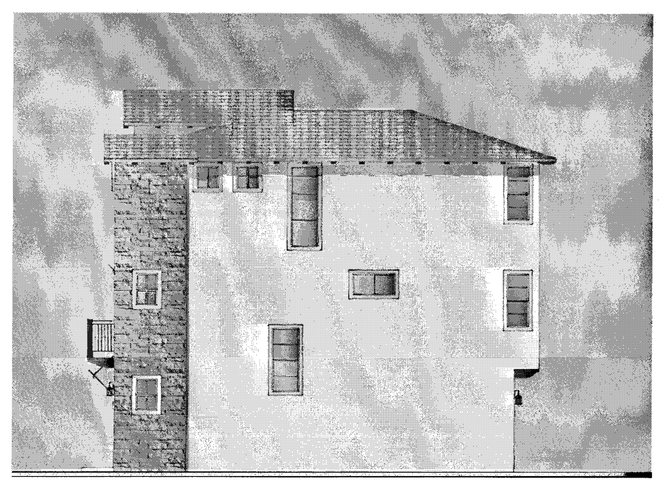
ENHANCED



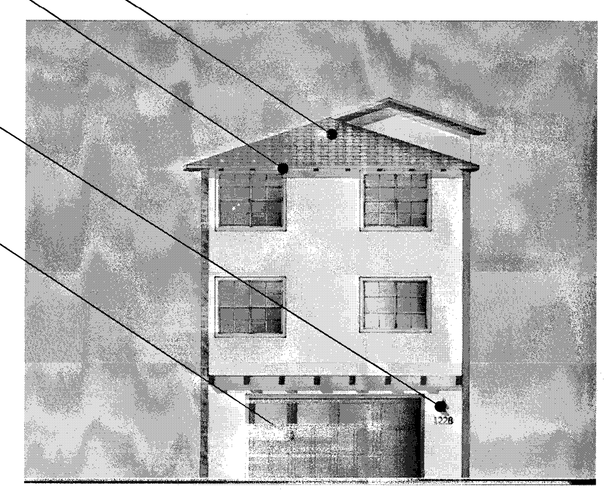
LEFT



FRONT



RIGHT



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

Scale 0 4 8 16

PLAN 3 MEDITERRANEAN - GL - COLOR OPTION 2

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_8-18.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

DETACHED TOWNHOMES 8 - 18.0

COMMUNICATIONS HILL
San Jose, California

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

STREETSCENE PERSPECTIVE

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

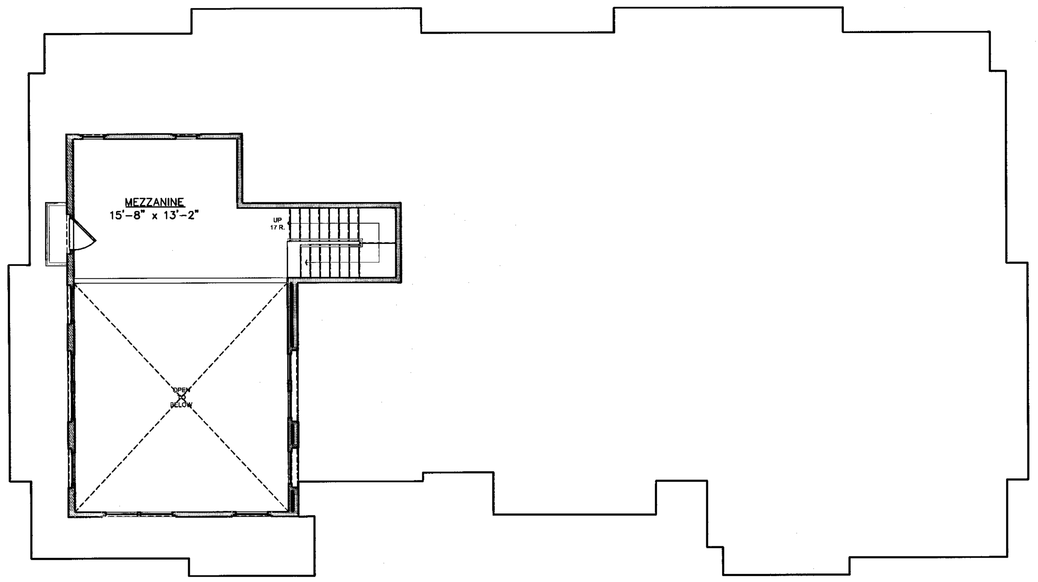
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

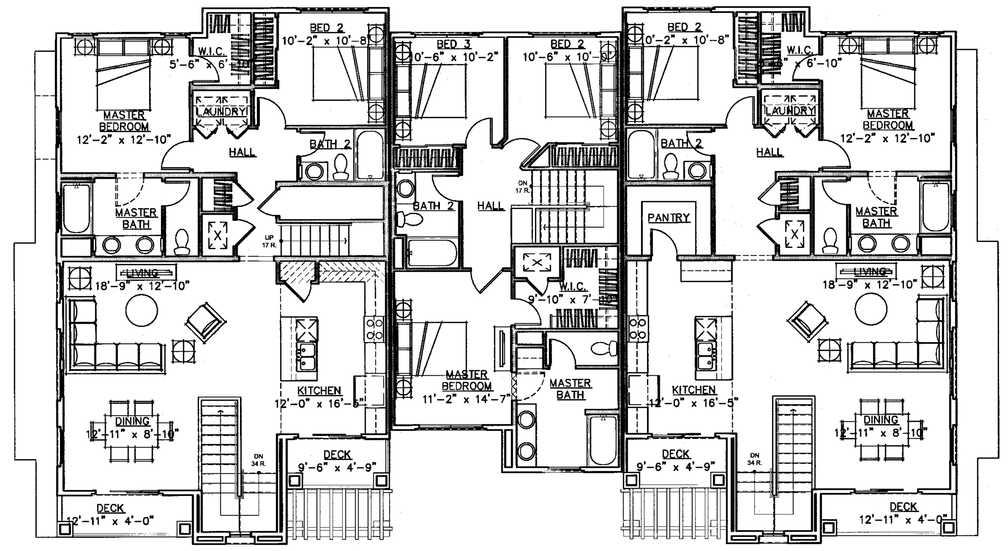
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-1.0



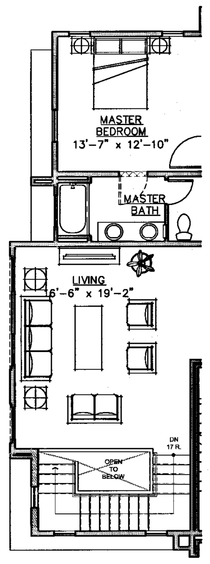
MEZZANINE PLAN / ROOF PLAN



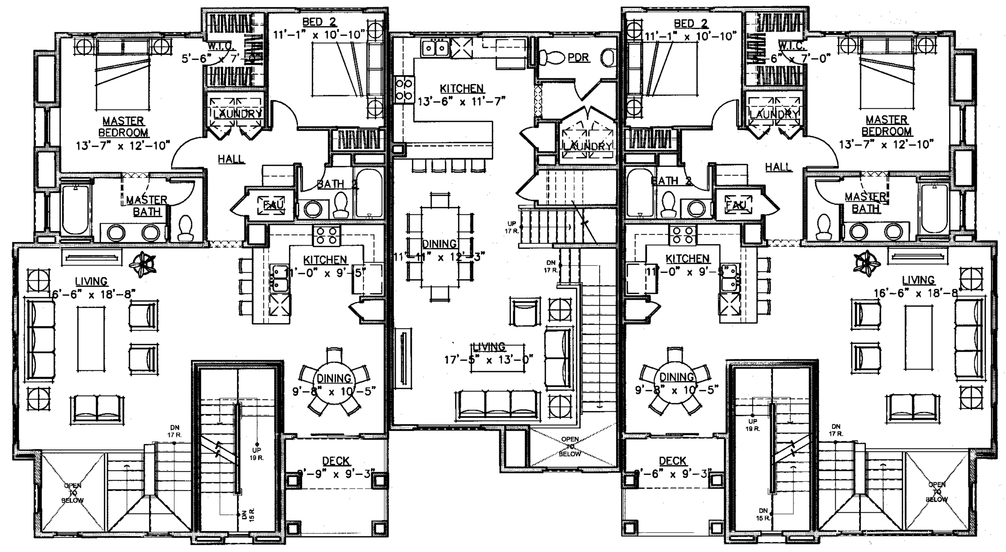
APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

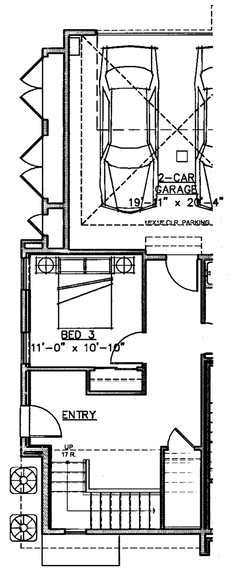
3RD LEVEL



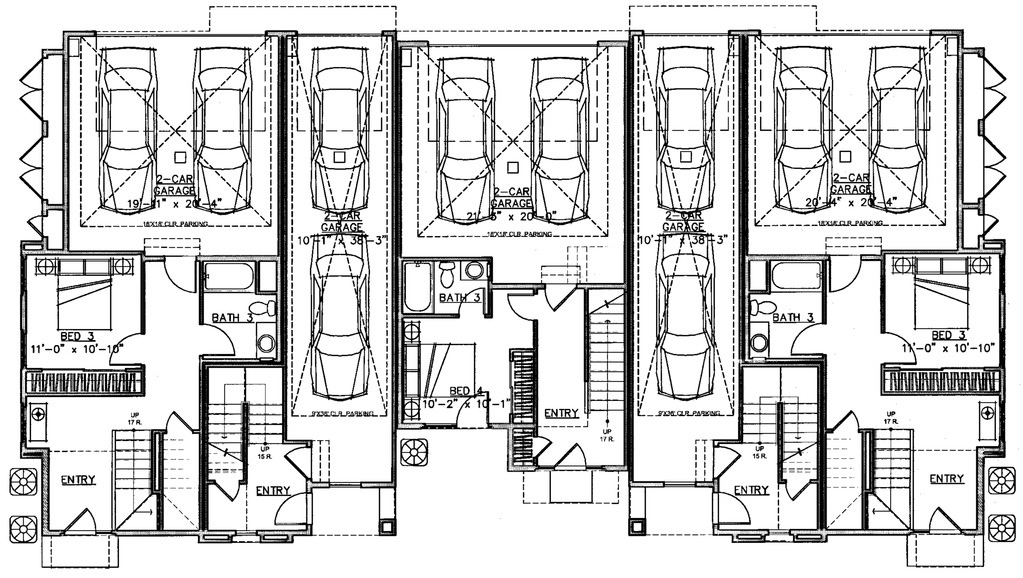
2ND LEVEL AT SIDE ENTRY ALTERNATE



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	147	125	1396	NA	447	97	1668	2212
Plan 2	517	1296	NA	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	147	125	1396	237	447	109	1905	2461
Plan 2 SIDE ENTRY	517	1301	NA	NA	441	92	1818	2351

Scale 0 4 8 16

5-PLEX BUILDING PLANS - GL

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

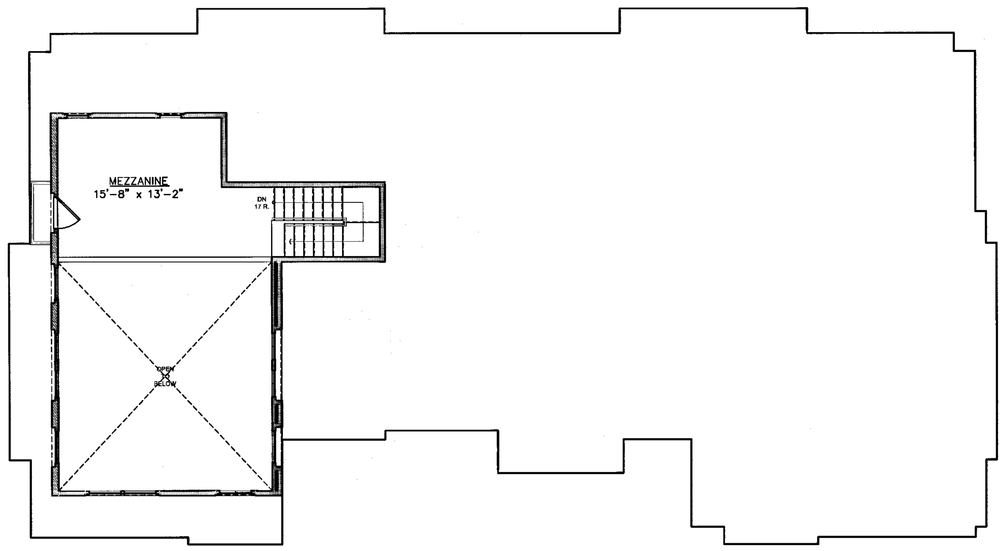
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

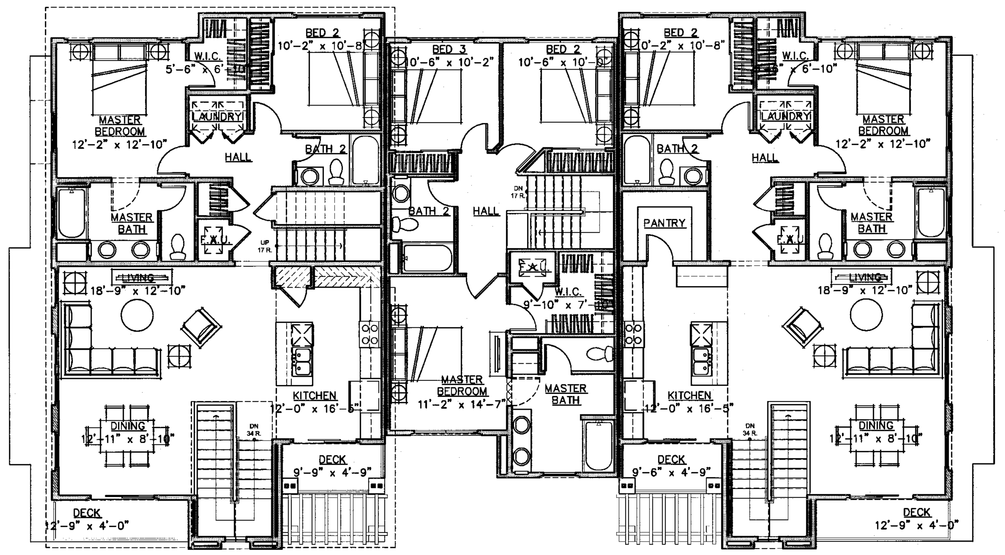
NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-2.0.DWG
DESIGNED BY:	Ryan Flauta
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-2.0



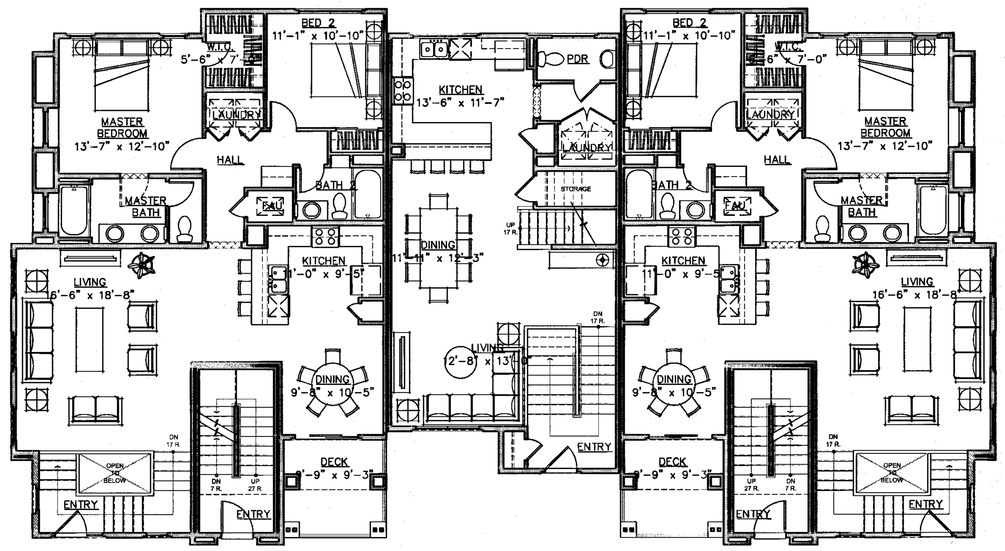
MEZZANINE PLAN / ROOF PLAN



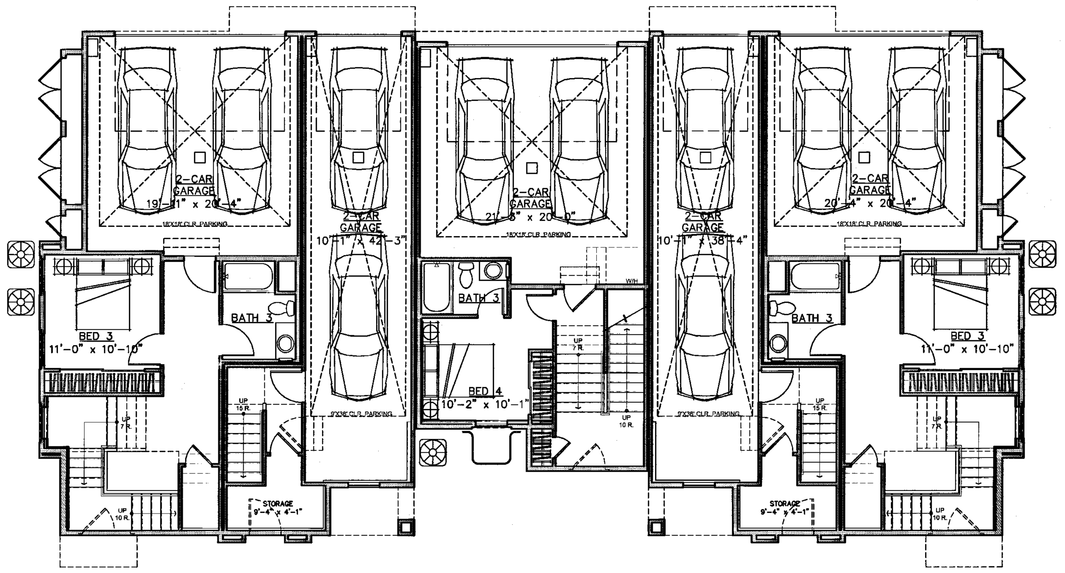
3RD LEVEL

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



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	137	125	1396	NA	456	97	1658	2211
Plan 2	517	1296	NA	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	137	125	1396	237	456	97	1895	2448
Total	1518	3088	4520	237	2318	286	9363	11967

Scale 0 4 8 16

5-PLEX BUILDING PLANS - ML

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
△	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

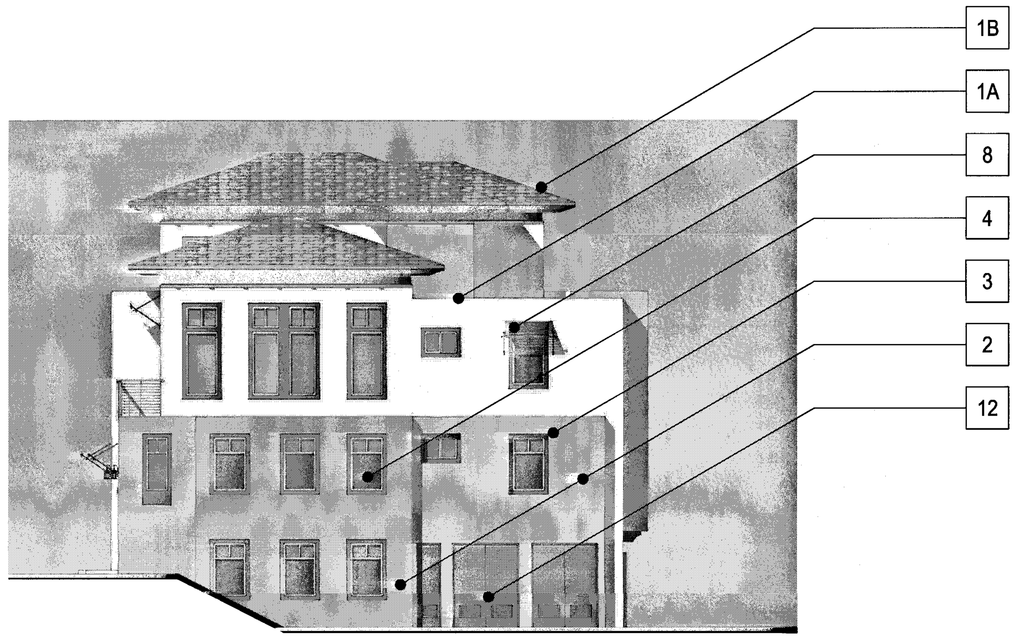
ATTACHED TOWNHOMES 9-2.1

MATERIAL LEGEND

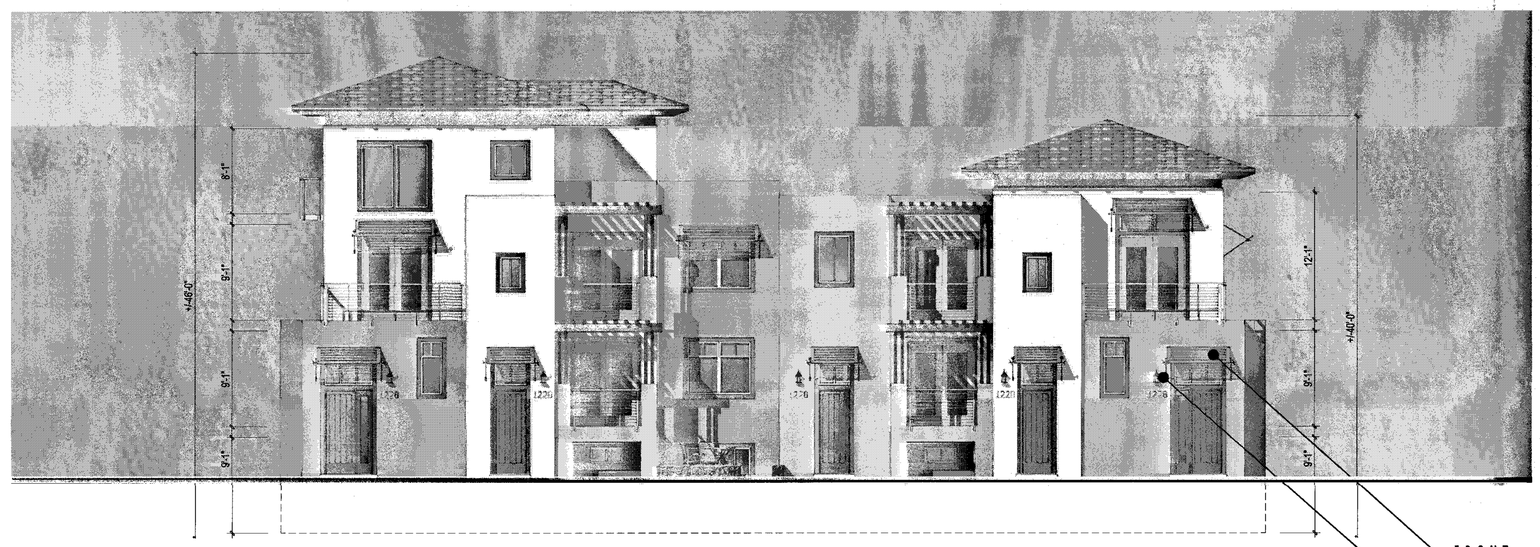
- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING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

PERSPECTIVE

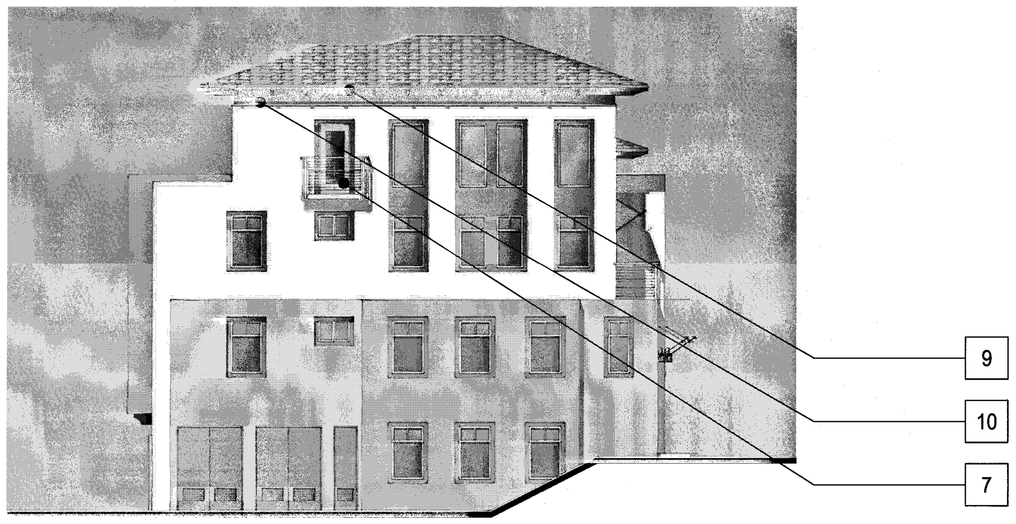
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



RIGHT



FRONT



LEFT

REAR

Scale 0 4 8 16

5-PLEX TRANSITIONAL - ML - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

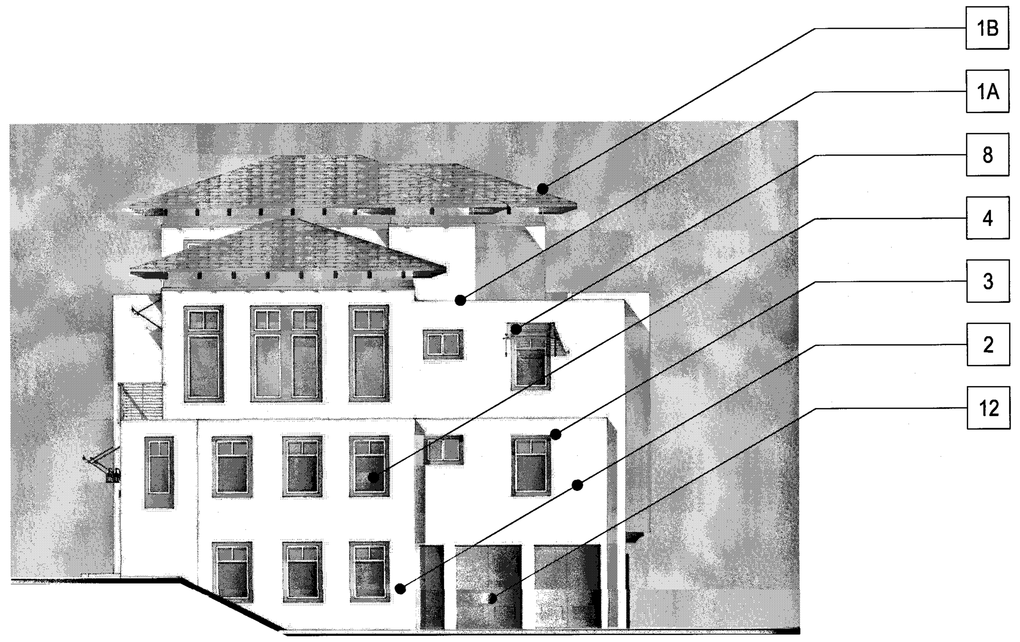
ATTACHED TOWNHOMES 9-3.0

MATERIAL LEGEND

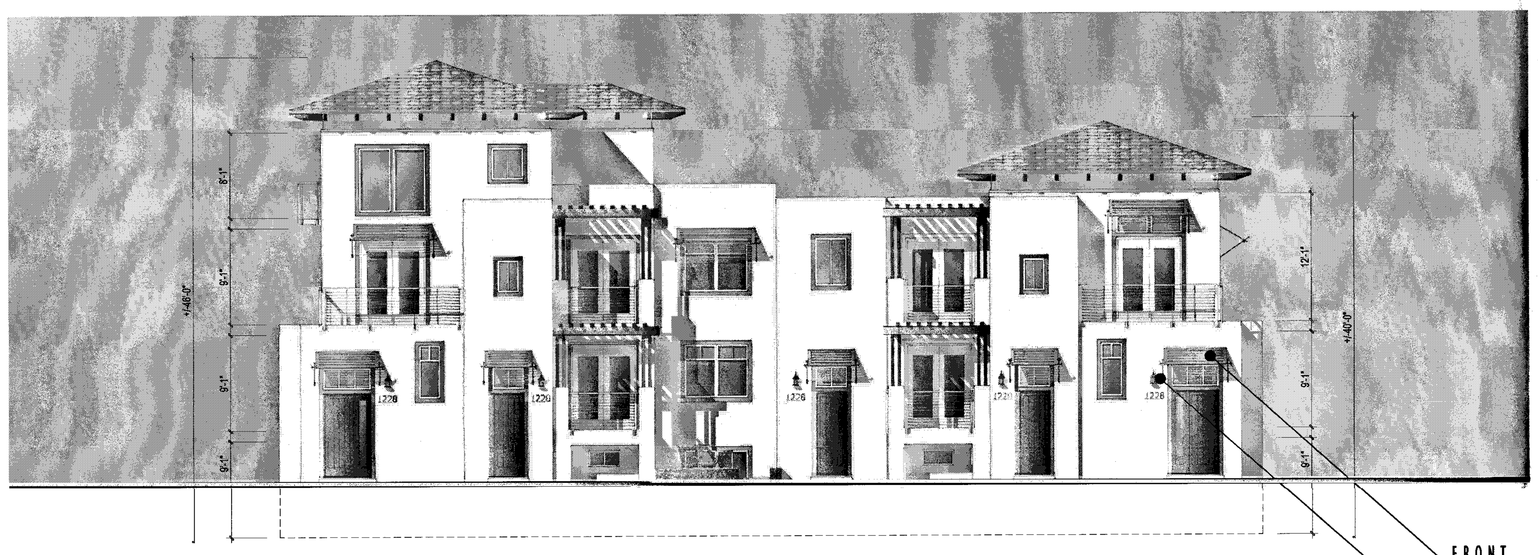
- 1A BUILT-UP ROOFING
- 1B EAGLE CONCRETE 'S' TILE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DECORATIVE METAL AWNING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

PERSPECTIVE

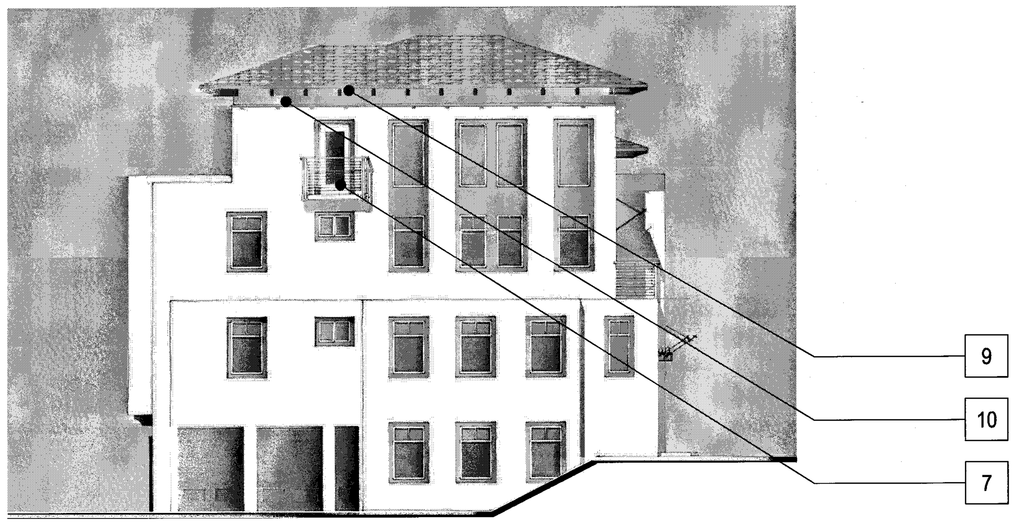
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



RIGHT



FRONT



LEFT

REAR

Scale 0 4 8 16

5-PLEX TRANSITIONAL - ML - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

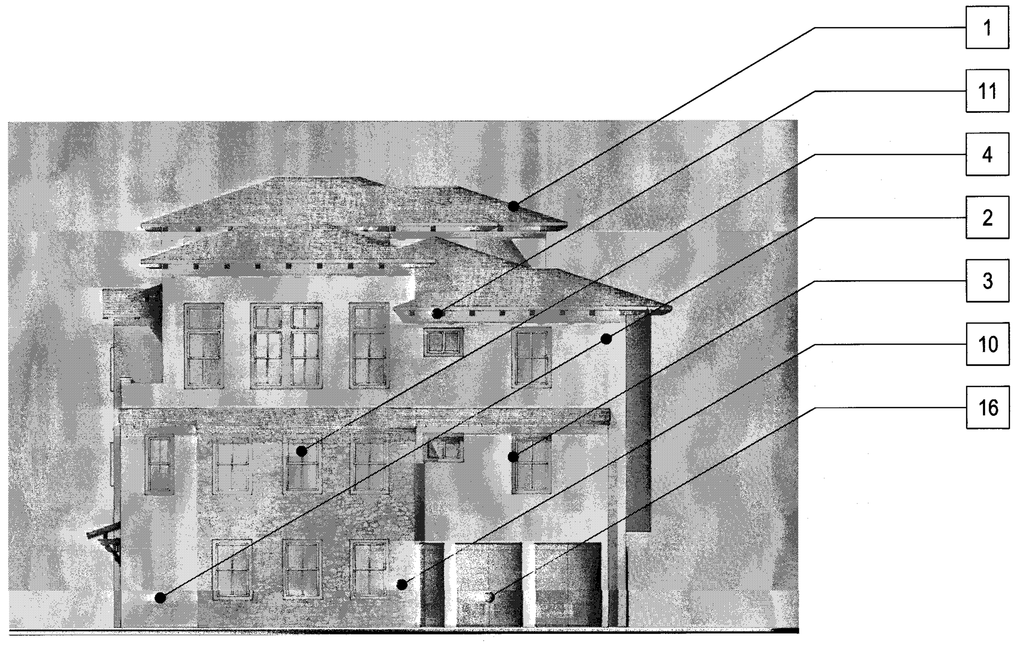
ATTACHED TOWNHOMES 9-3.1

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

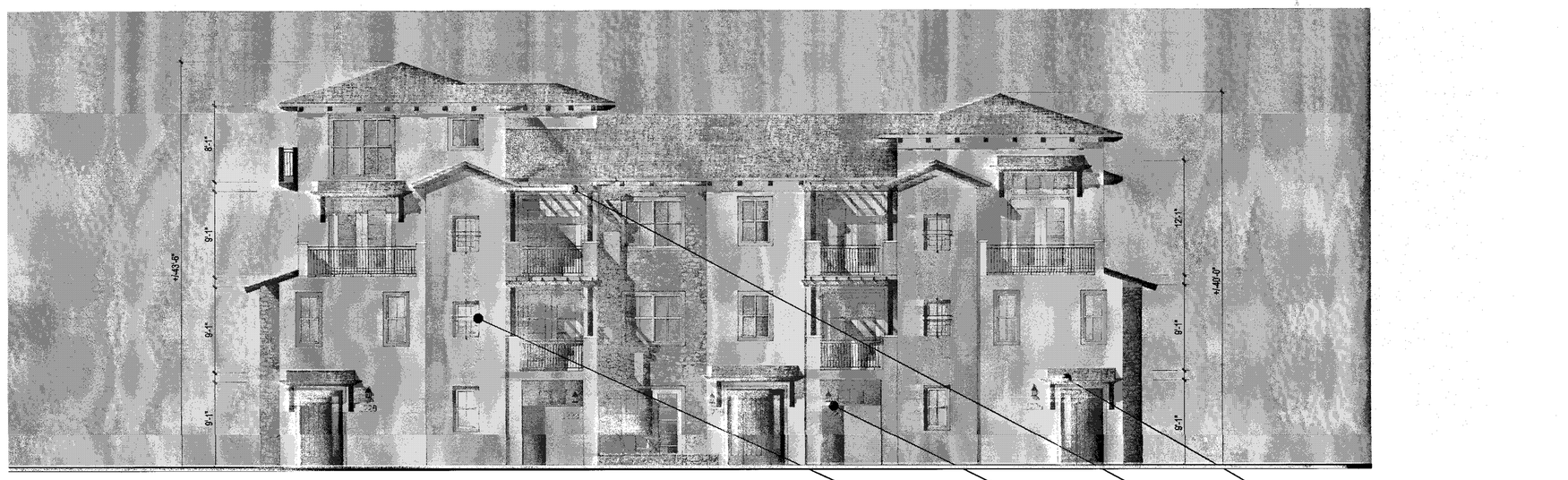
MATERIAL LEGEND

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
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

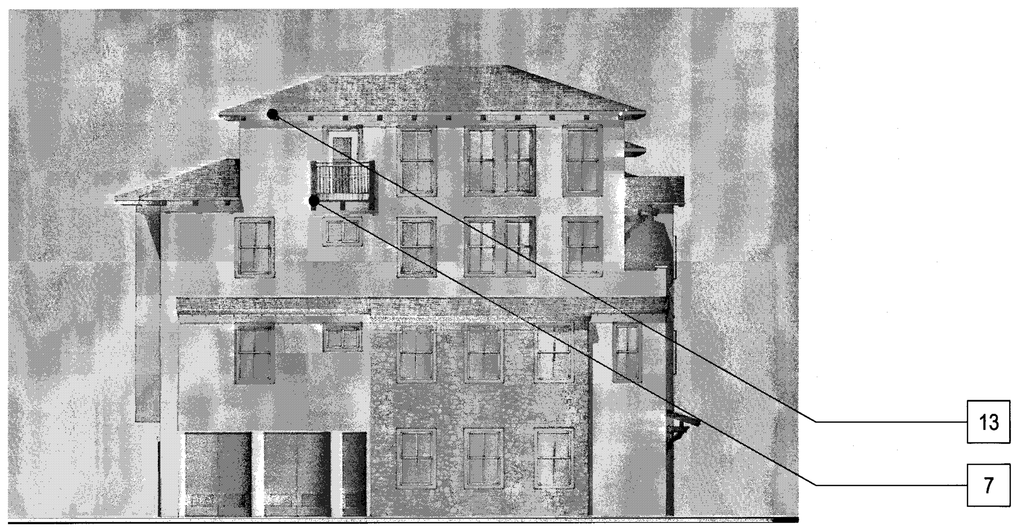
PERSPECTIVE



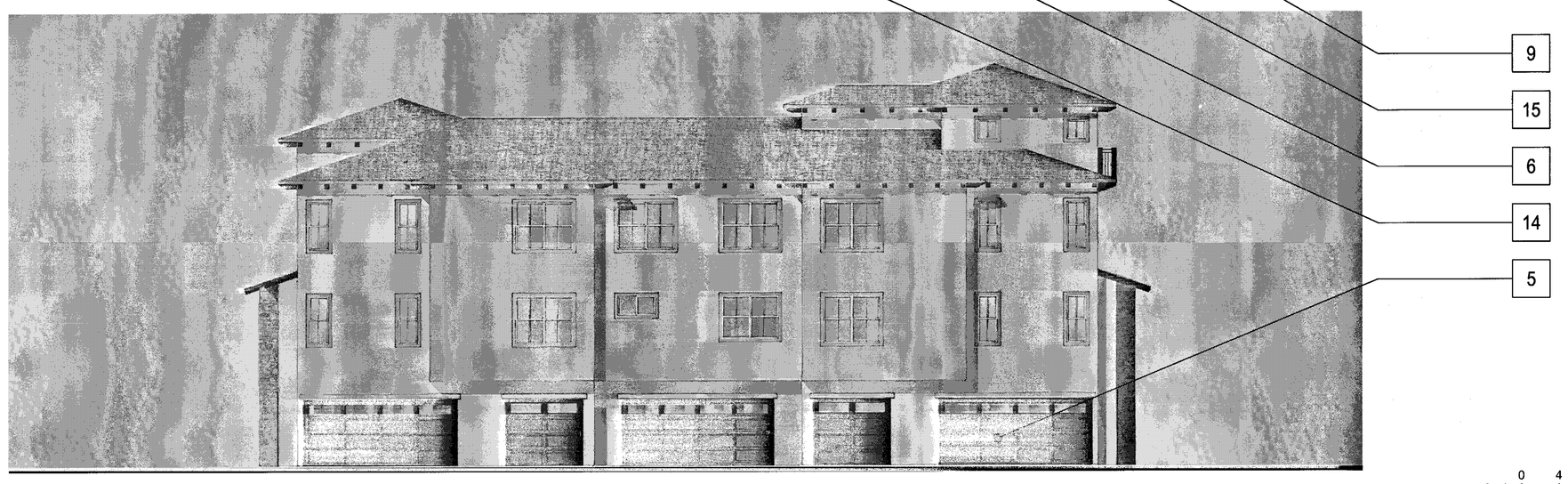
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

5-PLEX MEDITERRANEAN - GL - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

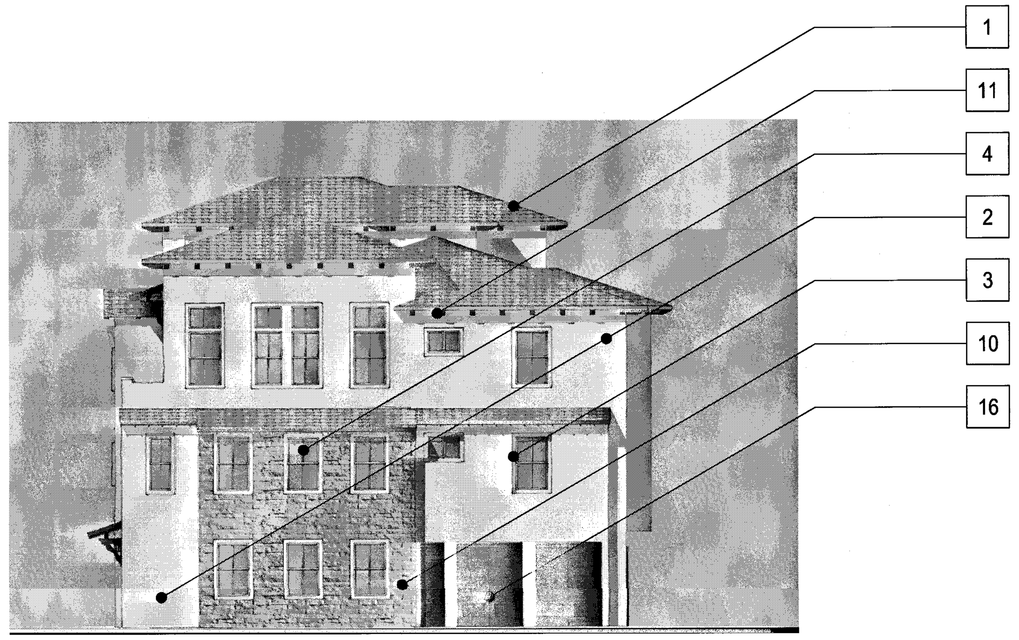
ATTACHED TOWNHOMES 9-4.0

MATERIAL LEGEND

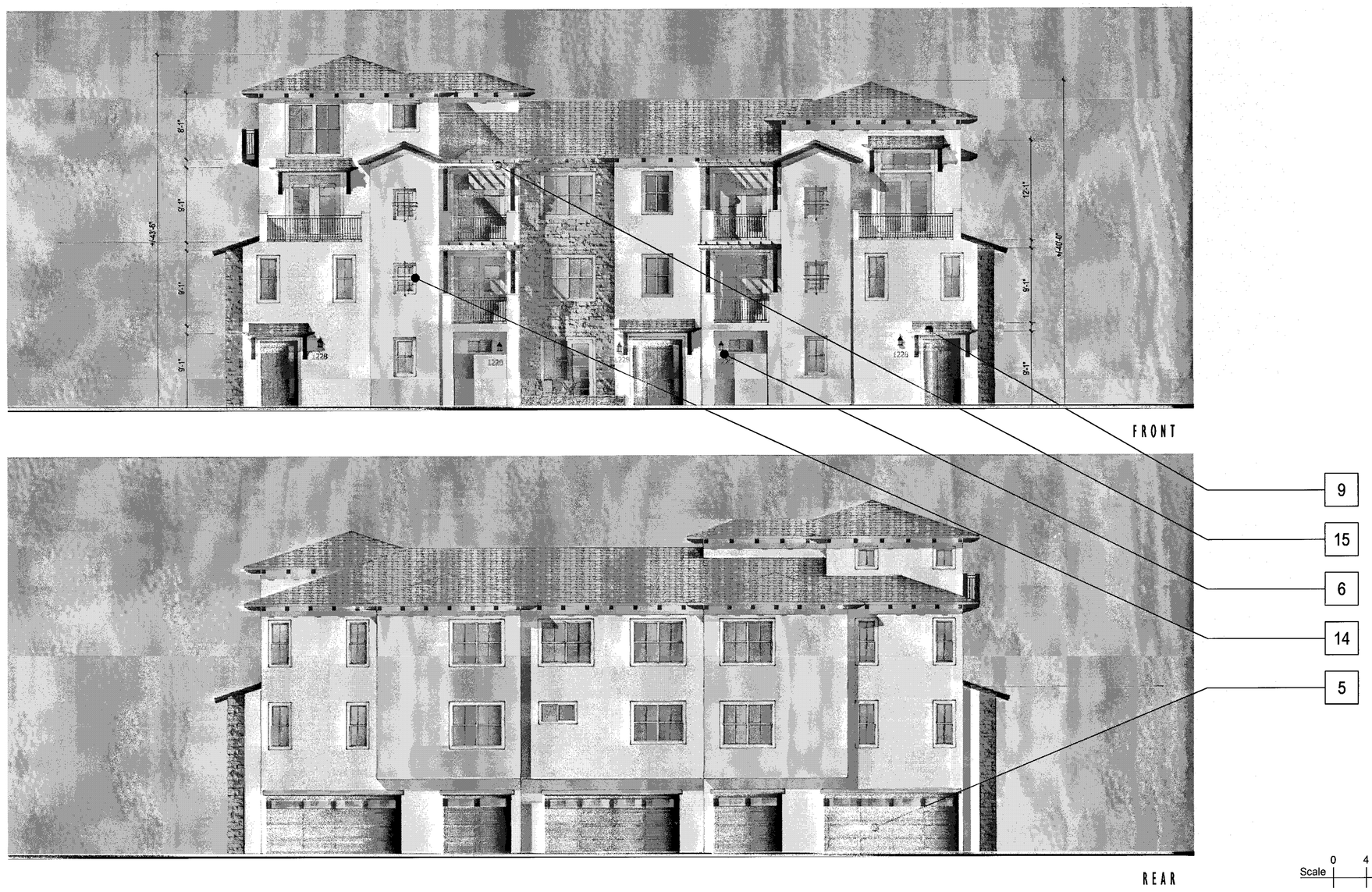
1. EAGLE CONCRETE 'S' TILE ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DECORATIVE DOWNWARD DIRECTED LIGHT FIXTURE
7. WROUGHT IRON GUARDRAIL
8. DECORATIVE METAL AWNING
9. DECORATIVE WOOD AWNING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

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

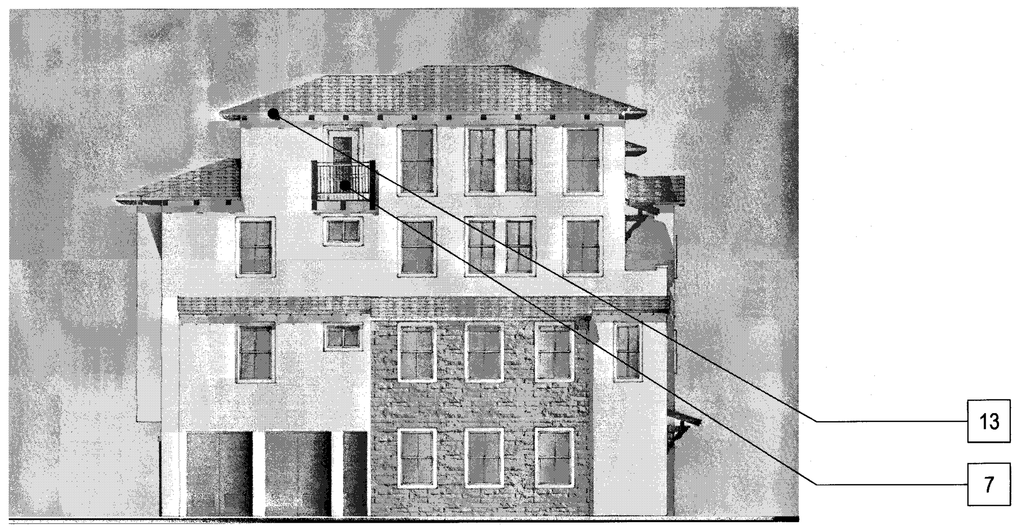


RIGHT



FRONT

REAR



LEFT

Scale 0 4 8 16

5-PLEX MEDITERRANEAN - GL - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

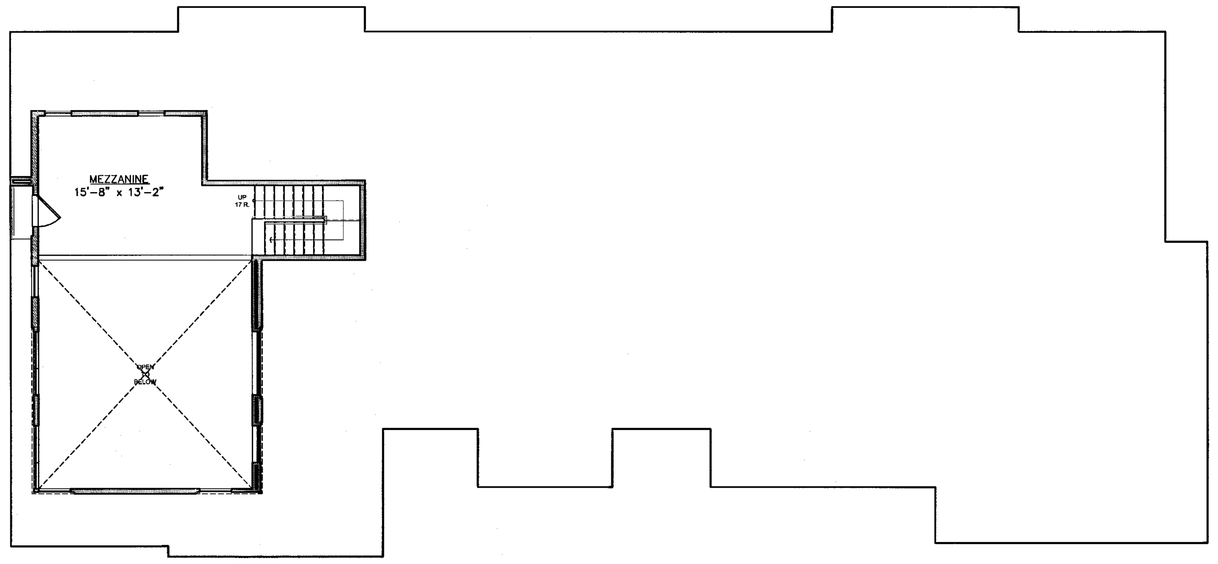
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3638.60
CAD DWG FILE:	D150647_9-4.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

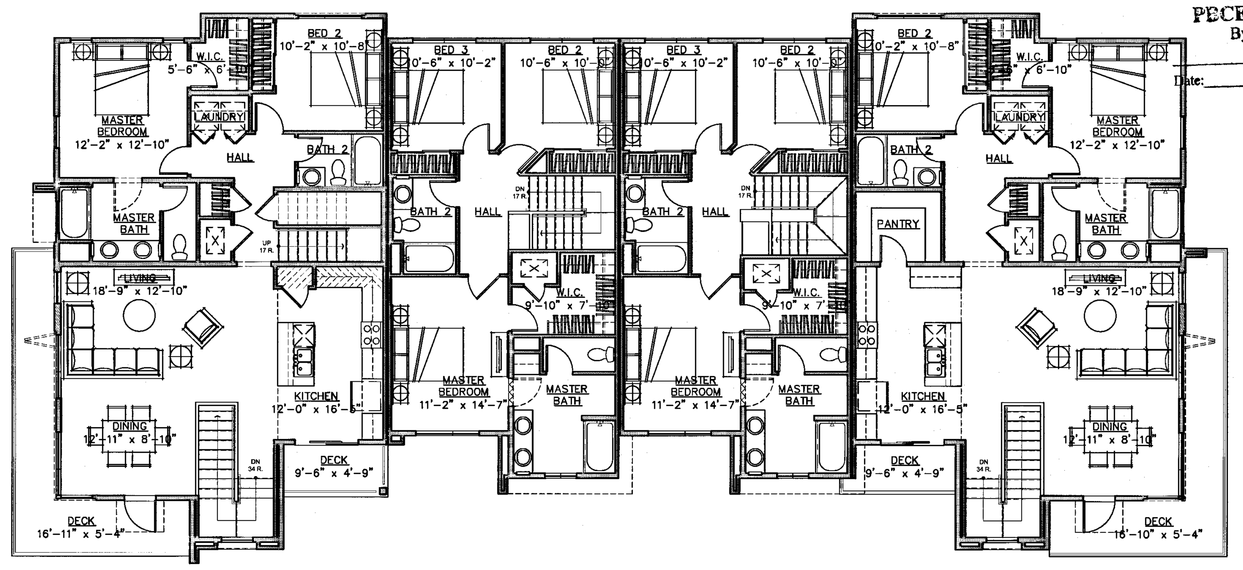
ATTACHED TOWNHOMES 9-4.1

COMMUNICATIONS HILL
San Jose, California

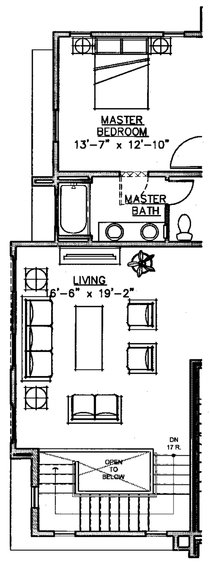
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



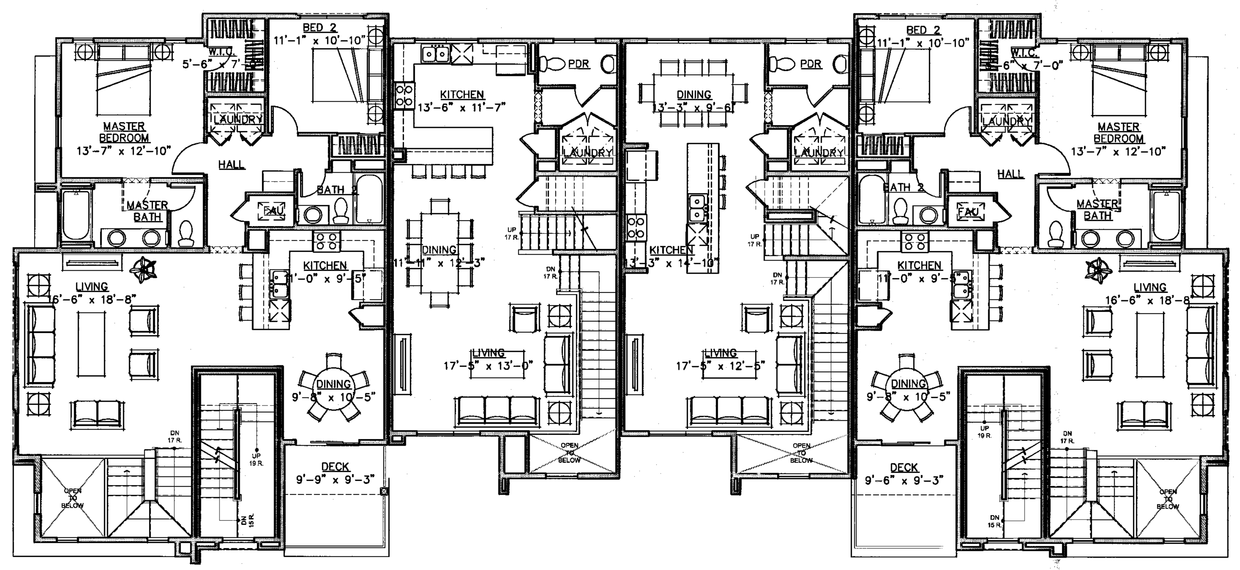
MEZZANINE PLAN / ROOF PLAN



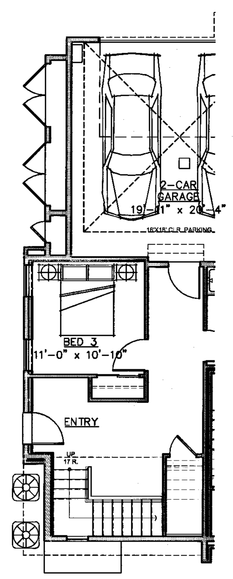
3RD LEVEL



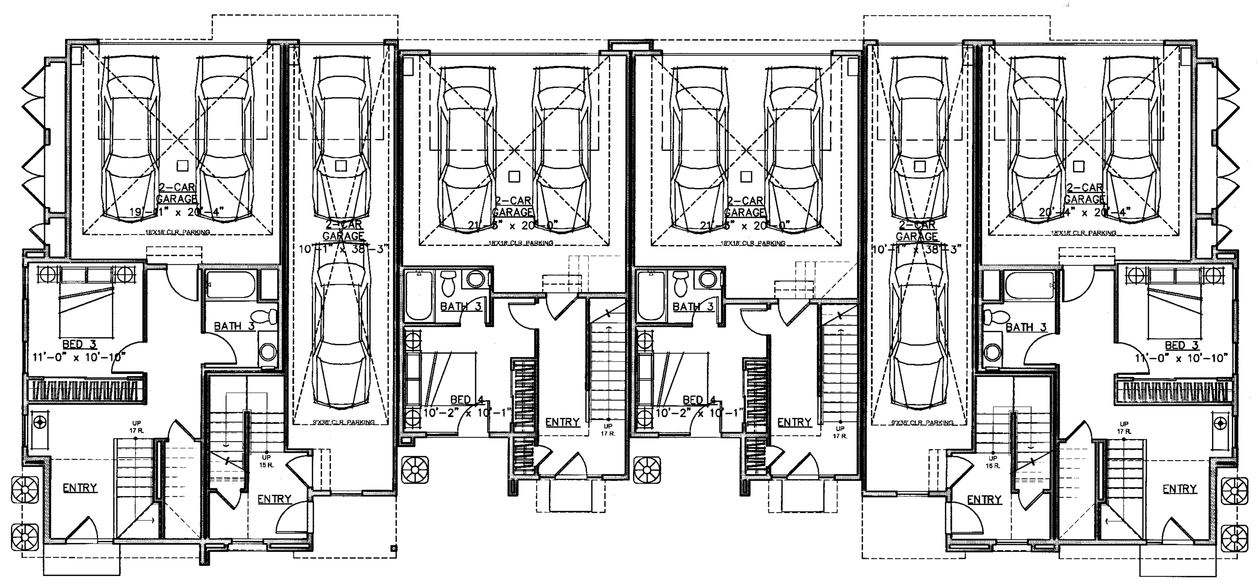
2ND LEVEL AT SIDE ENTRY ALTERNATE



2ND LEVEL



1ST LEVEL AT SIDE ENTRY ALTERNATE



1ST LEVEL

6-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	147	125	1396	NA	447	97	1668	2212
Plan 2	517	1296	0	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	73	2002	2554
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	147	125	1396	237	447	109	1905	2461
Plan 2 SIDE ENTRY	517	1301	NA	NA	441	92	1818	2351
Total	2055	4389	4520	237	2741	463	11201	14405

Scale 0 4 8 16

6-PLEX BUILDING PLANS - GL

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

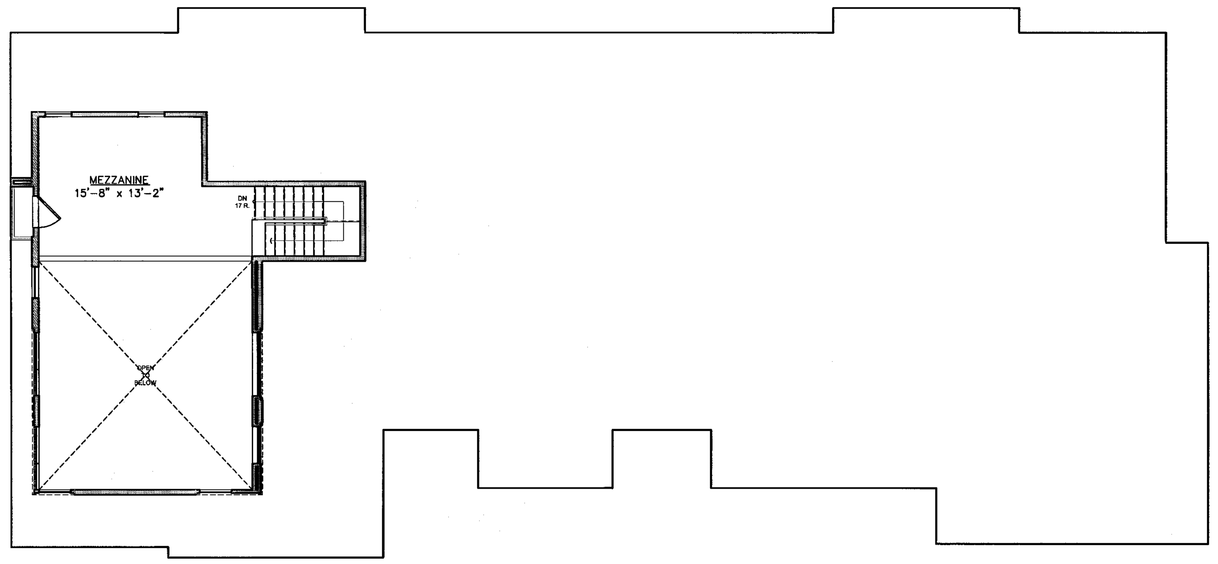
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

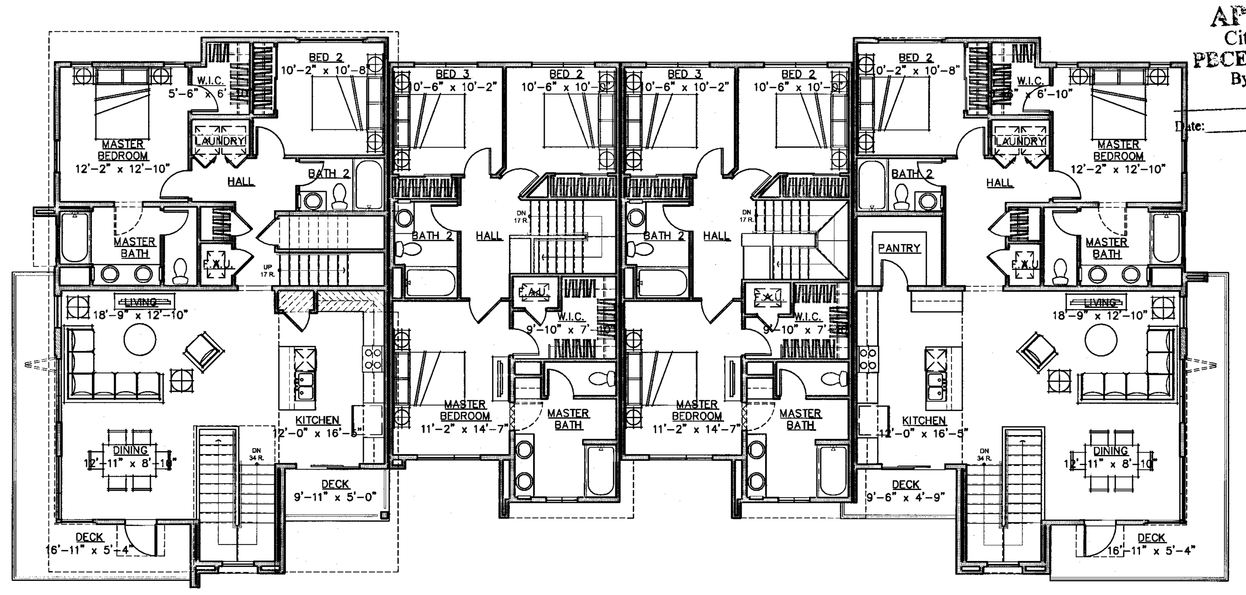
ATTACHED TOWNHOMES 9-5.0

COMMUNICATIONS HILL
San Jose, California

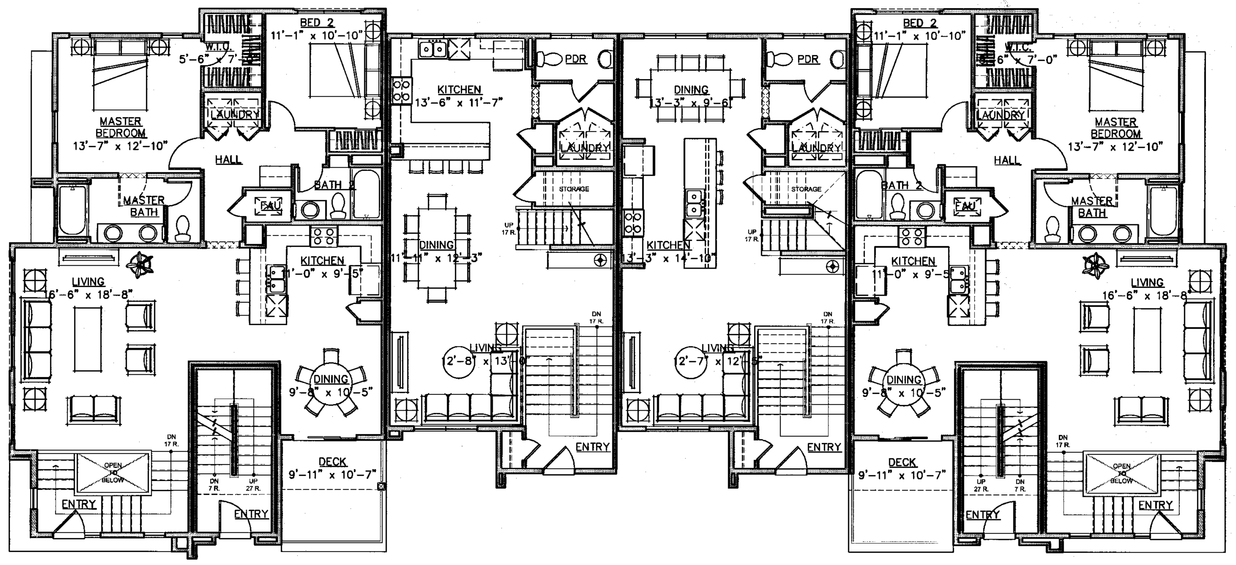
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



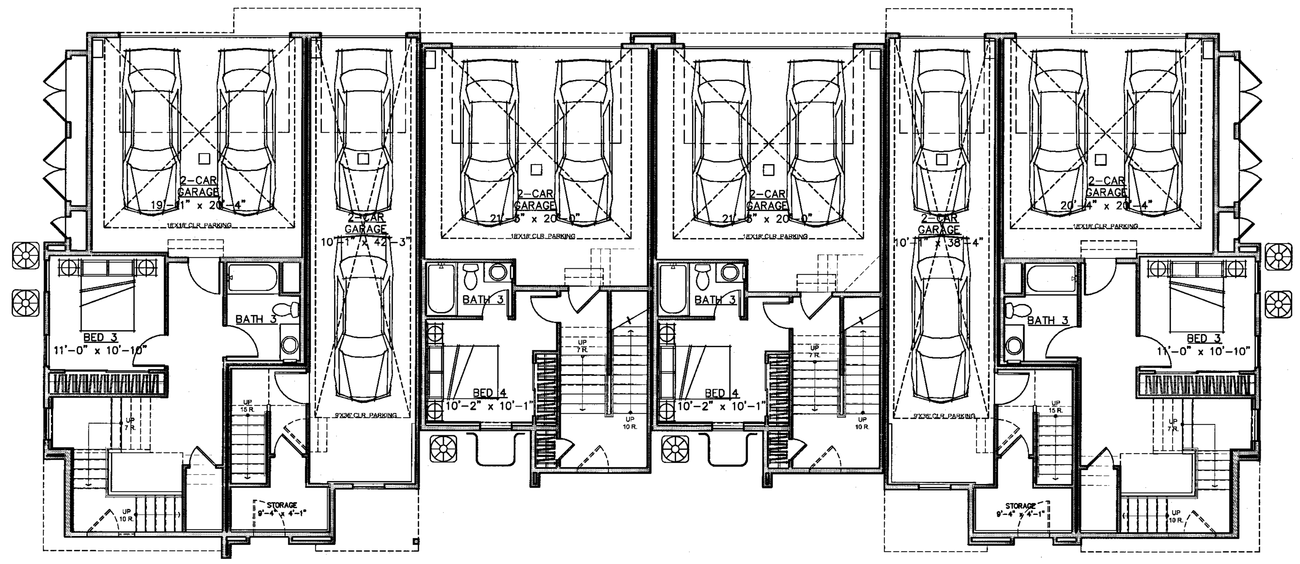
MEZZANINE PLAN / ROOF PLAN



3RD LEVEL



2ND LEVEL



1ST LEVEL

Scale 0 4 8 16

6-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	137	125	1396	NA	456	97	1658	2211
Plan 2	517	1296	0	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	137	125	1396	237	456	97	1895	2448
Total	1518	3088	4520	237	2318	286	9363	11967

6-PLEX BUILDING PLANS - ML

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-5.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

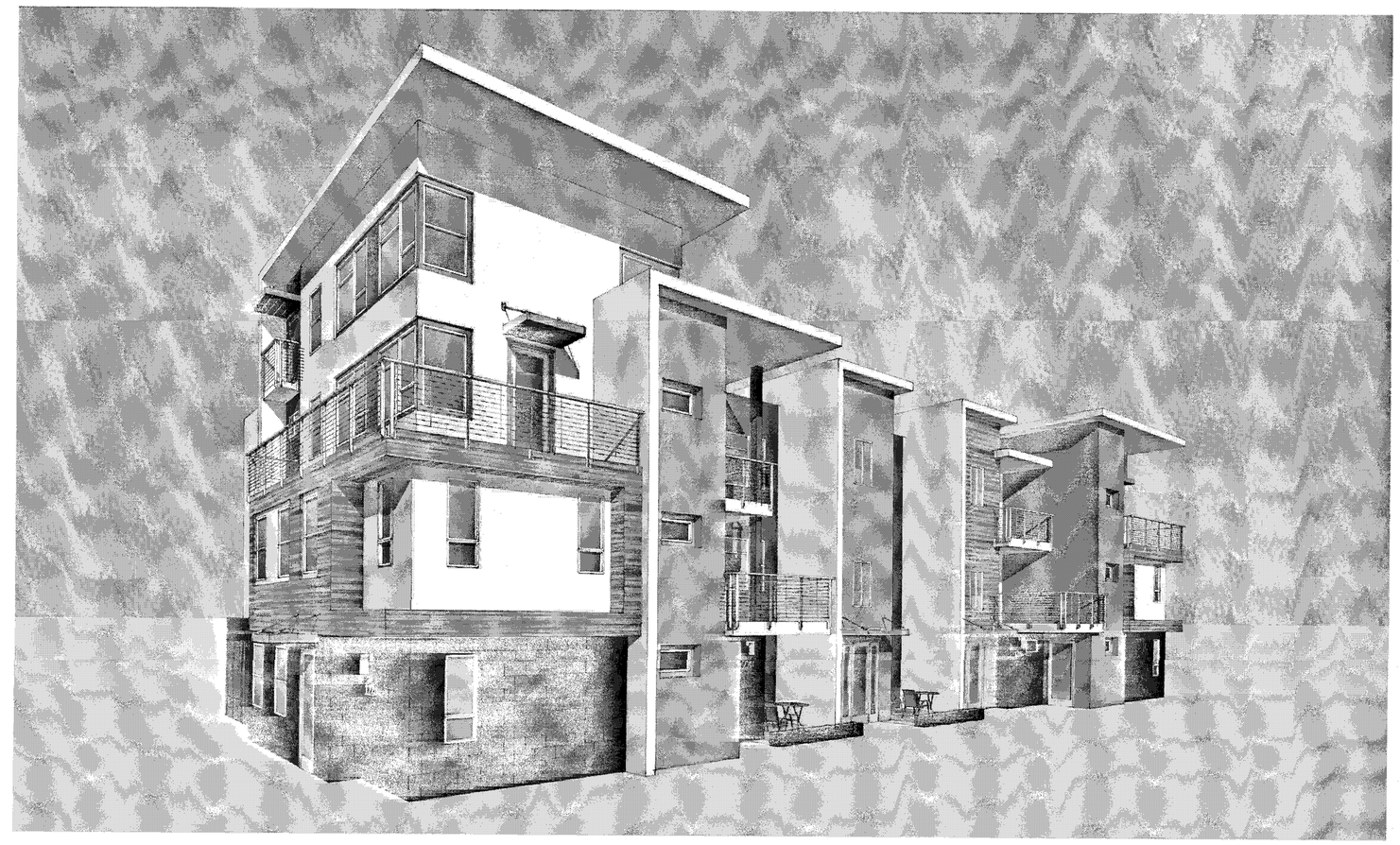
ATTACHED TOWNHOMES 9-5.1

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

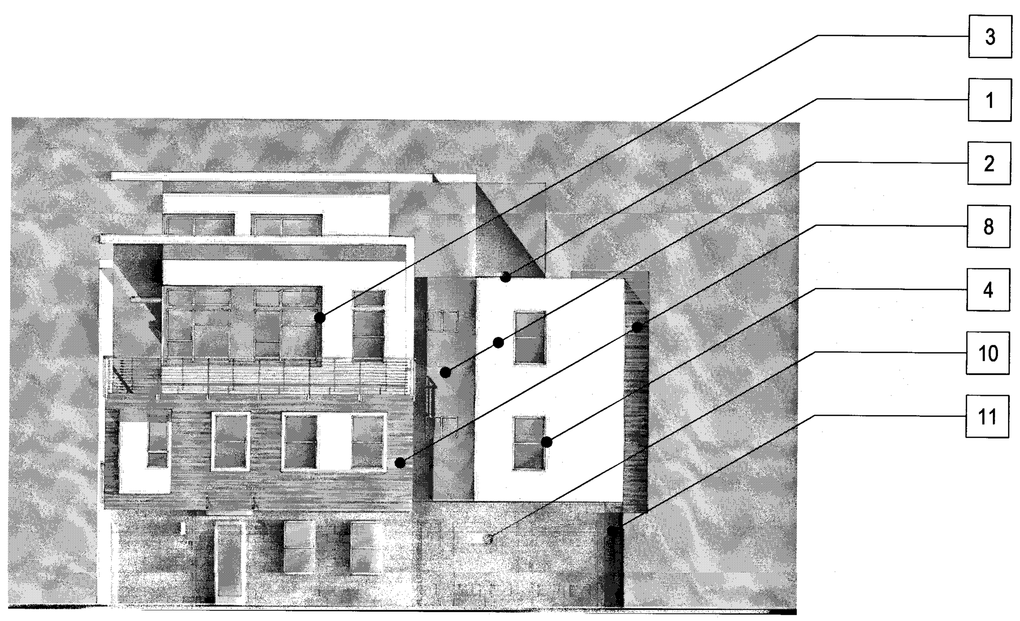
Date:

MATERIAL LEGEND

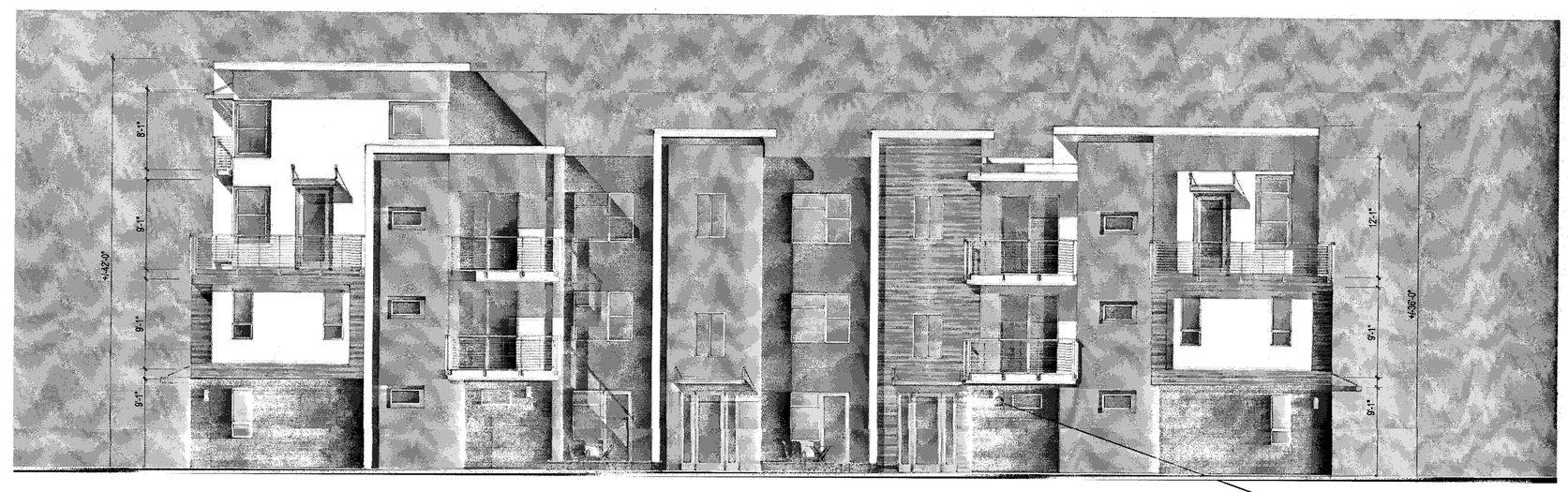
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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



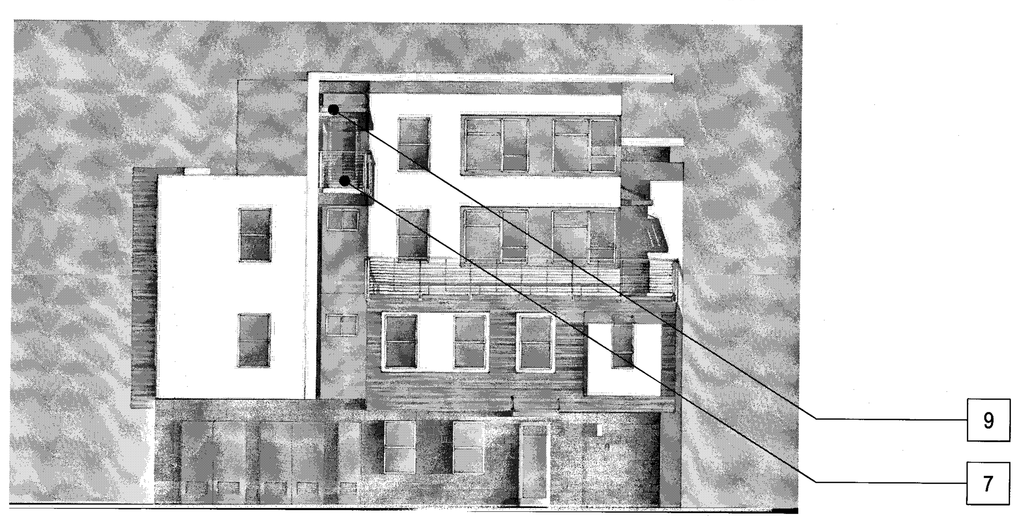
PERSPECTIVE



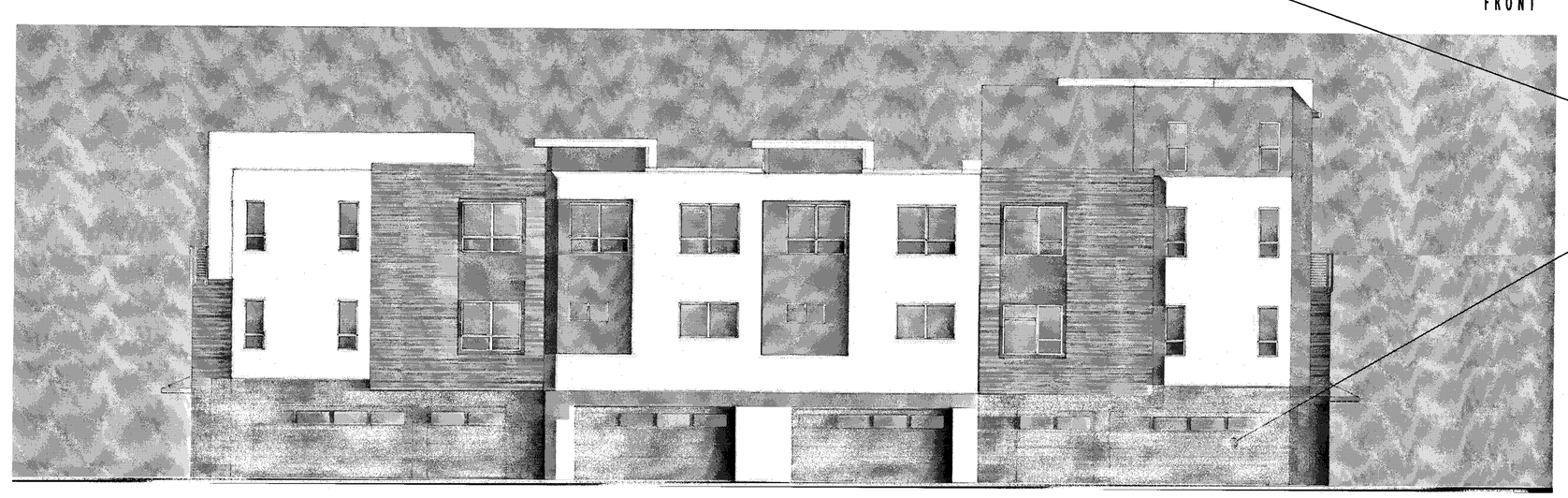
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY A - GL - MEZZ. L - SIDE. LR - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

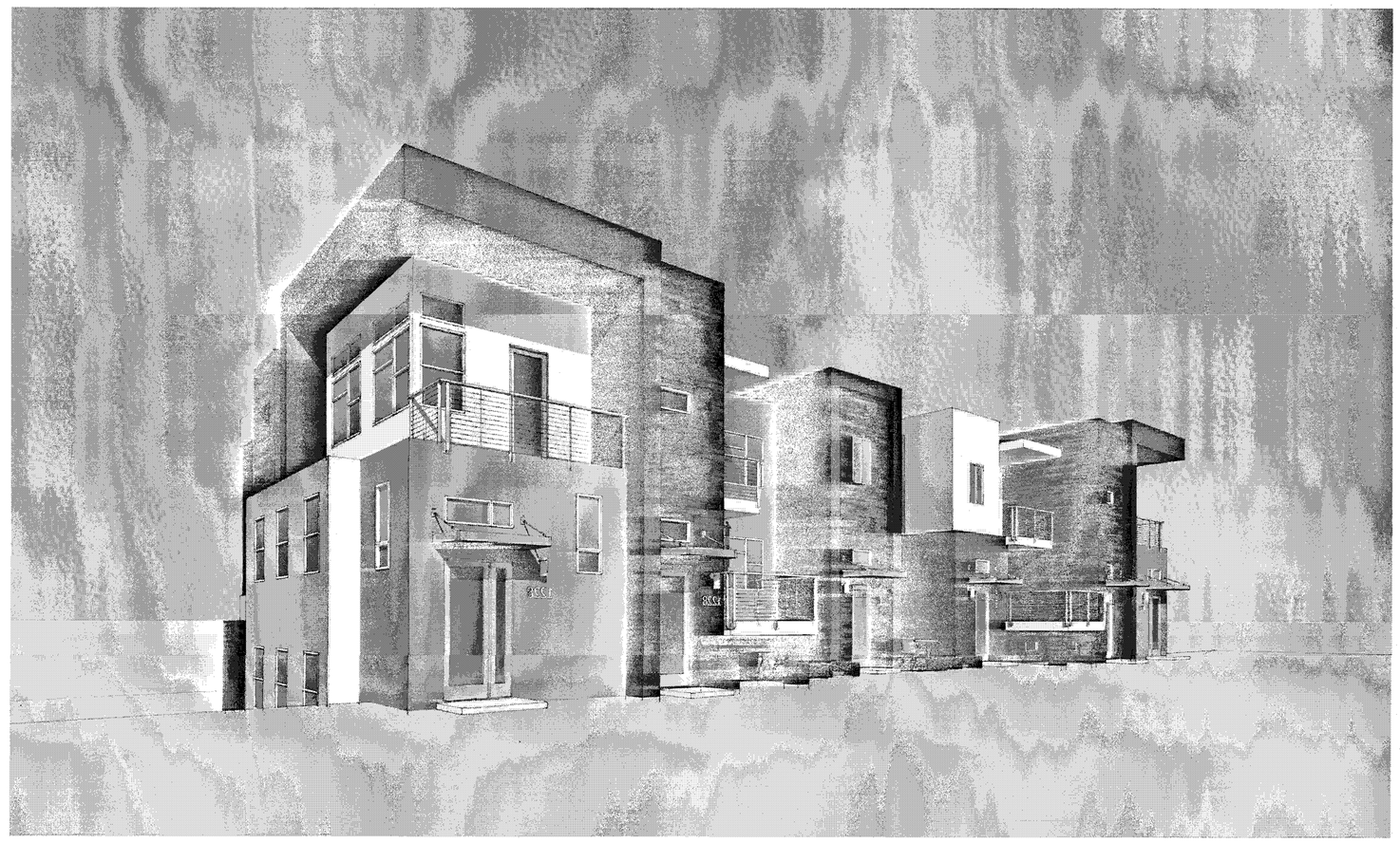
PROJECT NO:	3636.60
CAD DWG FILE:	D150447_9-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-6.0

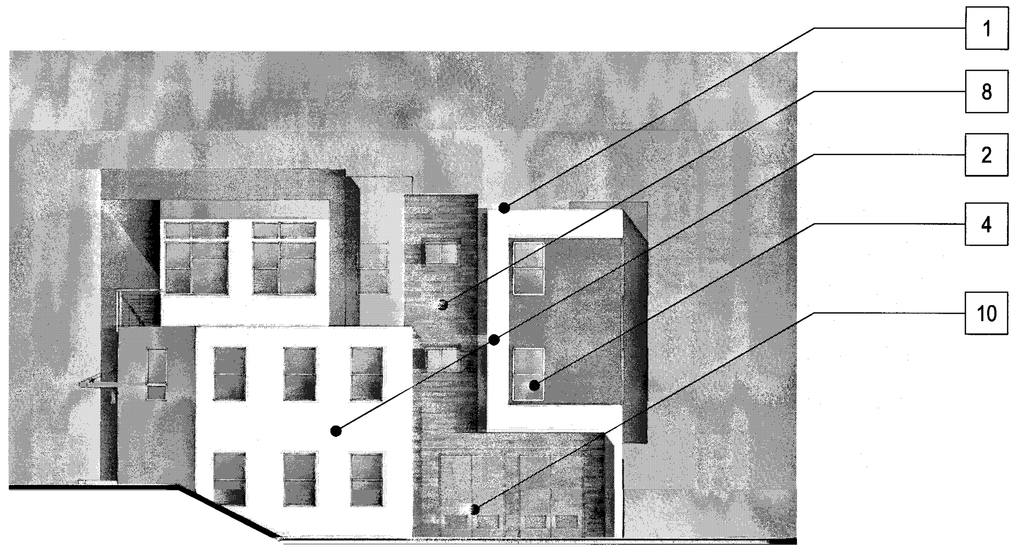
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

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

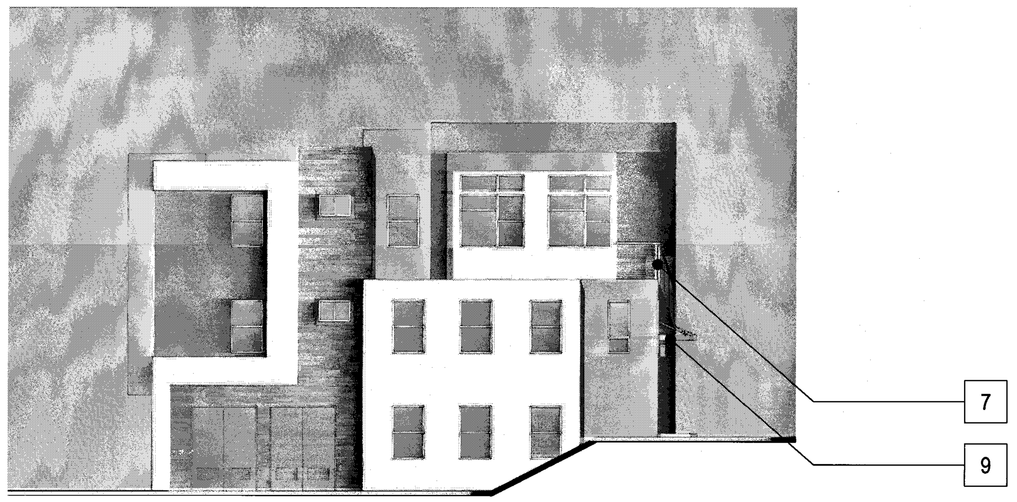


PERSPECTIVE

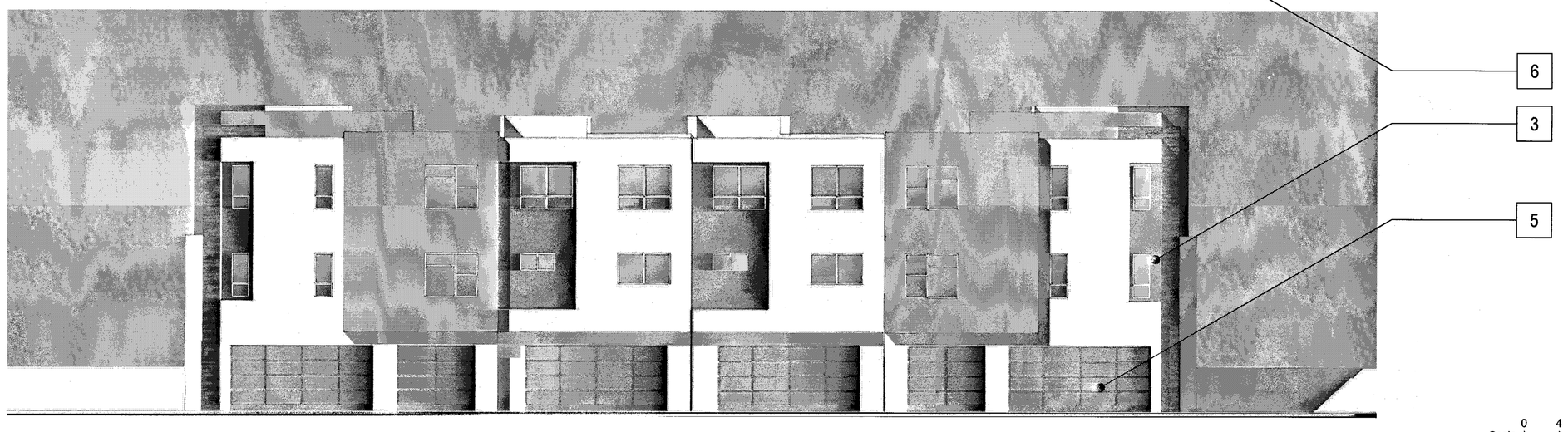


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B - ML - NO MEZZ. - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

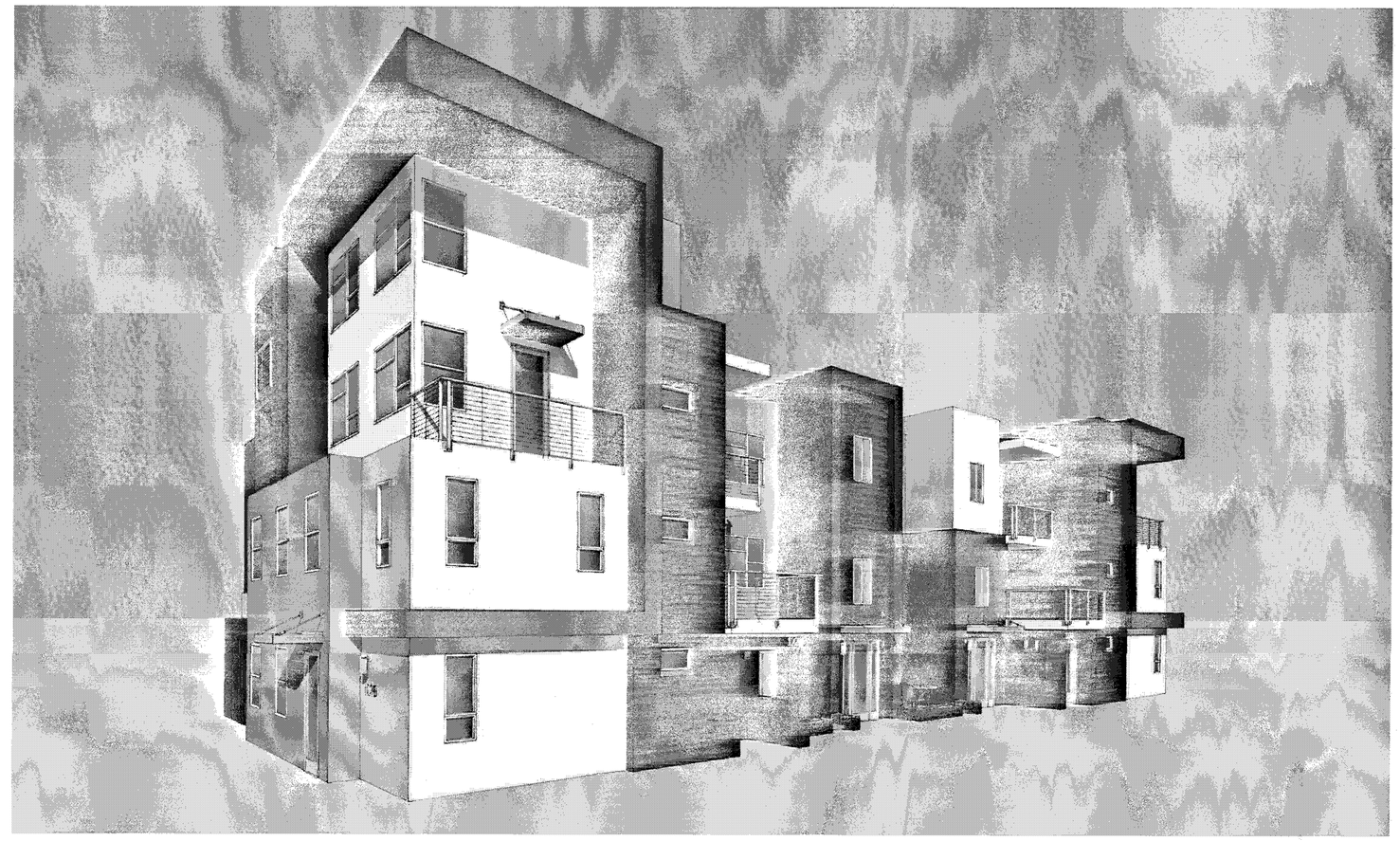
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-7.0

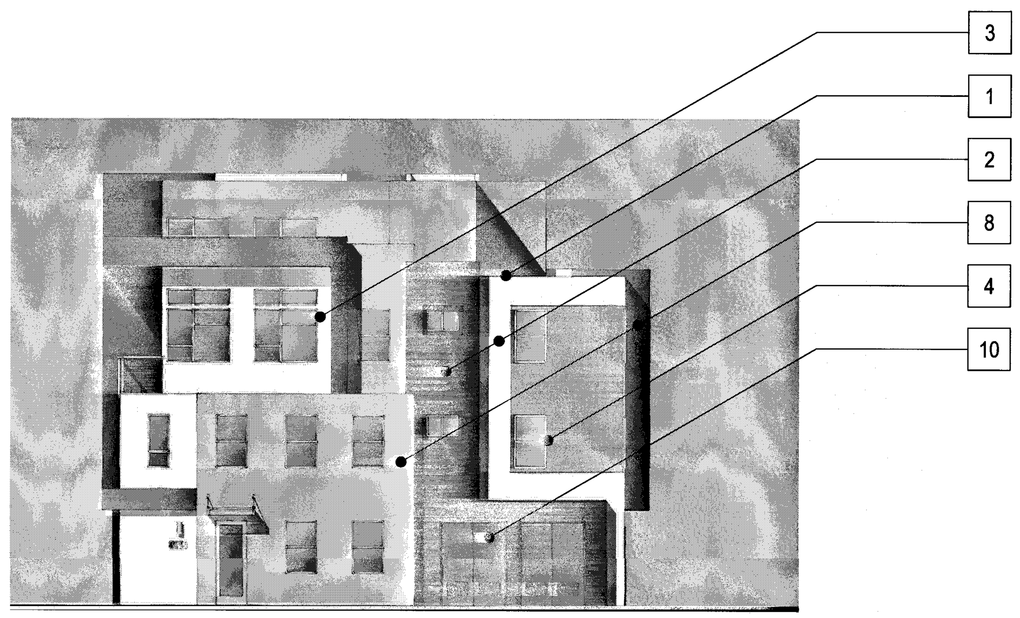
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

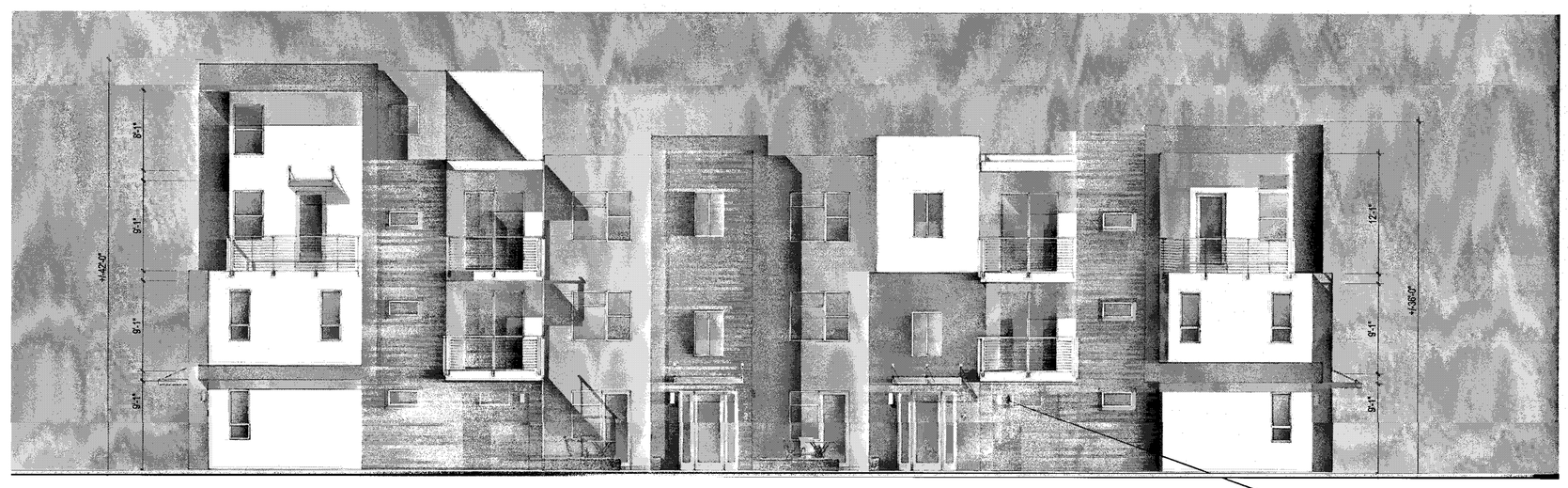
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



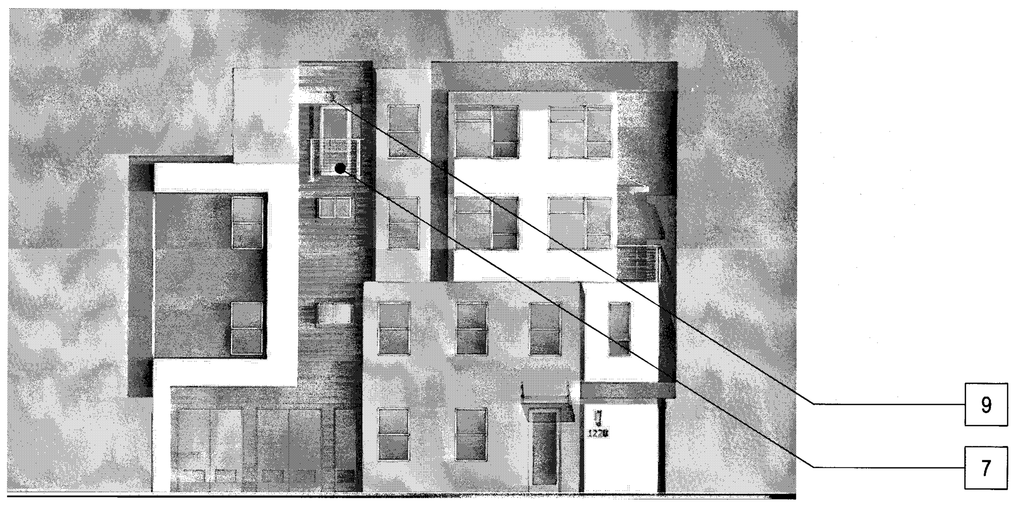
PERSPECTIVE



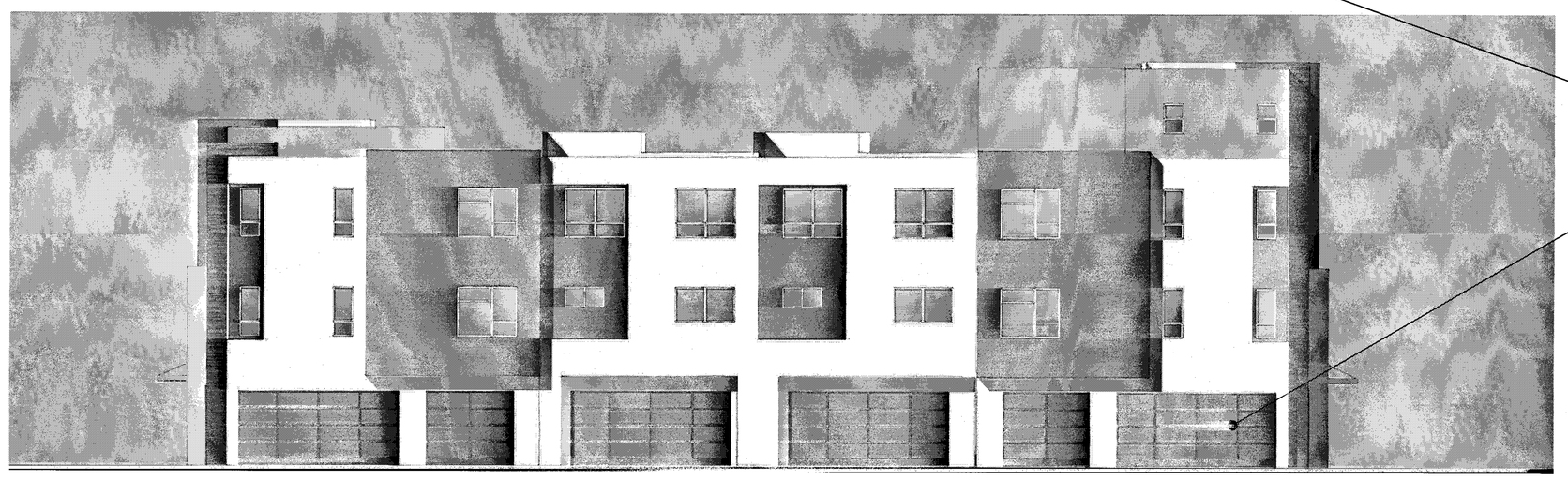
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B - GL - MEZZ. L - SIDE. LR - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

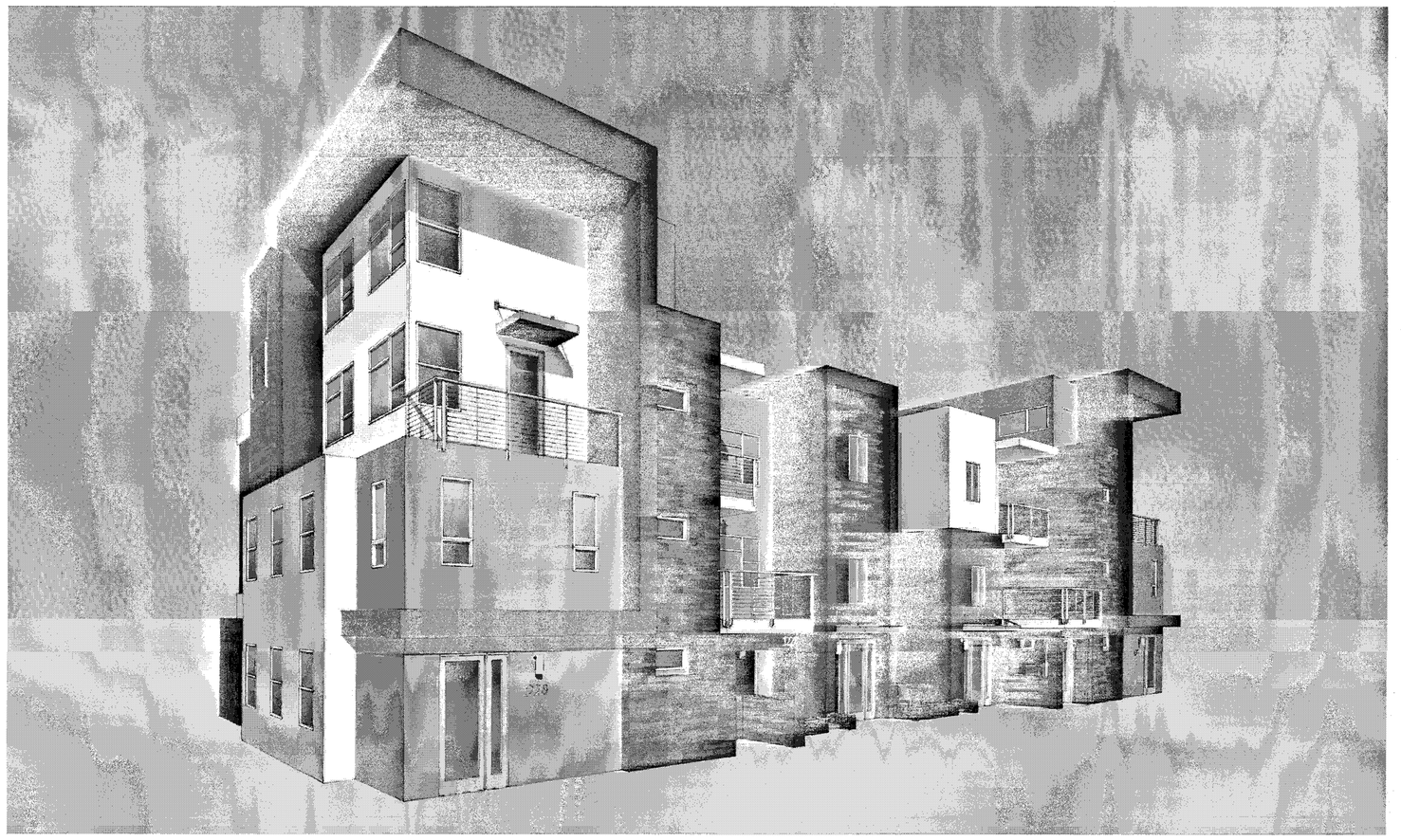
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-7.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-7.1

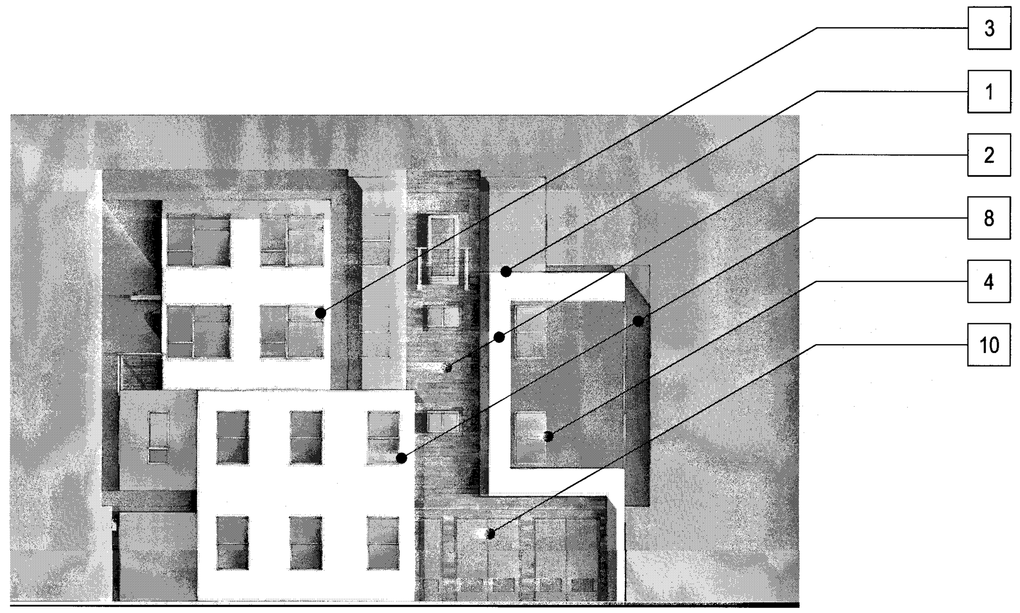
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

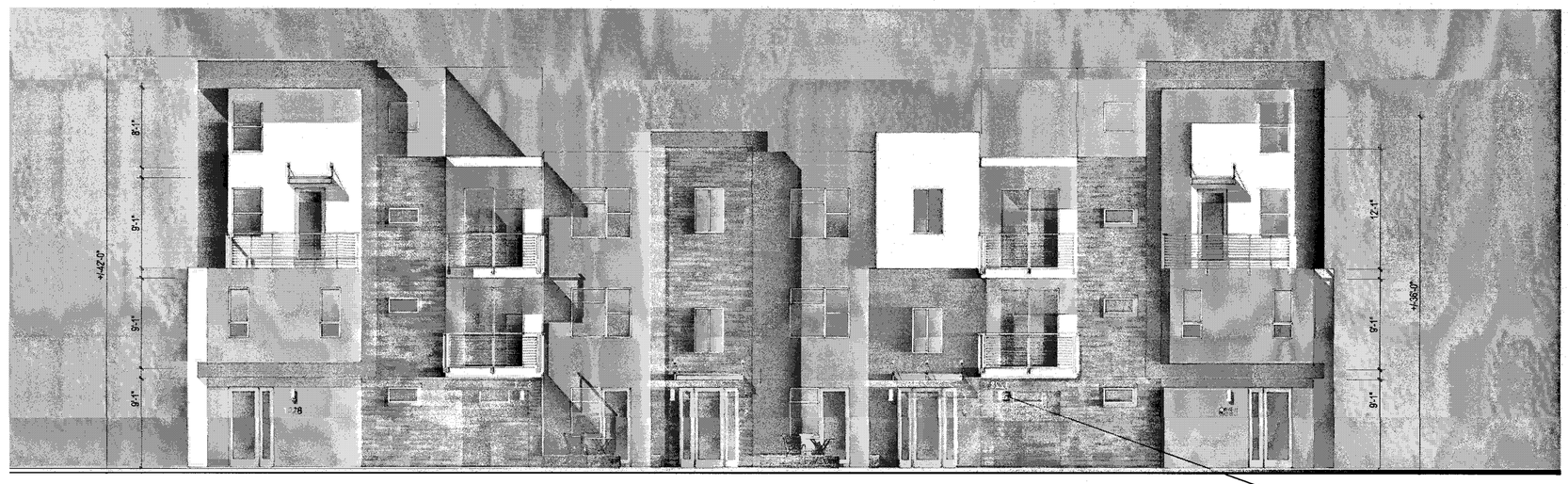
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



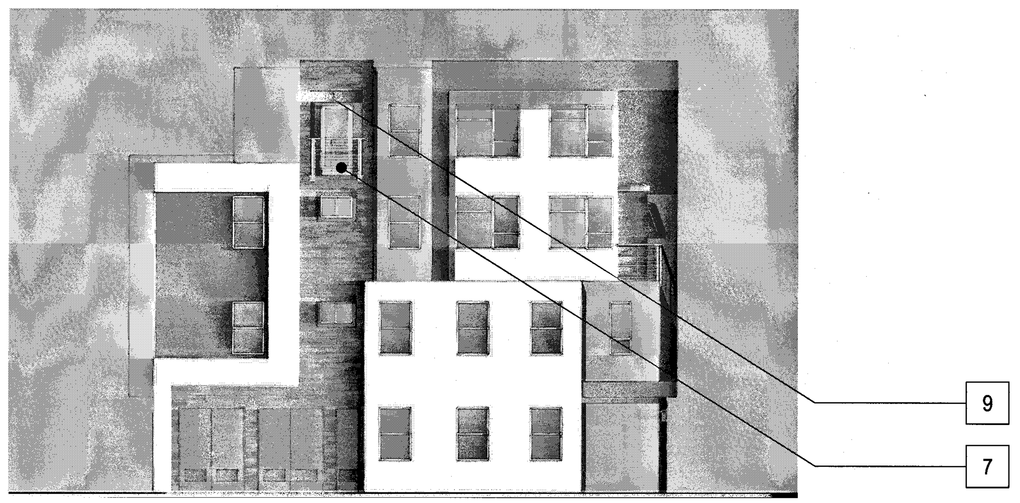
PERSPECTIVE



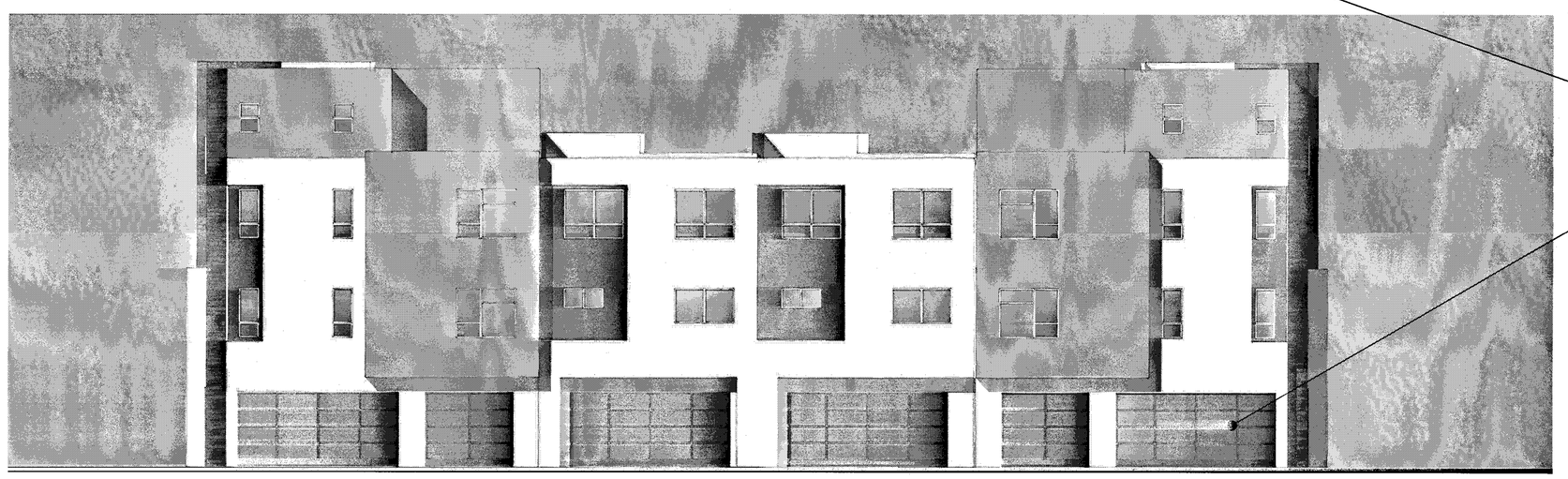
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B - GL - MEZZ. L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-7.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

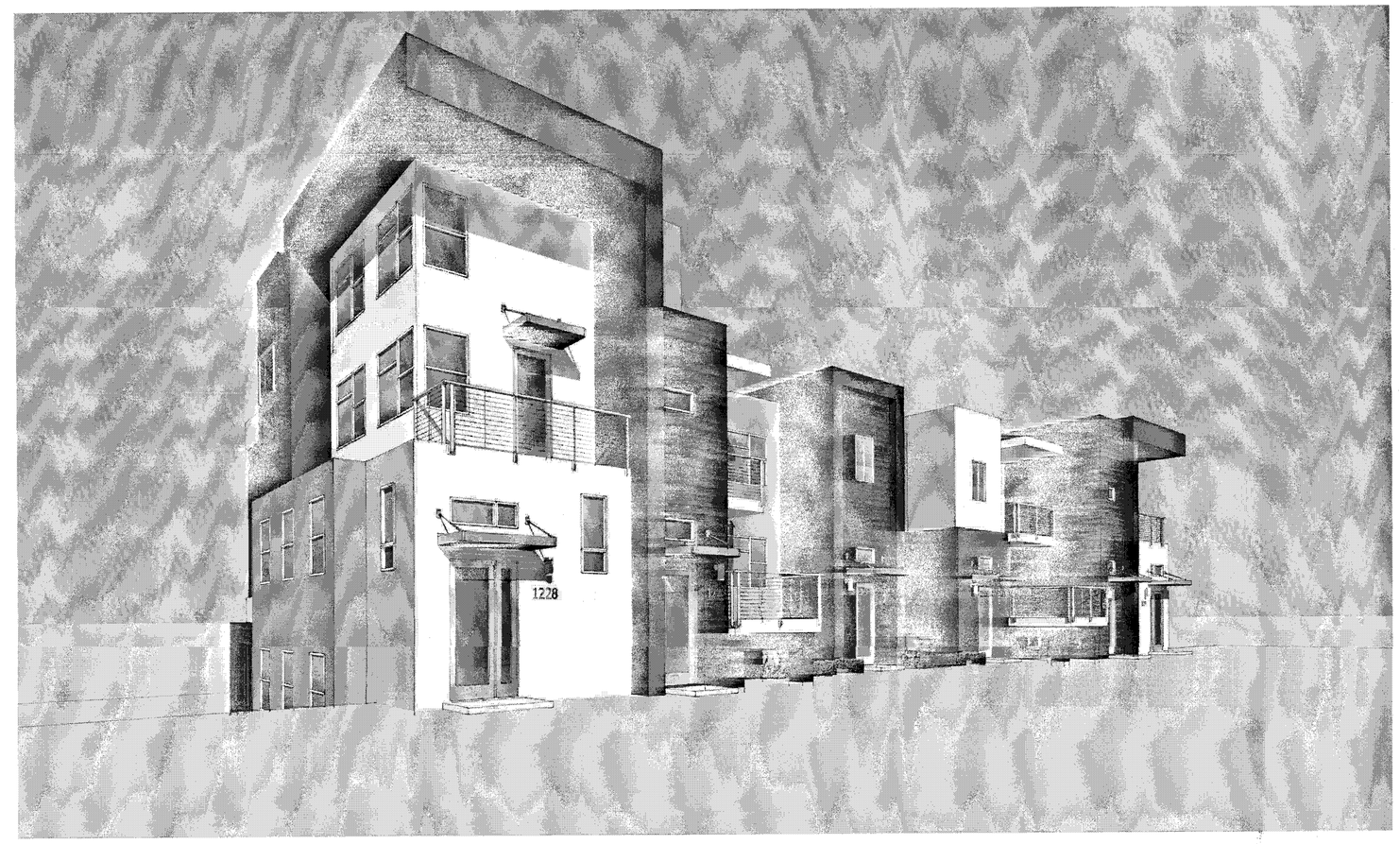
ATTACHED TOWNHOMES 9-7.2

COMMUNICATIONS HILL
San Jose, California

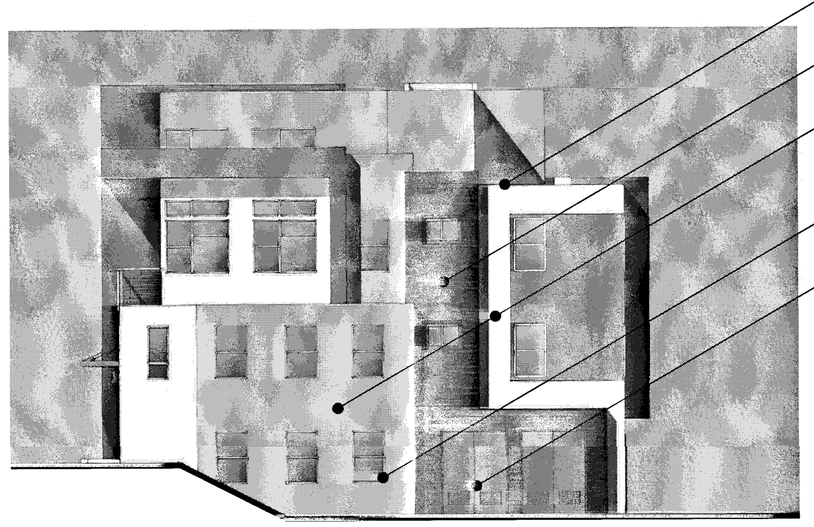
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

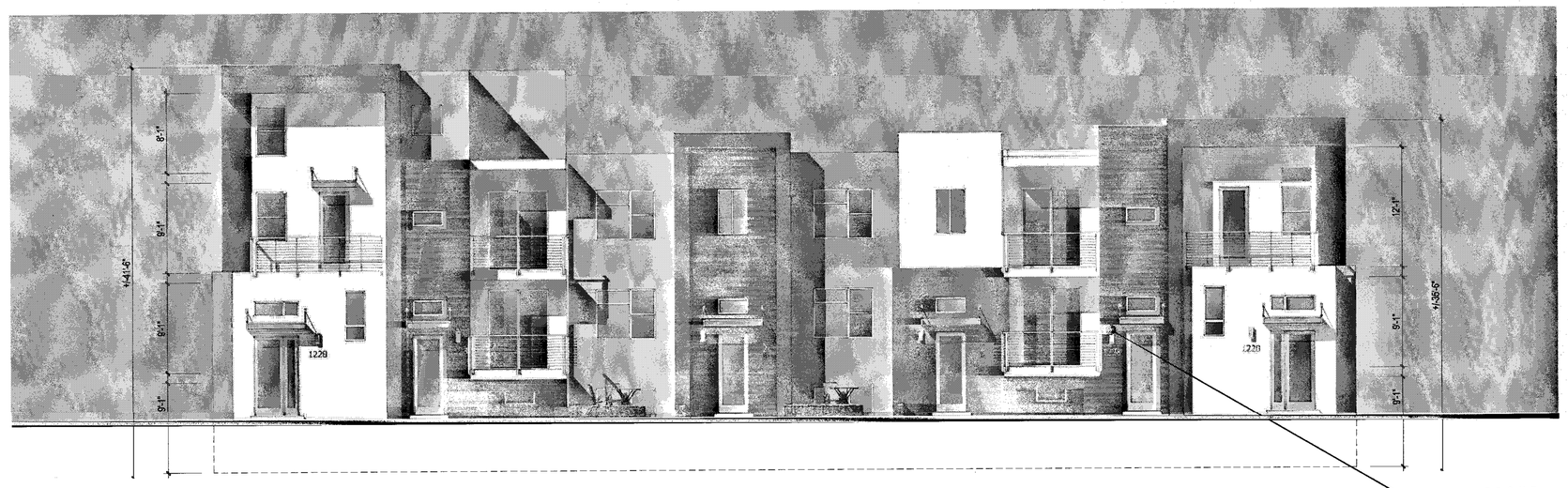
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



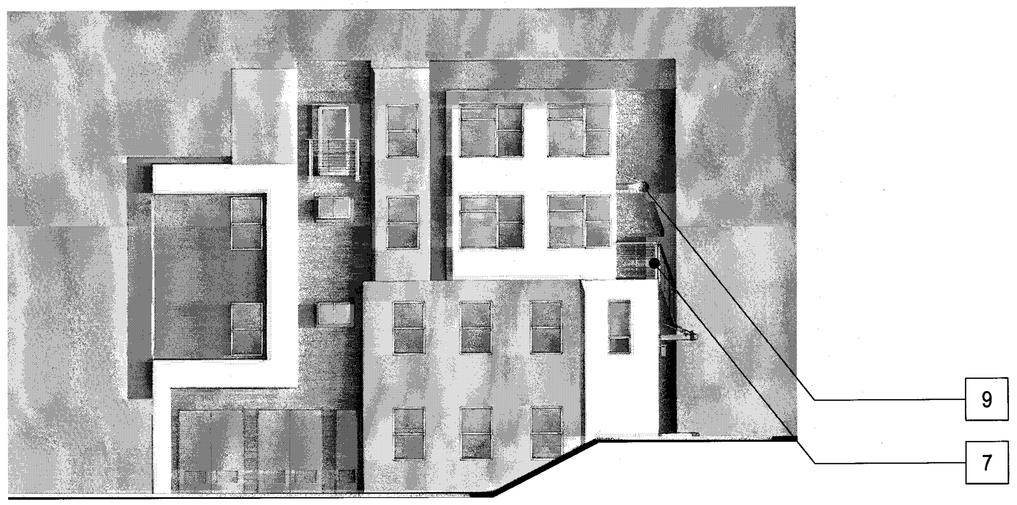
PERSPECTIVE



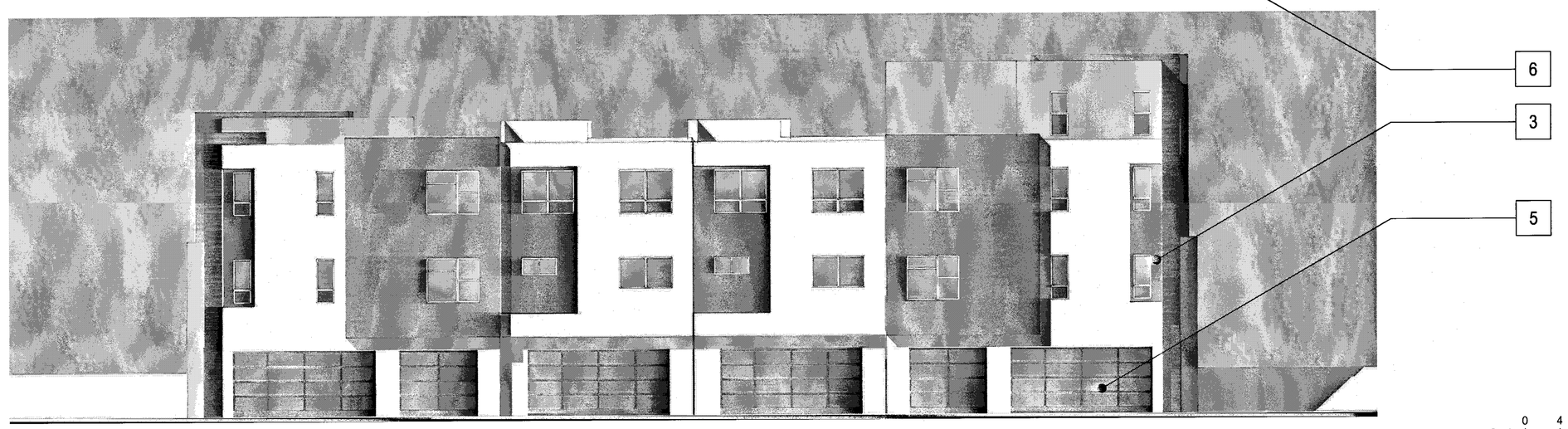
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B - ML - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-7.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

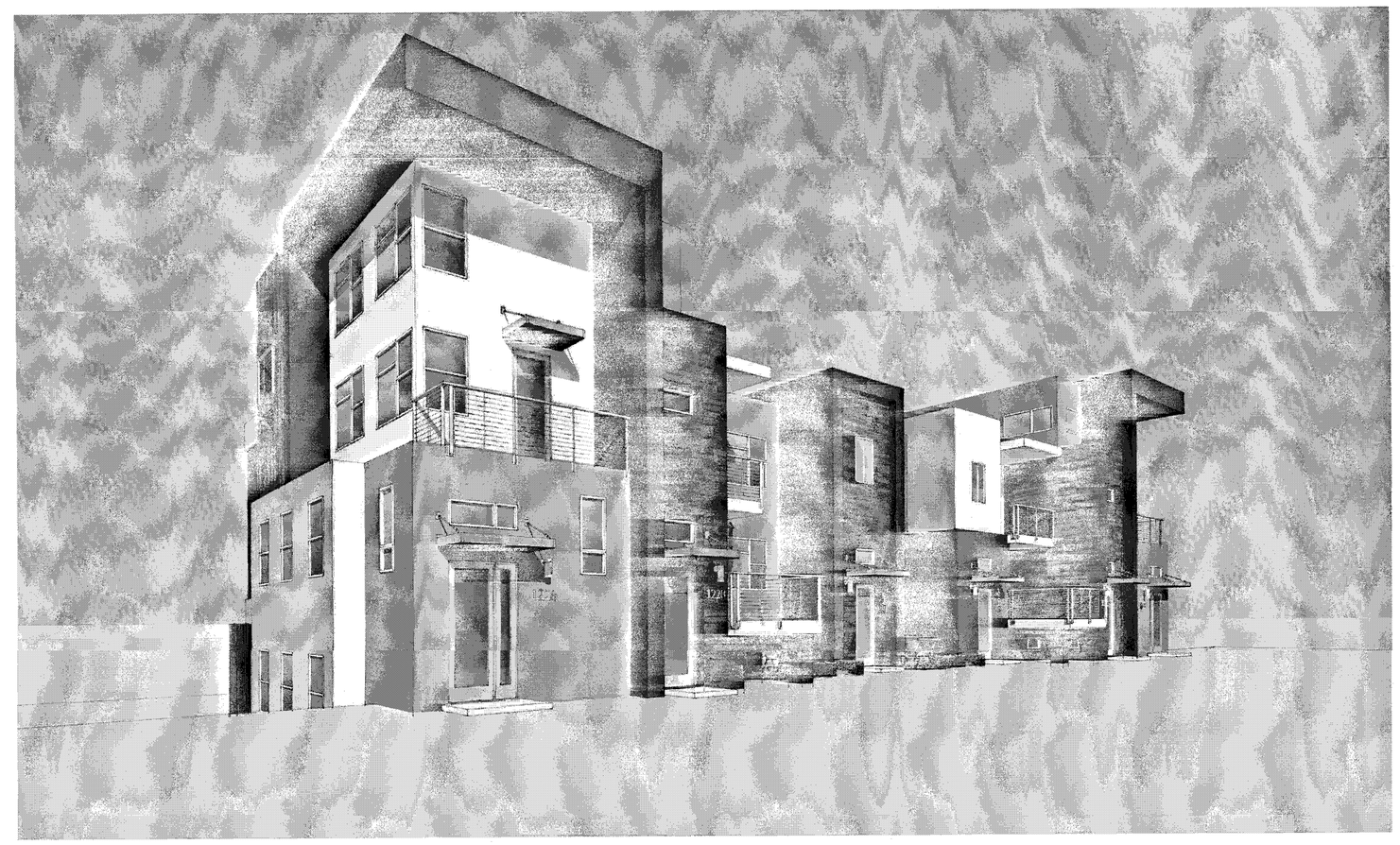
ATTACHED TOWNHOMES 9-7.3

COMMUNICATIONS HILL
San Jose, California

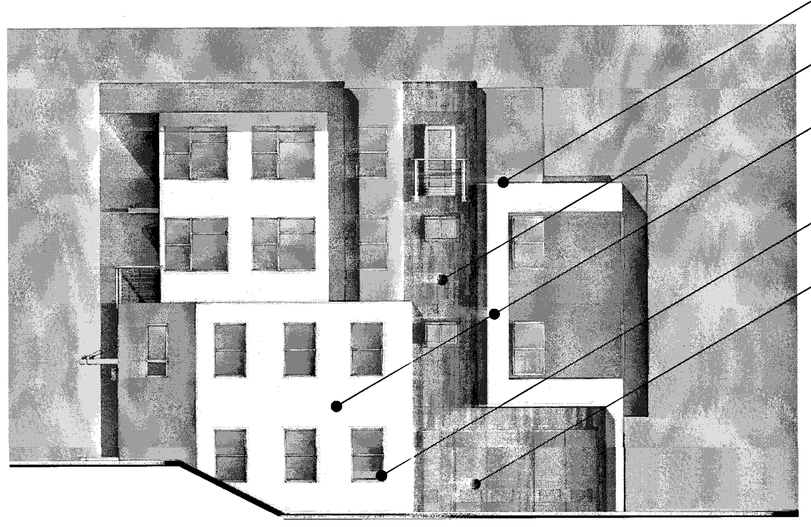
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

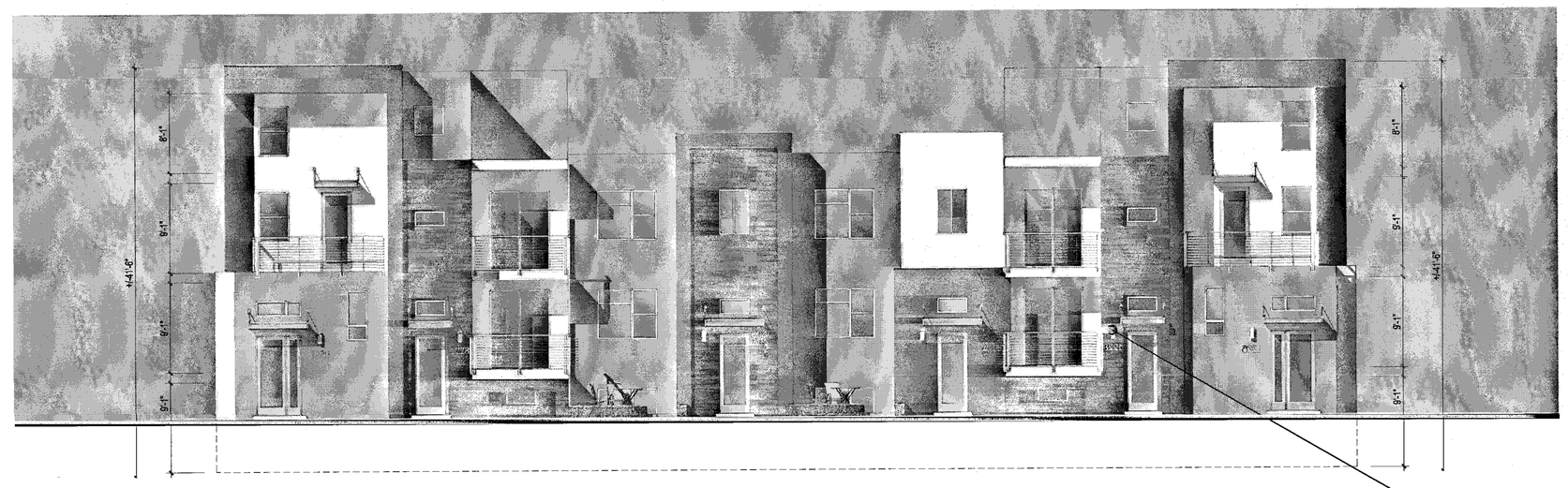
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



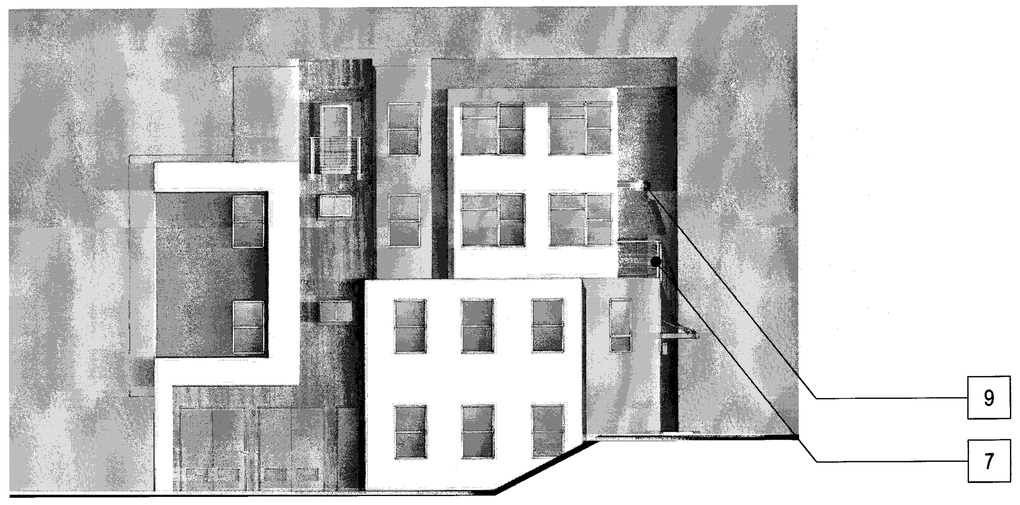
PERSPECTIVE



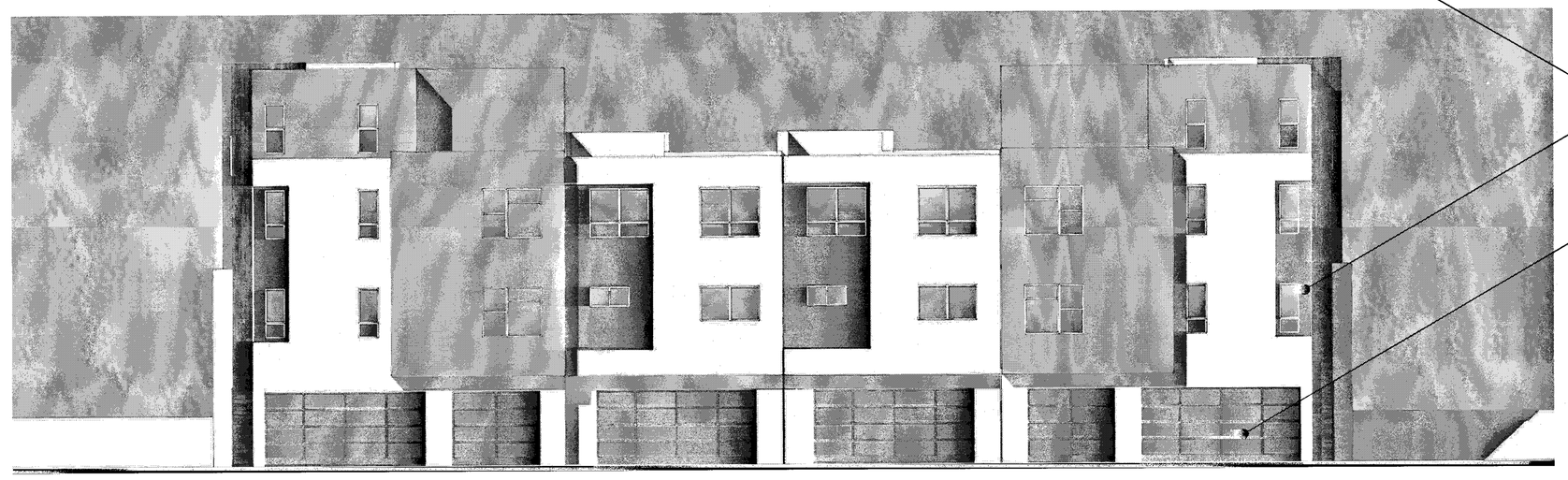
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B - ML - MEZZ. L&R - COLOR OPTION 1

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

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

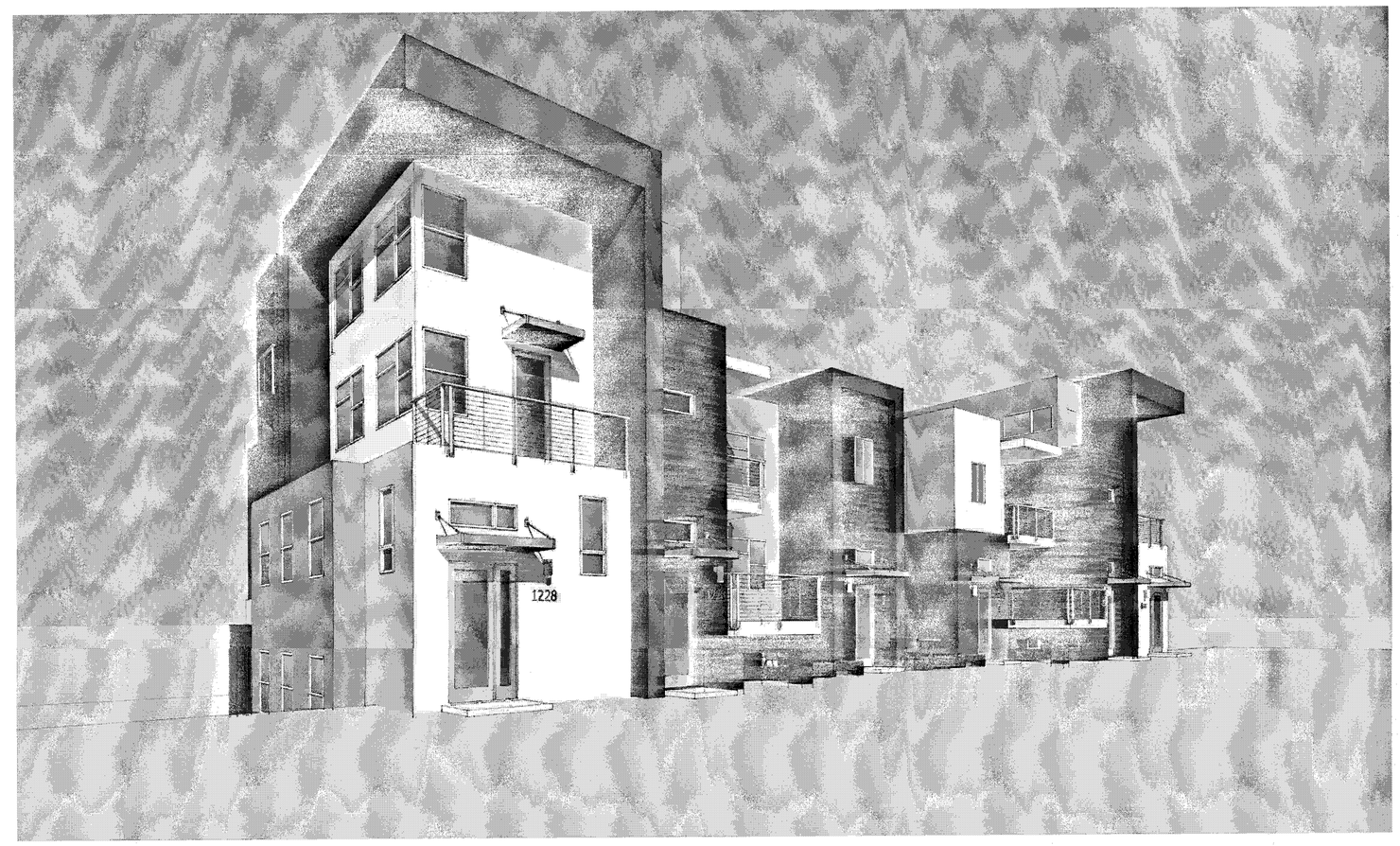
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-7.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-7.4

COMMUNICATIONS HILL
San Jose, California

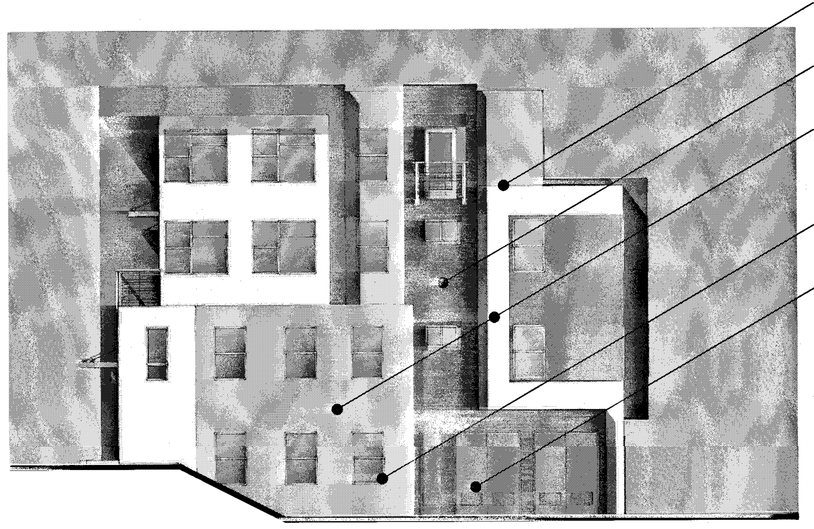
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

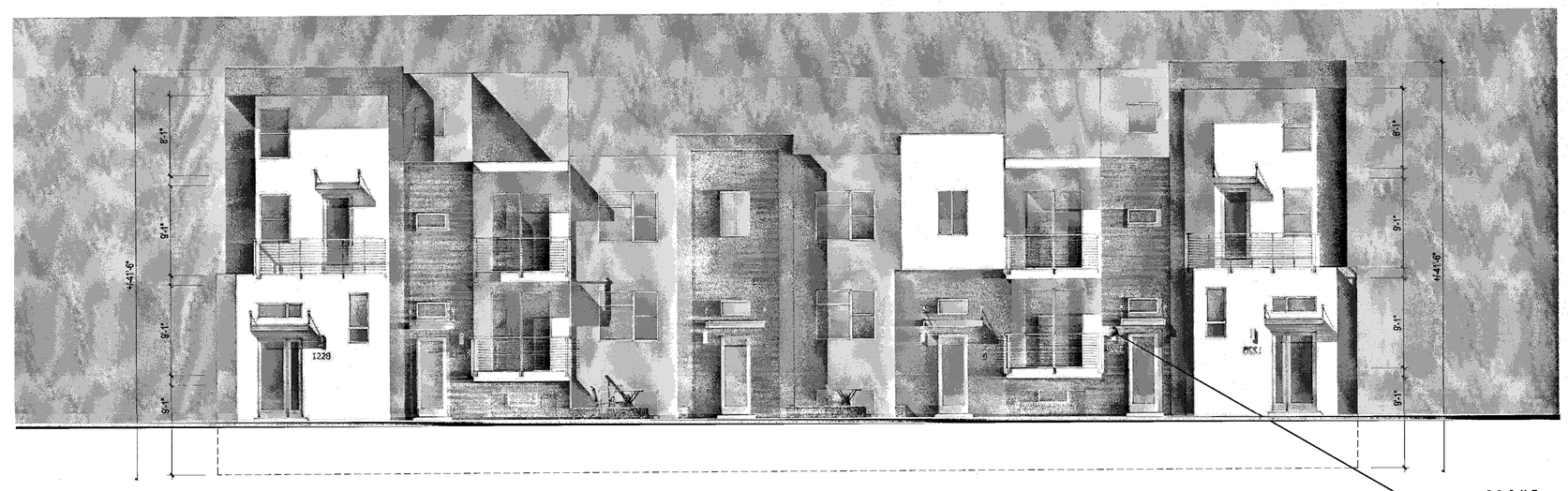


PERSPECTIVE

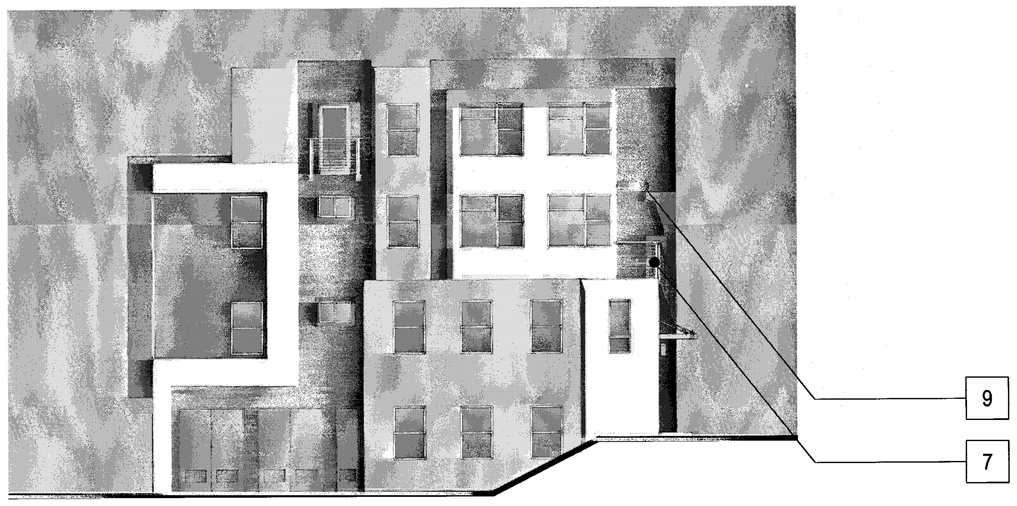
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



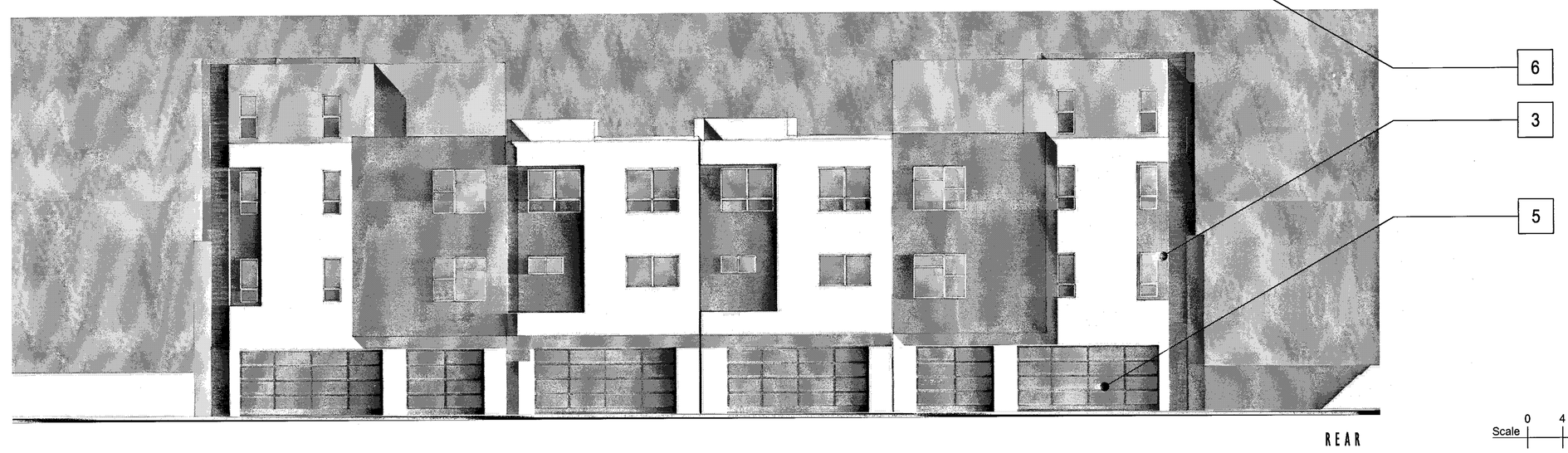
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY B - ML - MEZZ. L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-7.5.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

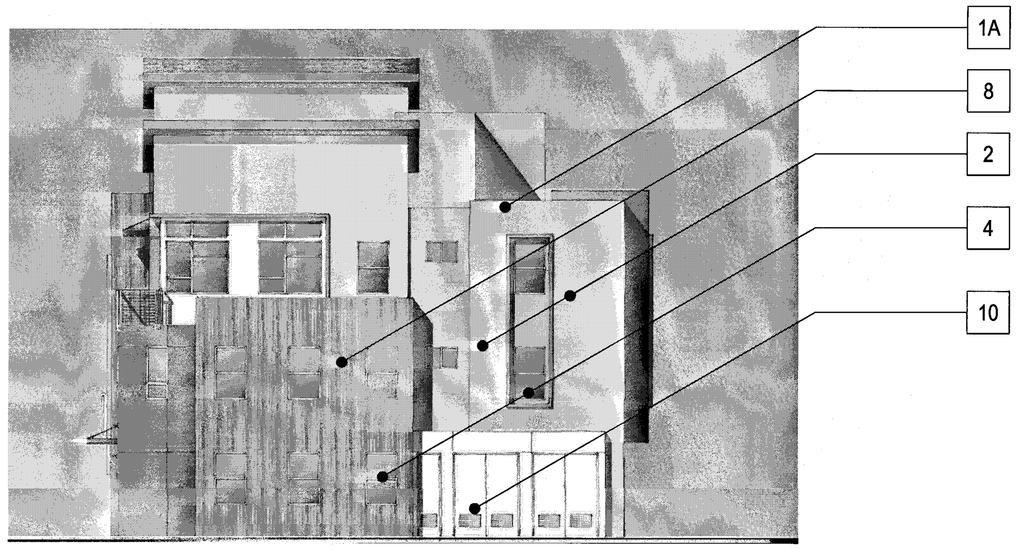
ATTACHED TOWNHOMES 9-7.5

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

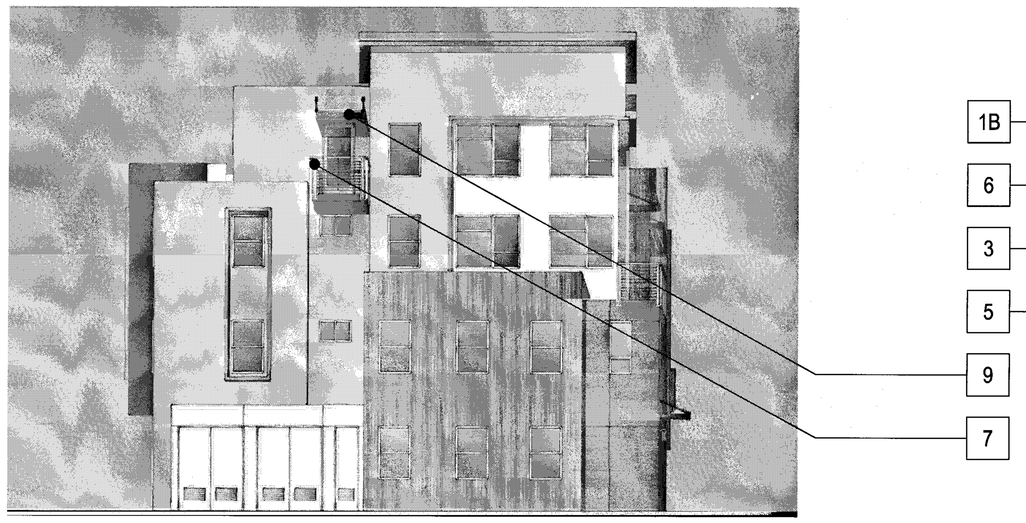
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

PERSPECTIVE



RIGHT

FRONT



LEFT

REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY C - GL - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

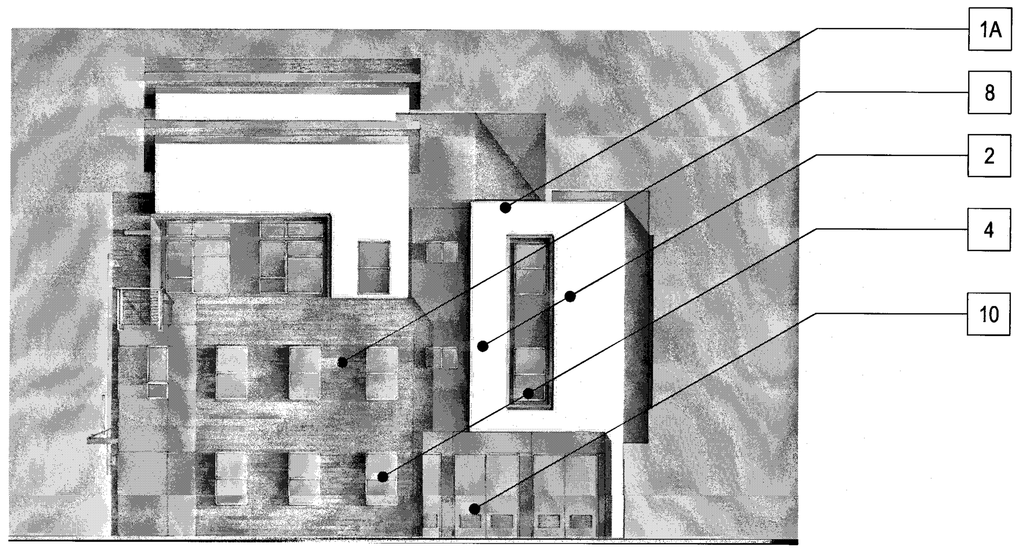
ATTACHED TOWNHOMES 9-8.0

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

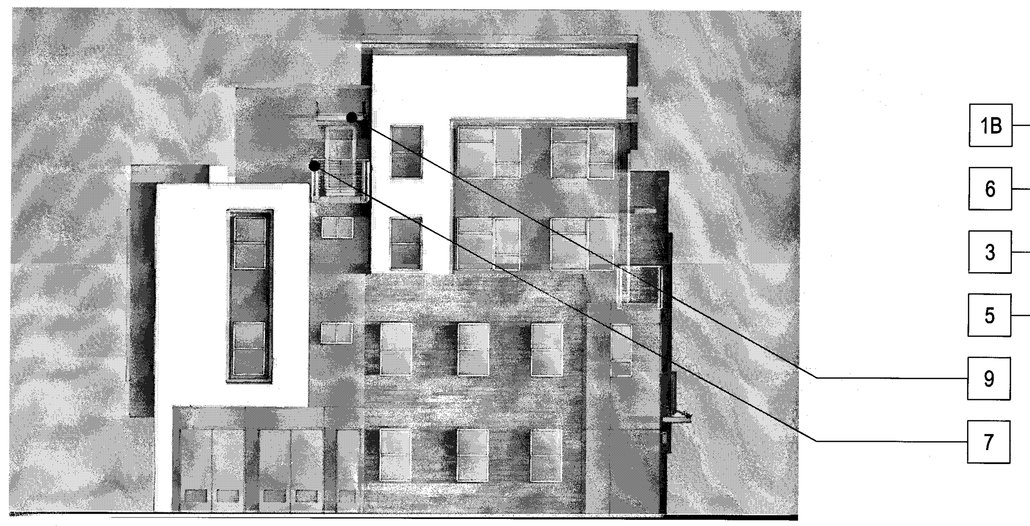
PERSPECTIVE

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

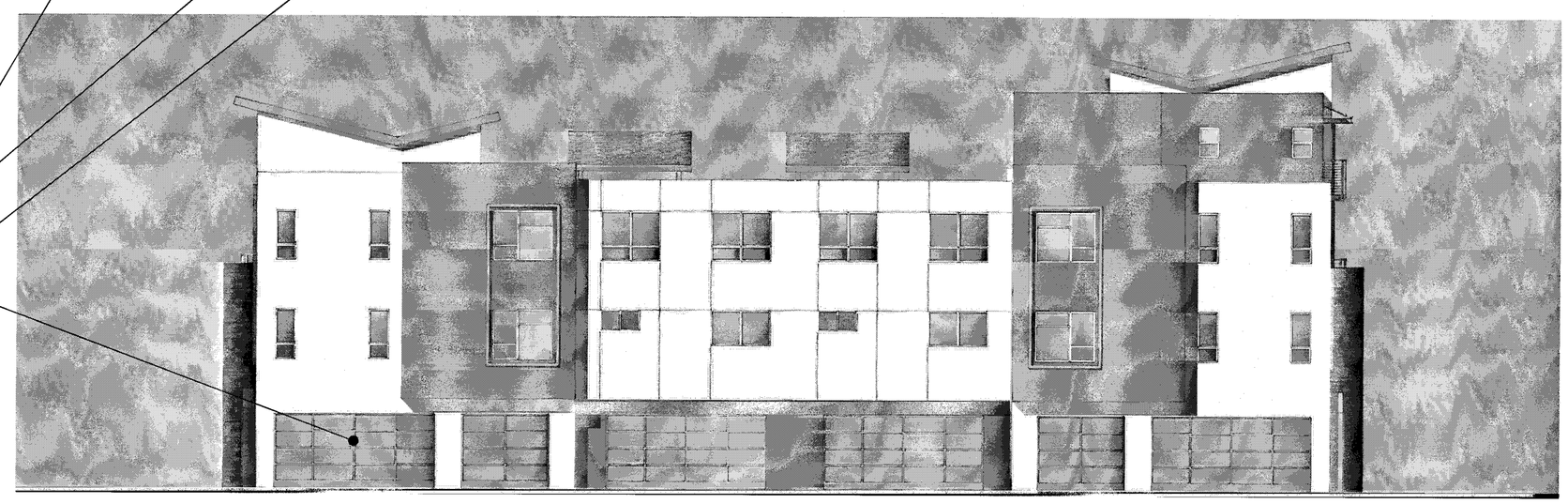


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

6-PLEX CONTEMPORARY C - GL - MEZZ. L - COLOR OPTION 2

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

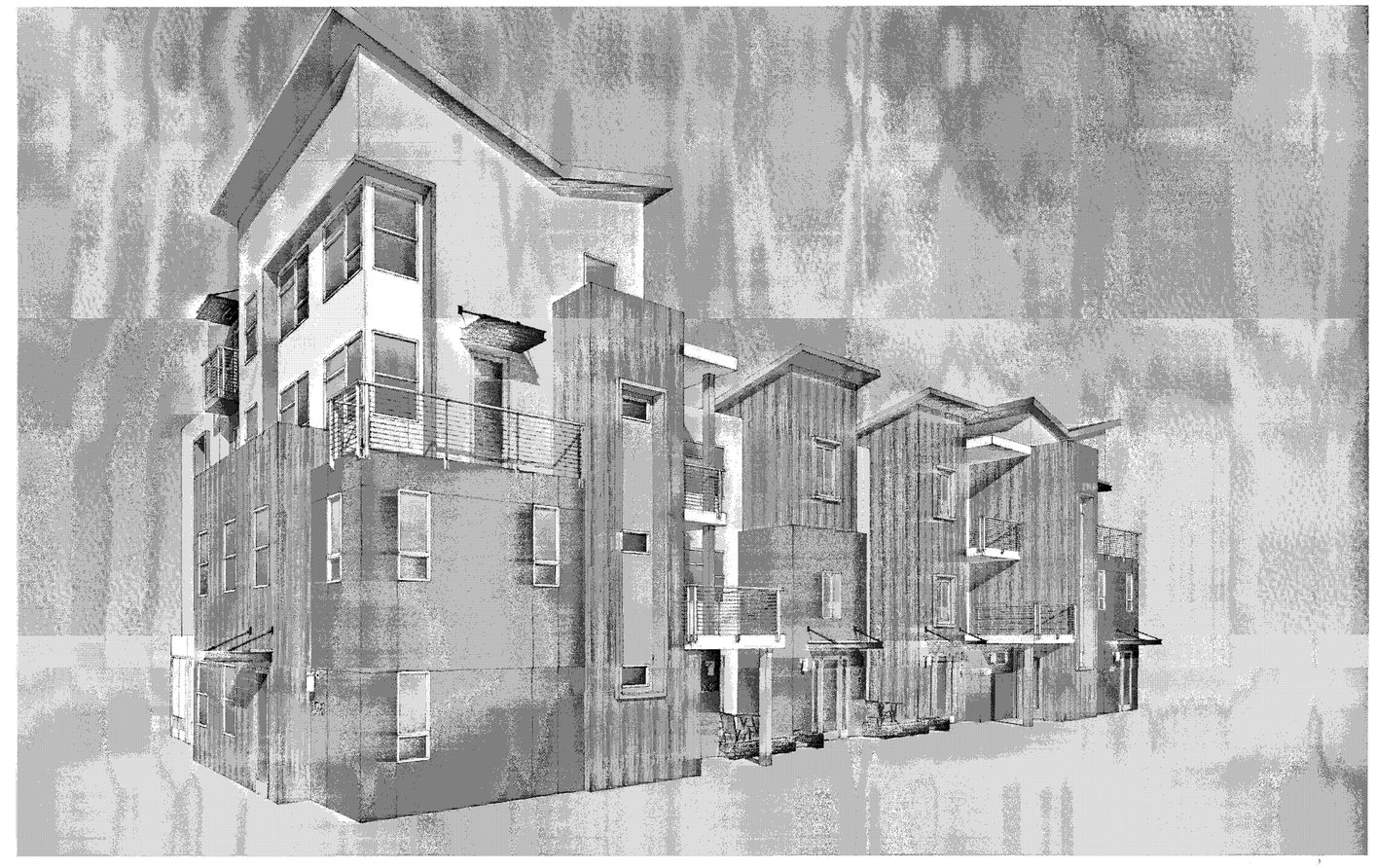
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-8.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-8.1

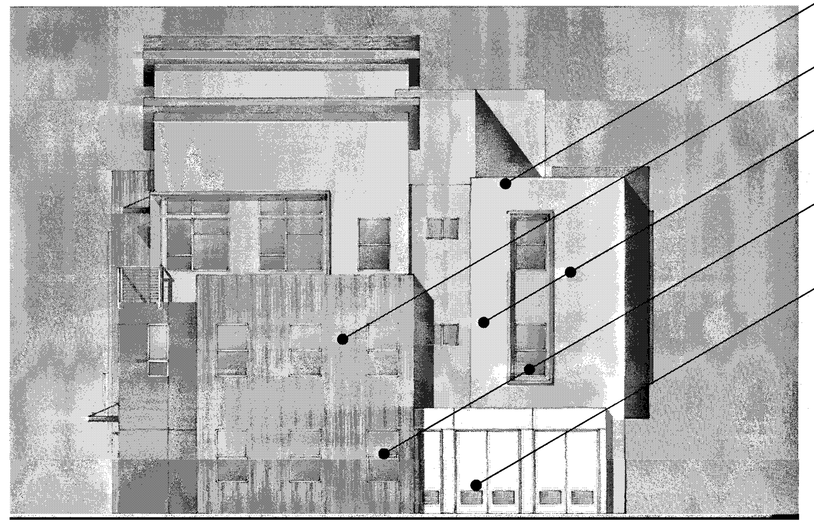
MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

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

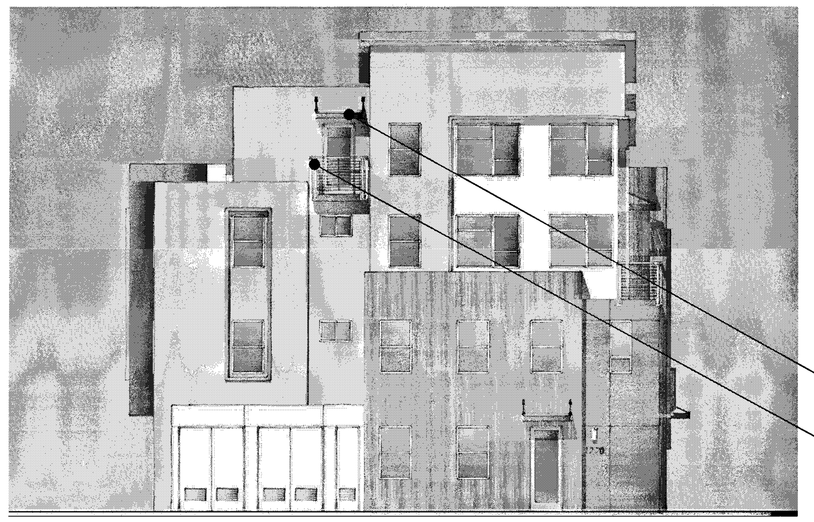


PERSPECTIVE

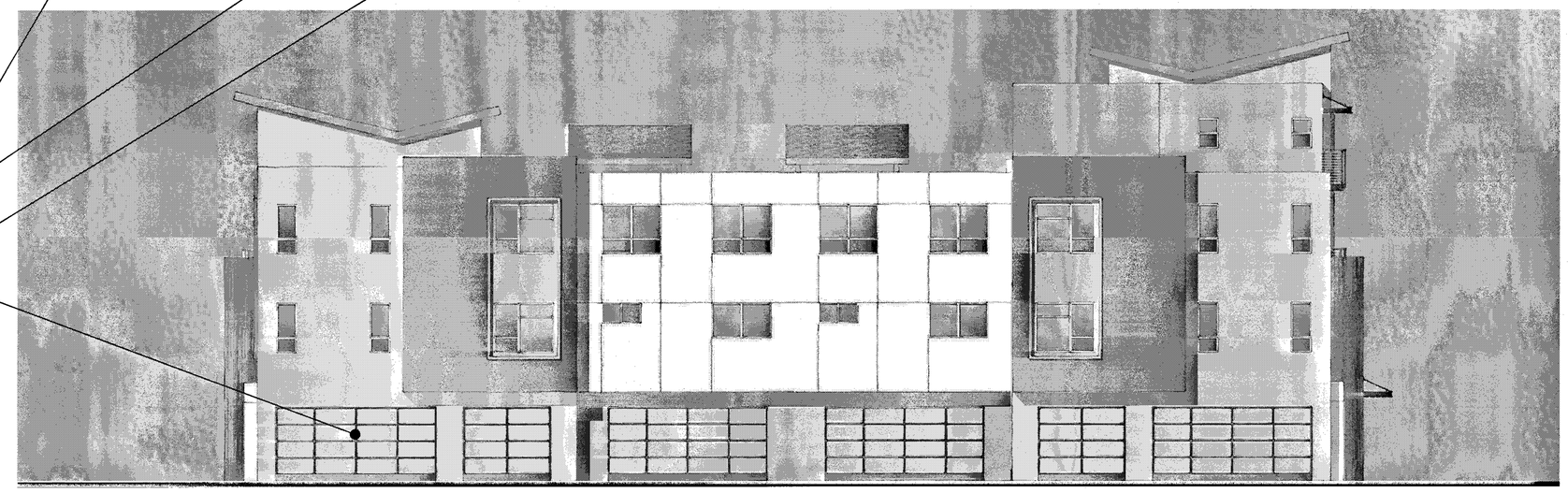


RIGHT

FRONT



LEFT



REAR

1A 8 2 4 10 1B 3 6 5 9 7

Scale 0 4 8 16

6-PLEX CONTEMPORARY C - GL - MEZZ. L - SIDE. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

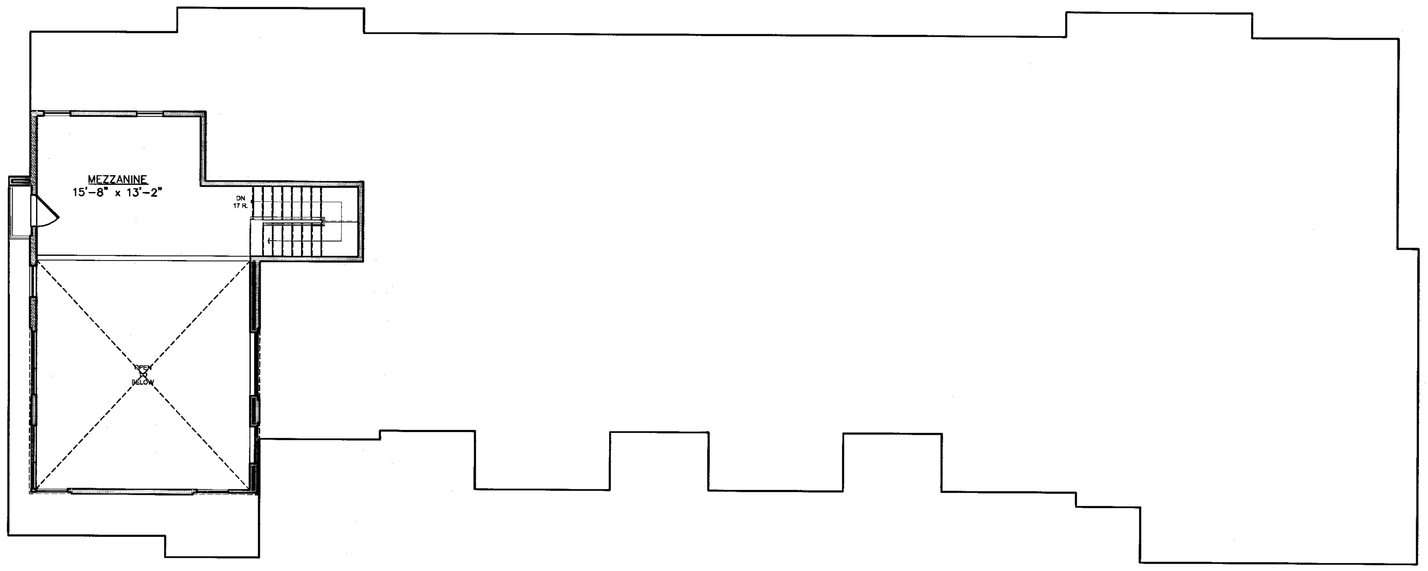
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-8.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

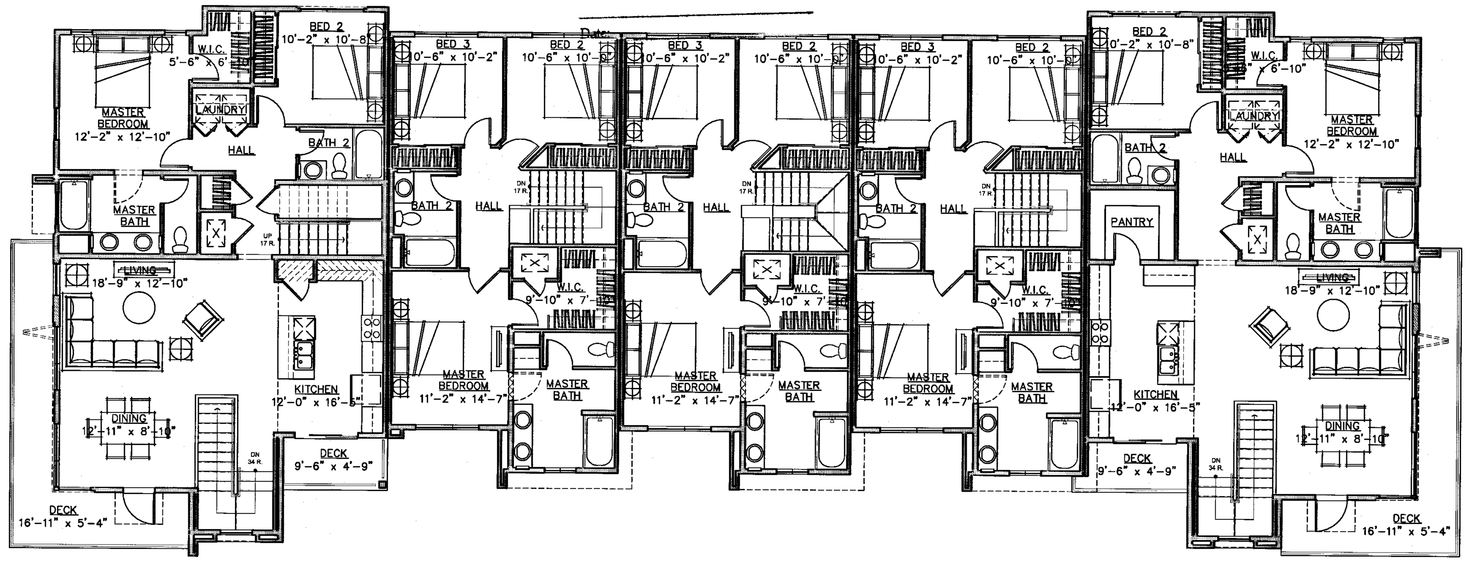
ATTACHED TOWNHOMES 9-8.2

COMMUNICATIONS HILL
San Jose, California

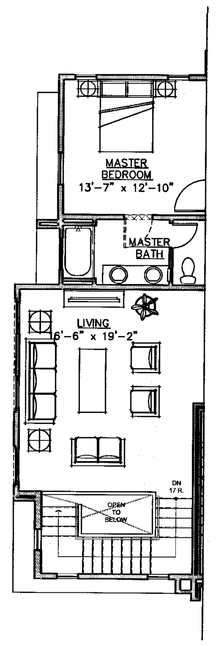
City of San Jose
PBCE ~ PLANNING
By:



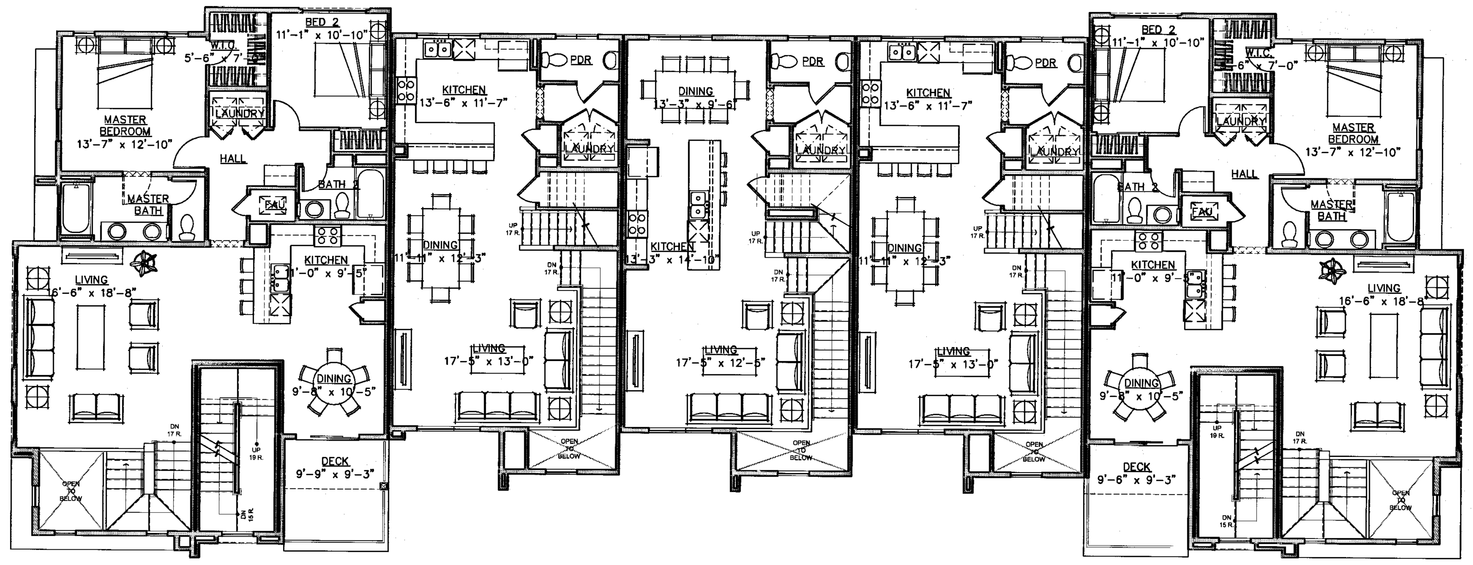
MEZZANINE PLAN / ROOF PLAN



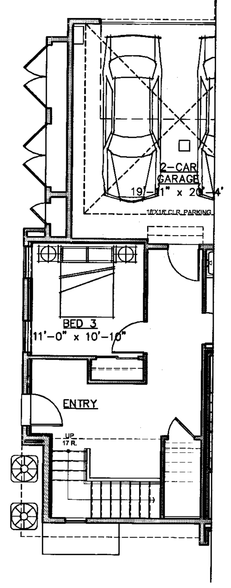
3RD LEVEL



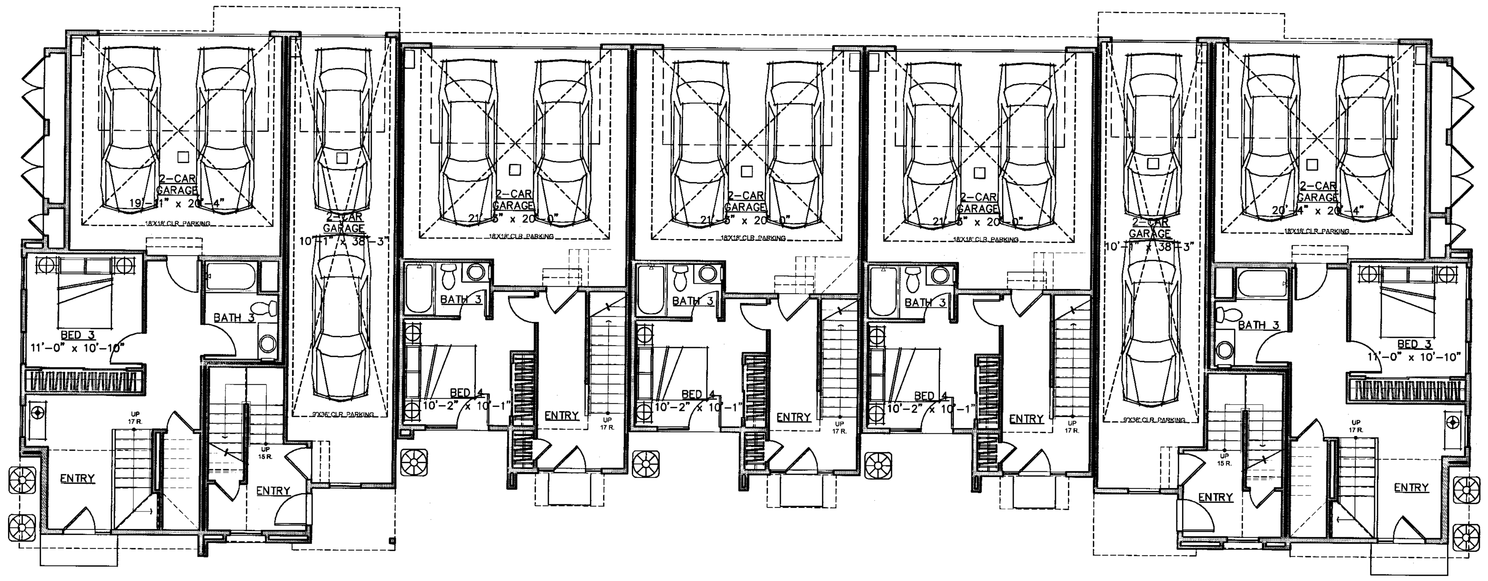
2ND LEVEL AT SIDE ENTRY ALTERNATE



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	147	125	1396	NA	447	97	1668	2212
Plan 2	517	1296	0	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	147	125	1396	237	447	109	1905	2461
Plan 2 SIDE ENTRY	517	1301	NA	NA	441	92	1818	2351
Total	2055	4389	4520	237	2741	390	11201	14332

7-PLEX BUILDING PLANS - GL

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

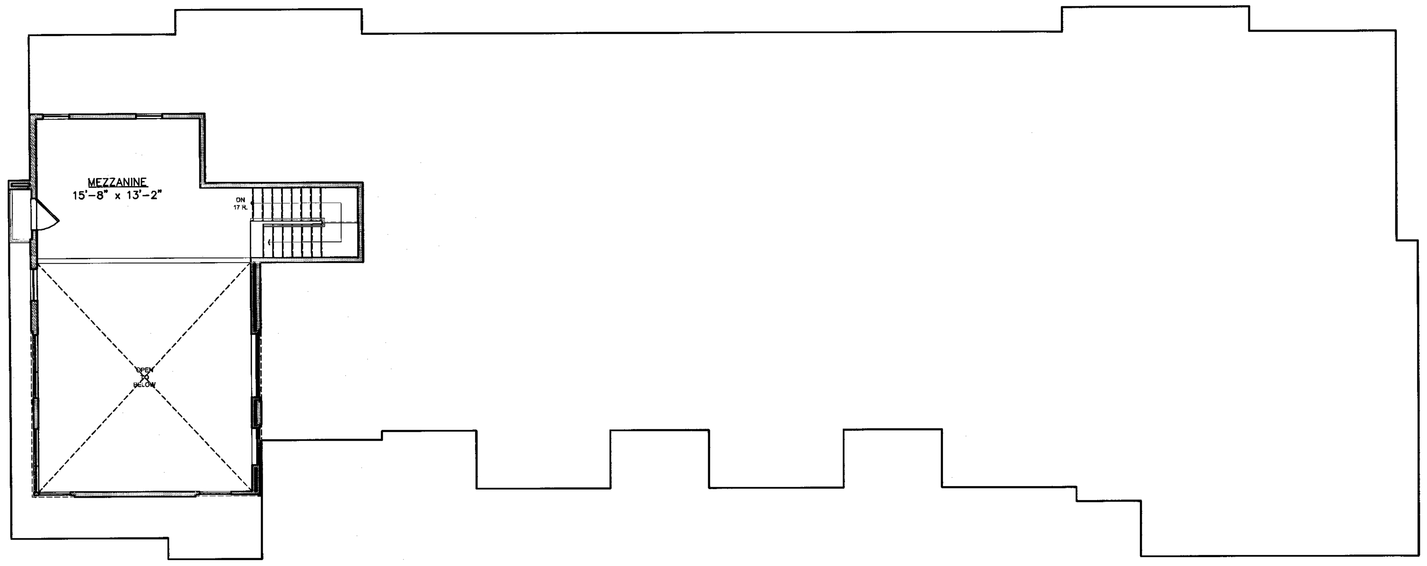
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

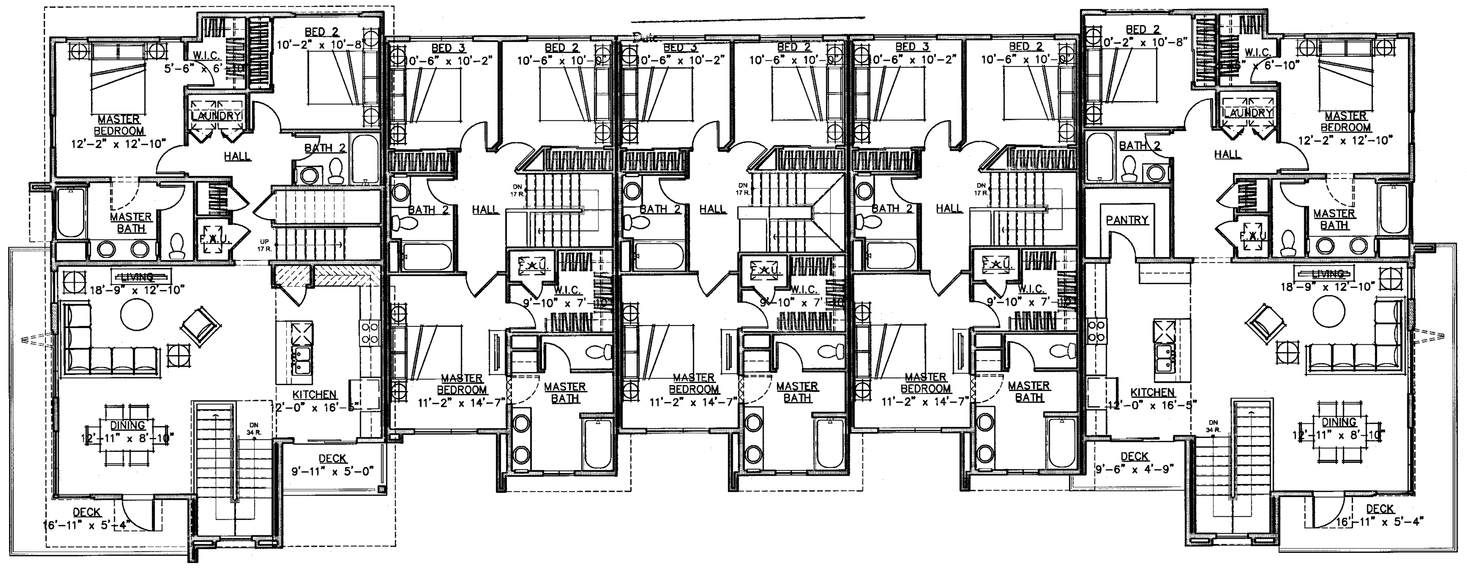
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-9.0

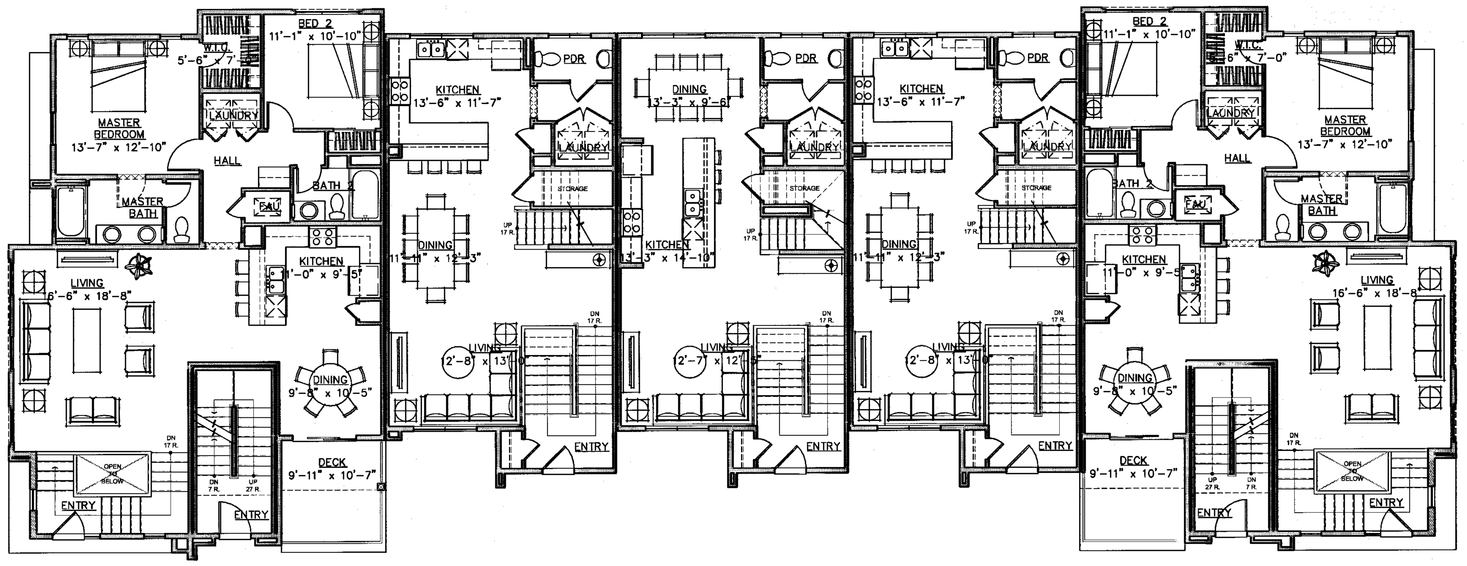
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



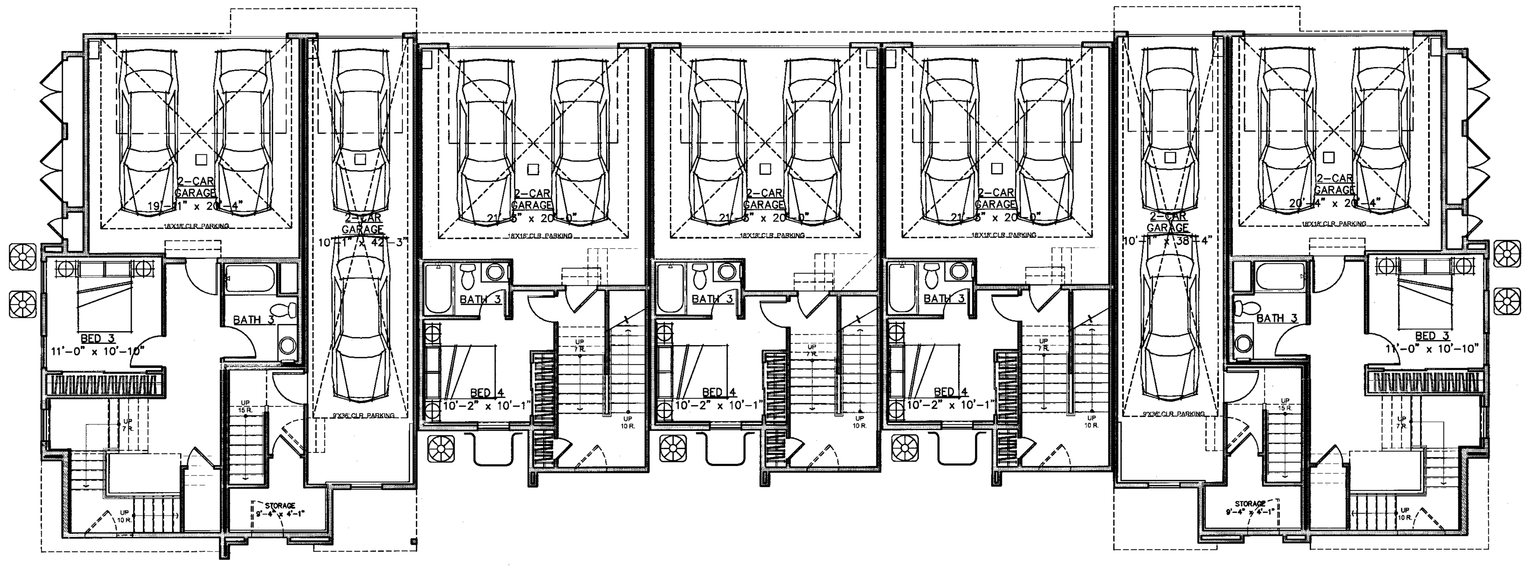
MEZZANINE PLAN / ROOF PLAN



3RD LEVEL



2ND LEVEL



1ST LEVEL

Scale 0 4 8 16

7-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	137	125	1396	NA	456	97	1658	2211
Plan 2	517	1296	NA	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	137	125	1396	237	456	97	1895	2448
Total	1518	3088	4520	237	2318	286	9363	11967

7-PLEX BUILDING PLANS - ML

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

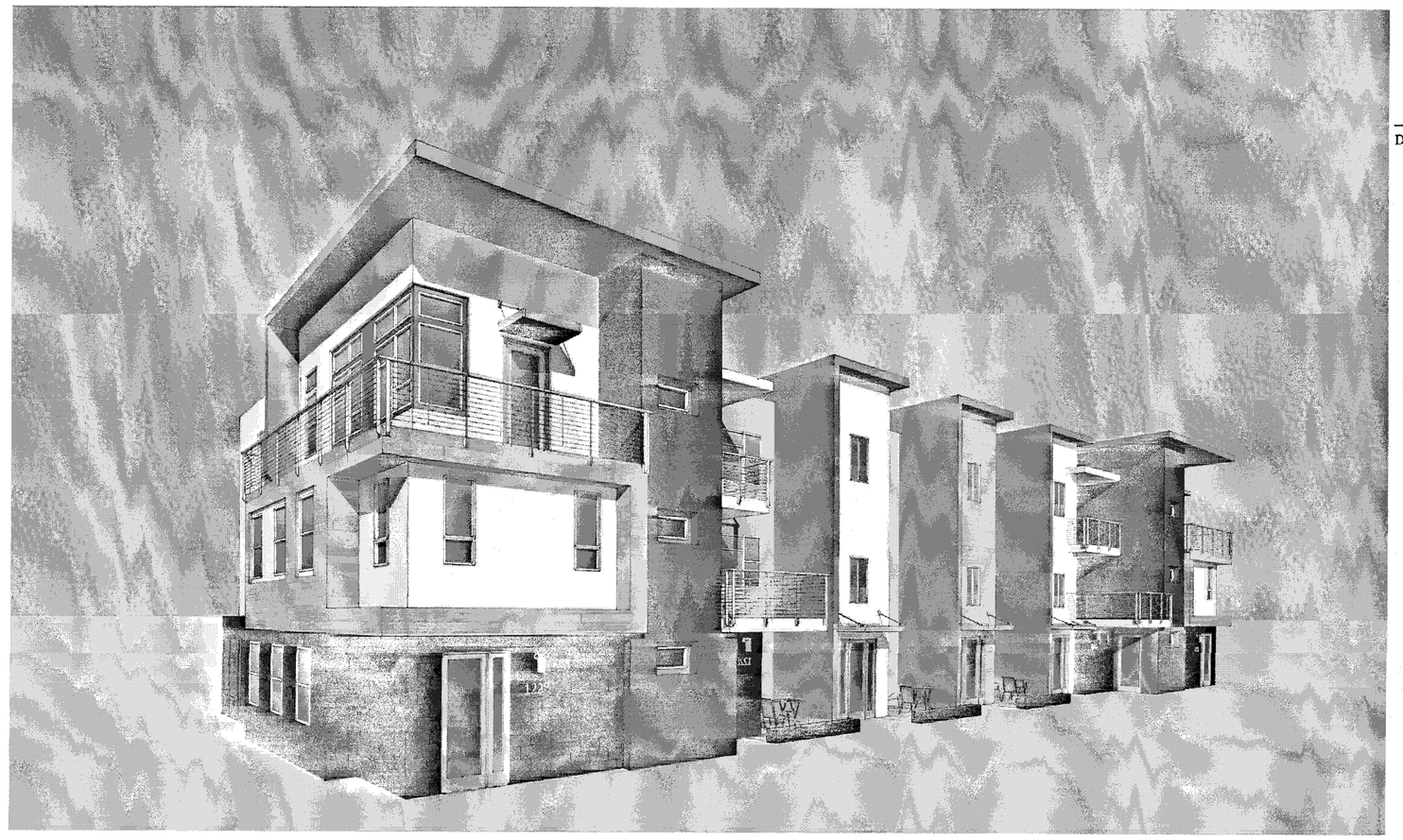
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-9.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-9.1

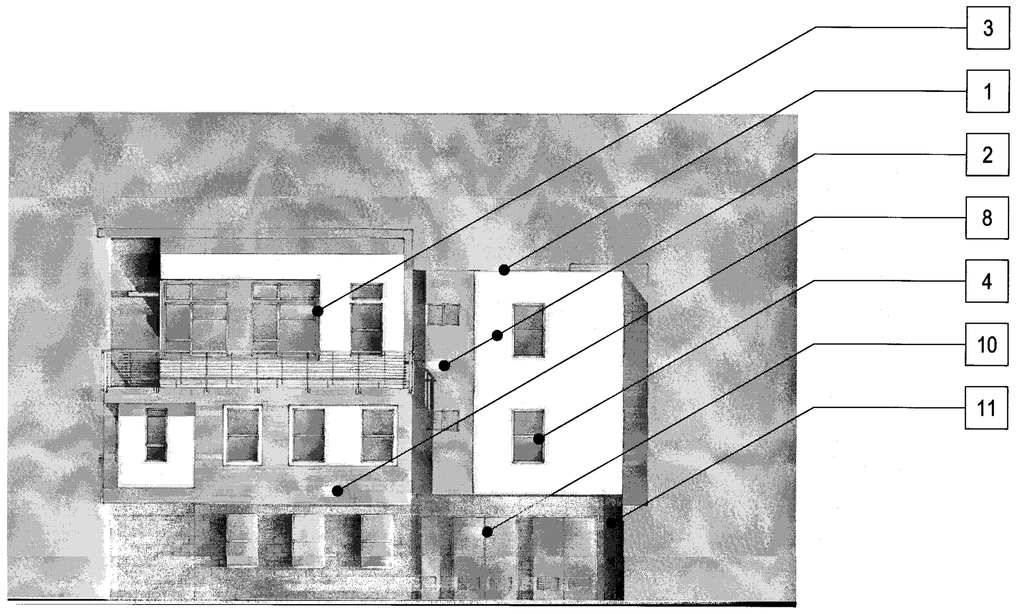
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

MATERIAL LEGEND

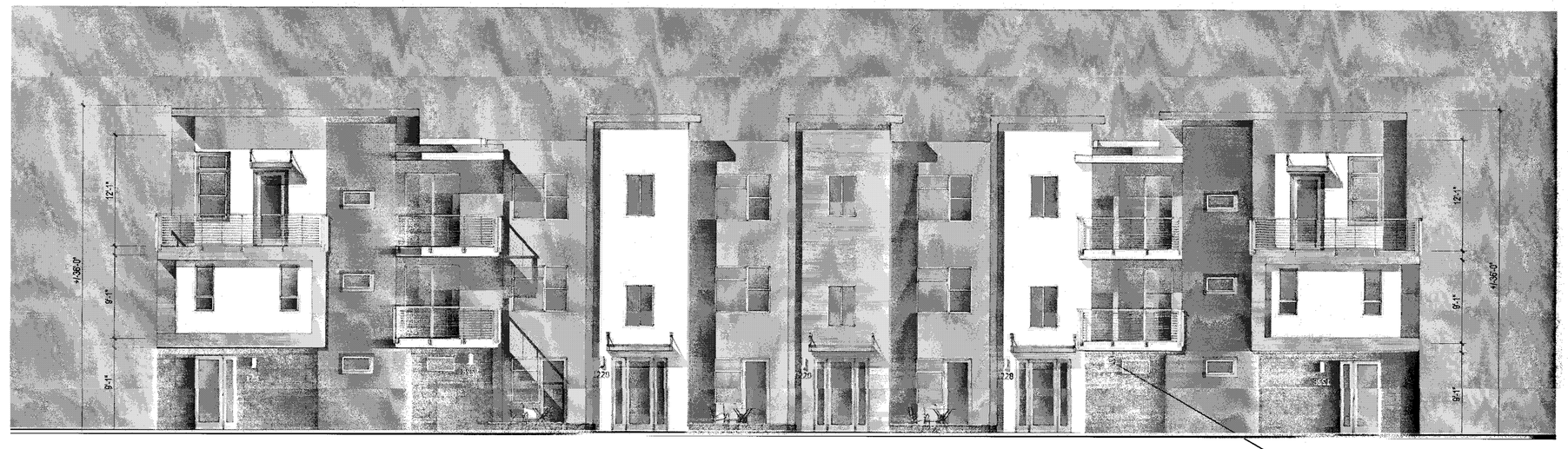
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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



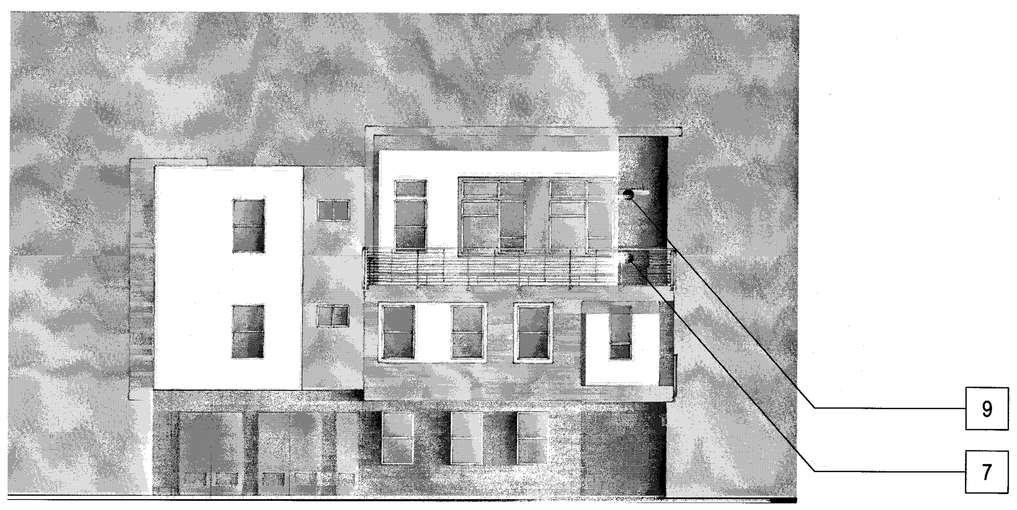
PERSPECTIVE



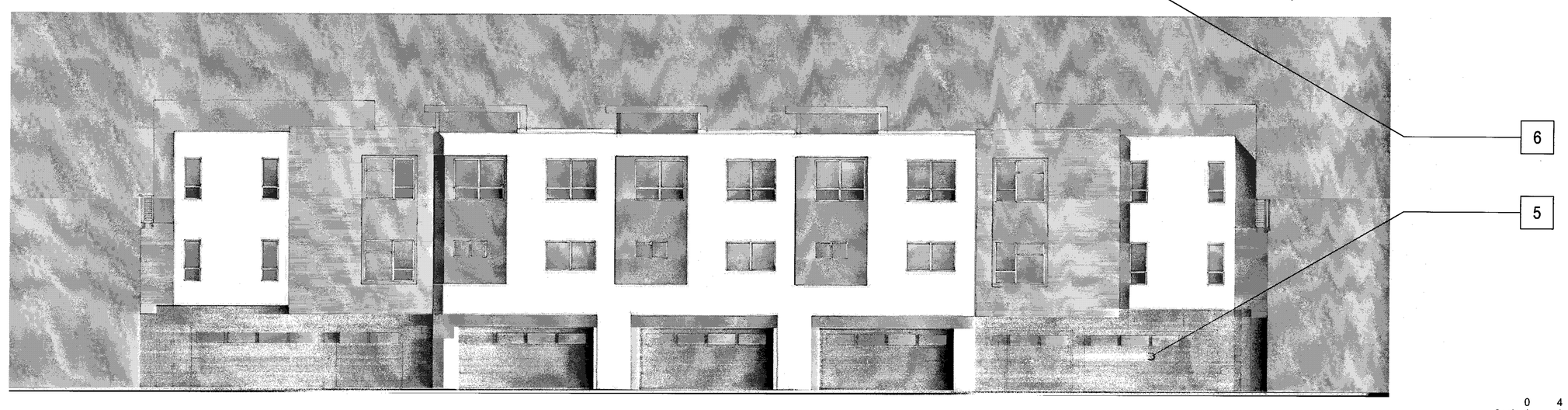
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - NO MEZZ. - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

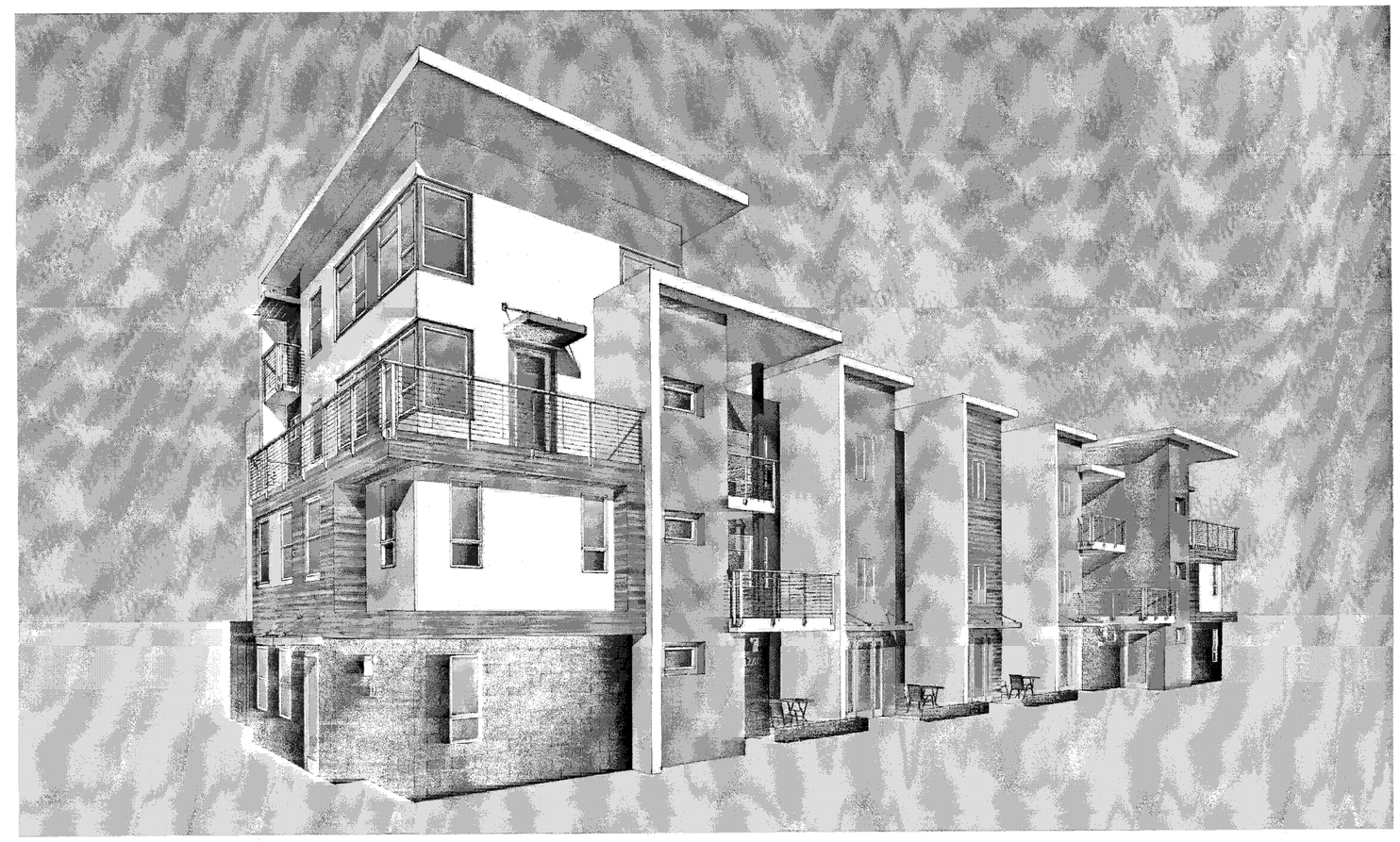
ATTACHED TOWNHOMES 9-10.0

COMMUNICATIONS HILL
San Jose, California

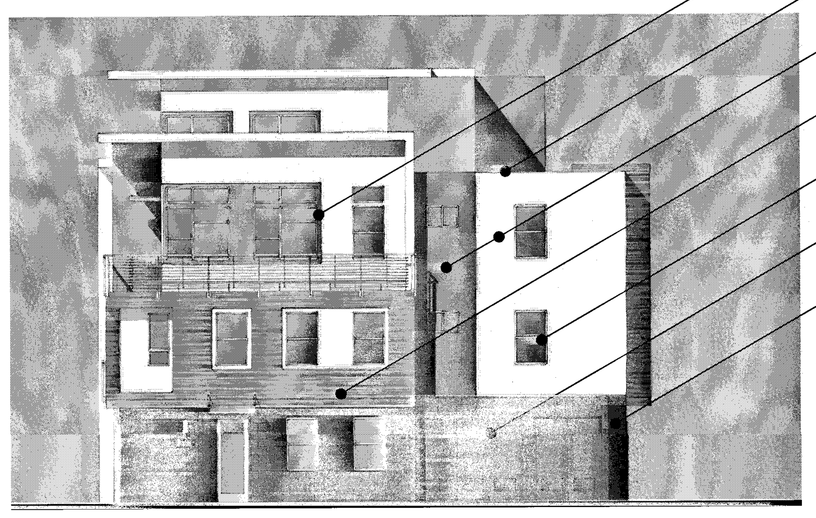
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:

MATERIAL LEGEND

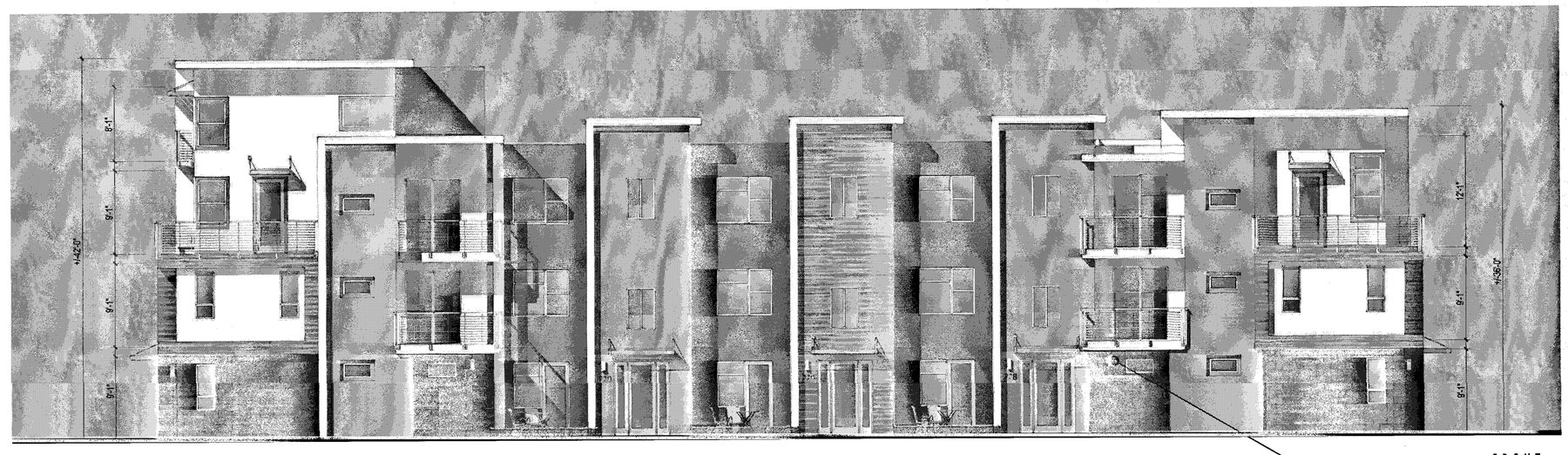
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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



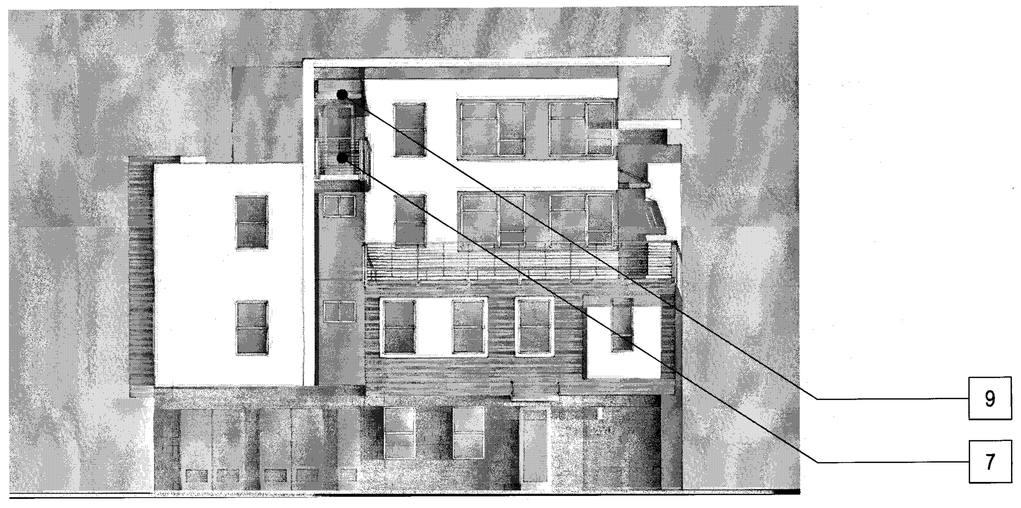
PERSPECTIVE



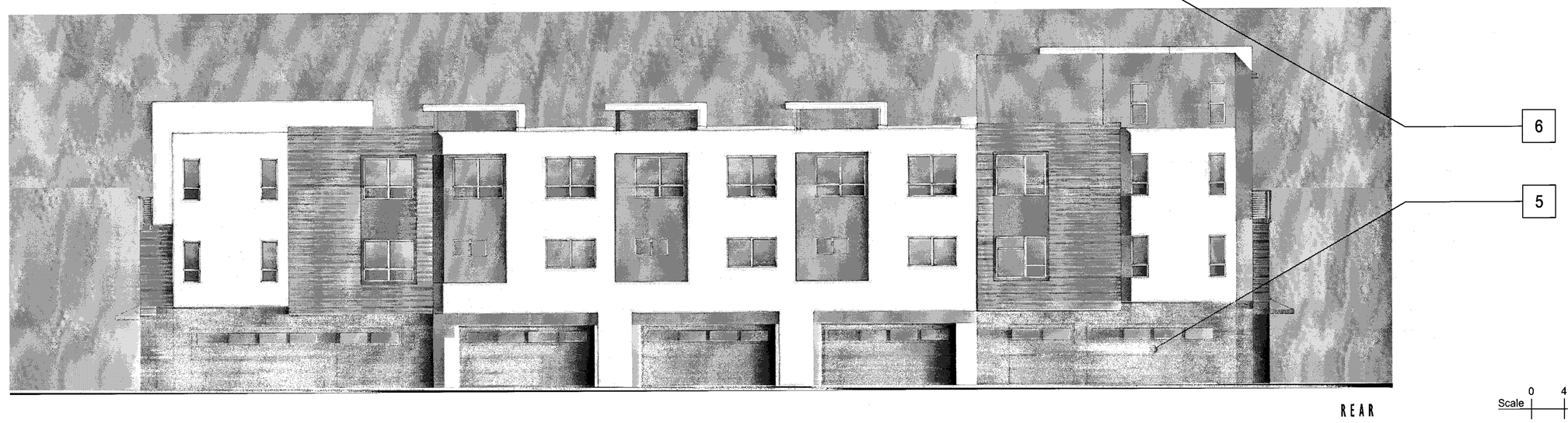
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - MEZZ.L - SIDE. L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-10.1

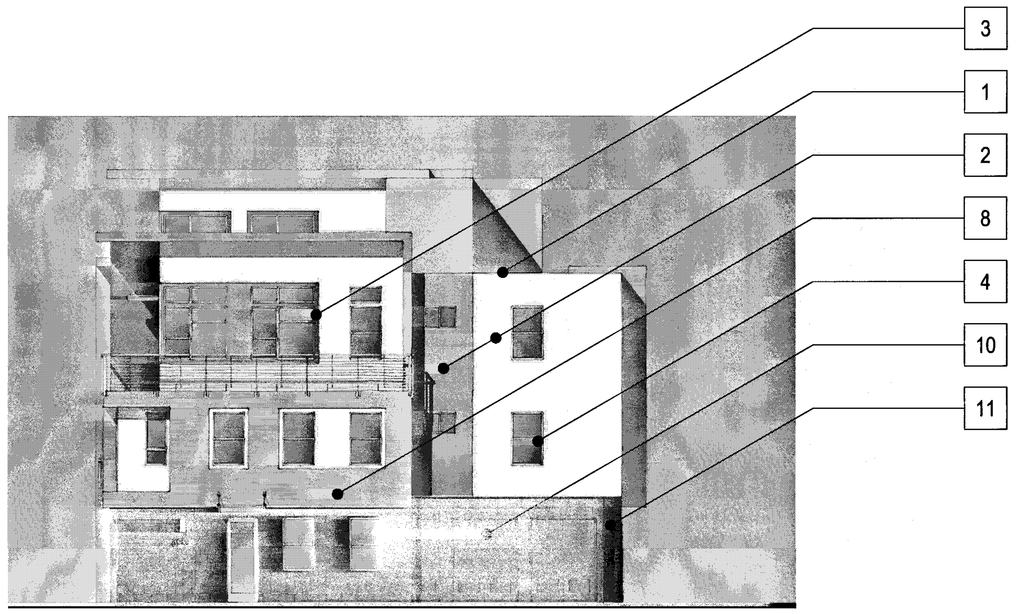
COMMUNICATIONS HILL
San Jose, California

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
11. CONCRETE BLOCK VENEER

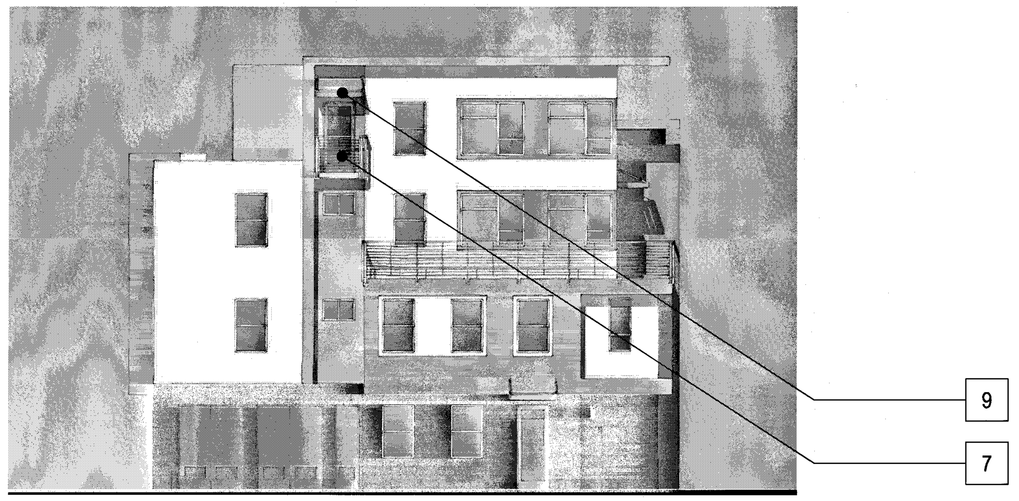
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

PERSPECTIVE



RIGHT

FRONT



LEFT

REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - MEZZ. L-SIDE.R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

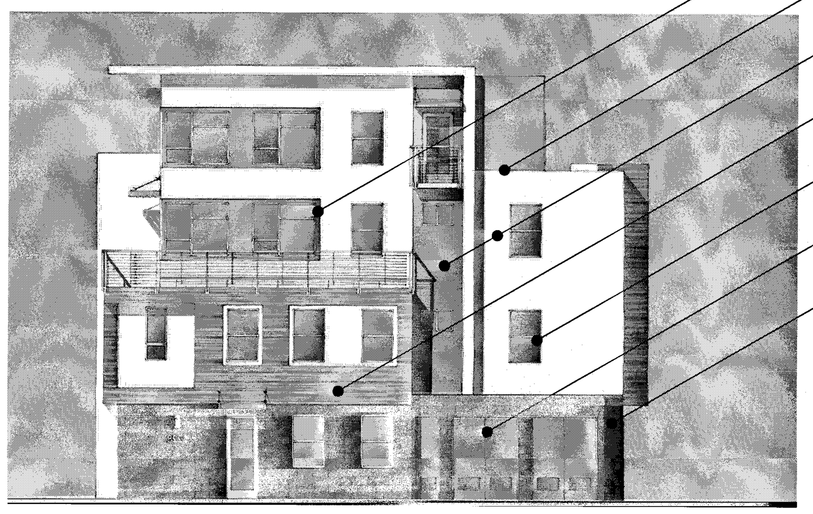
ATTACHED TOWNHOMES 9 - 10.2

MATERIAL LEGEND

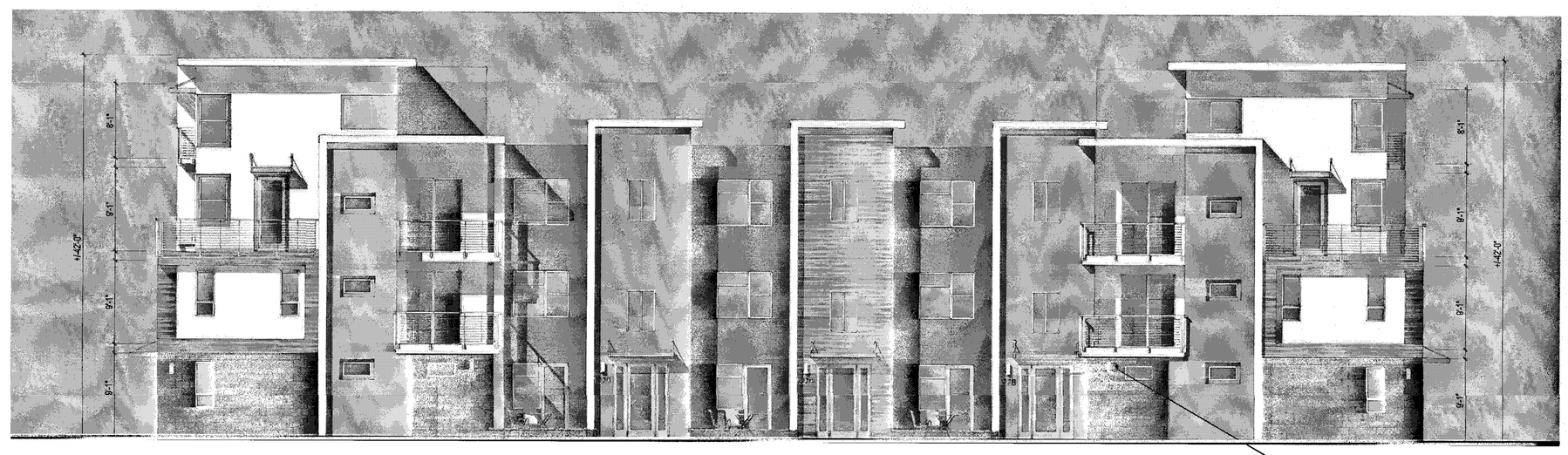
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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

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

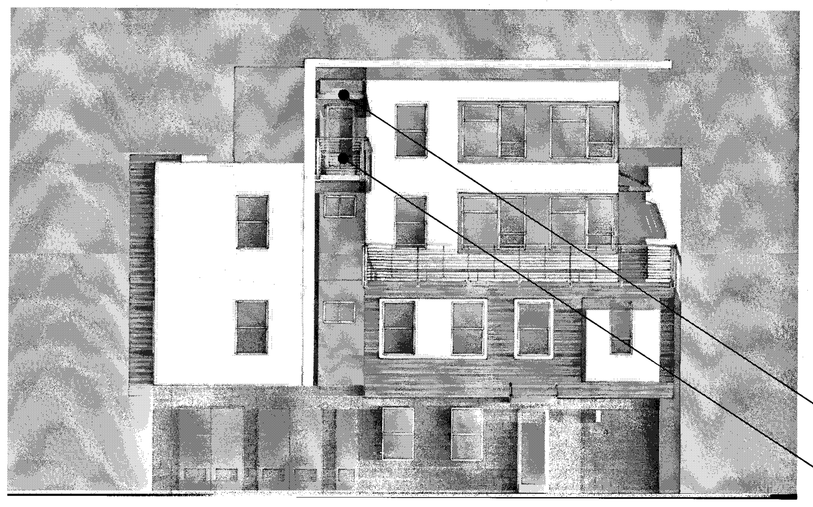
PERSPECTIVE



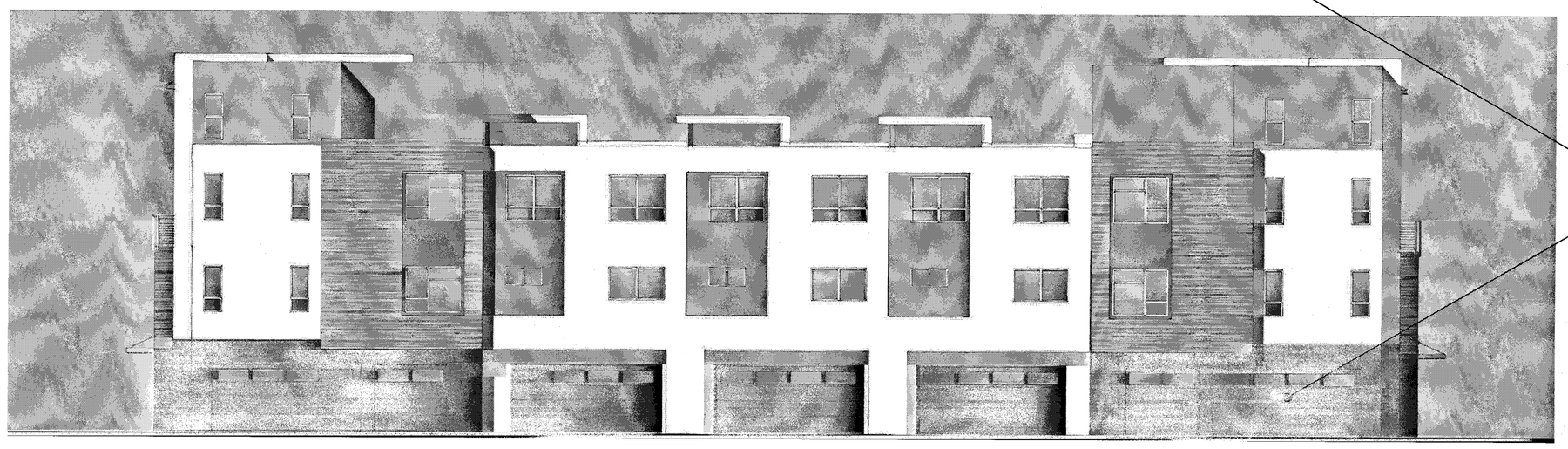
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - MEZZ.L&R - SIDE.L&R- 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

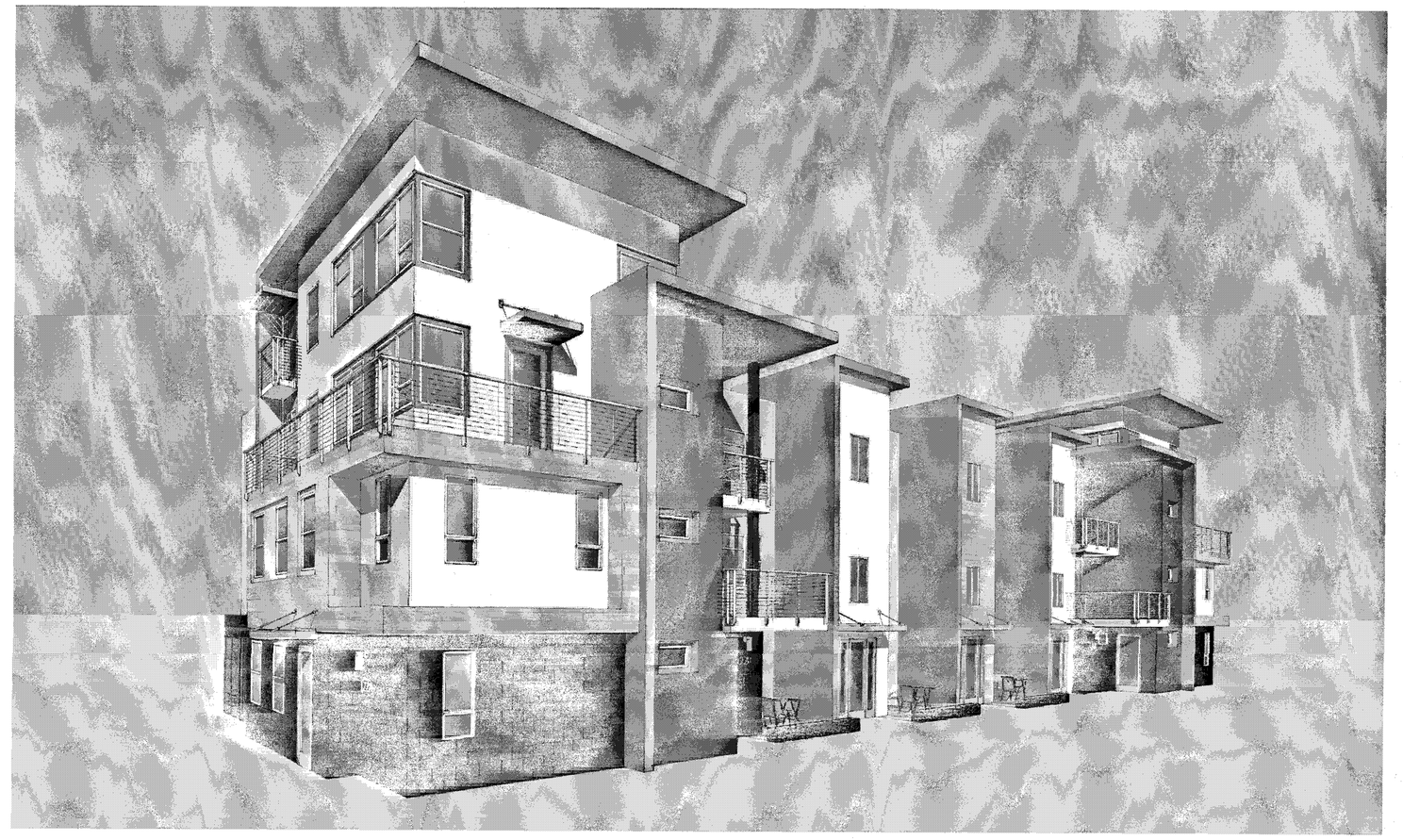
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-10.3

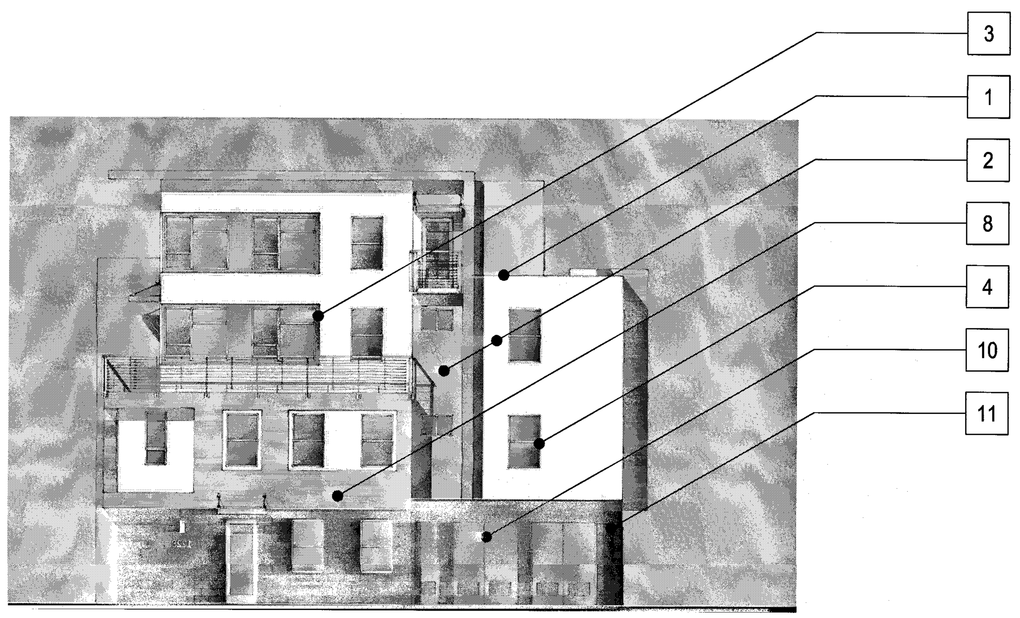
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

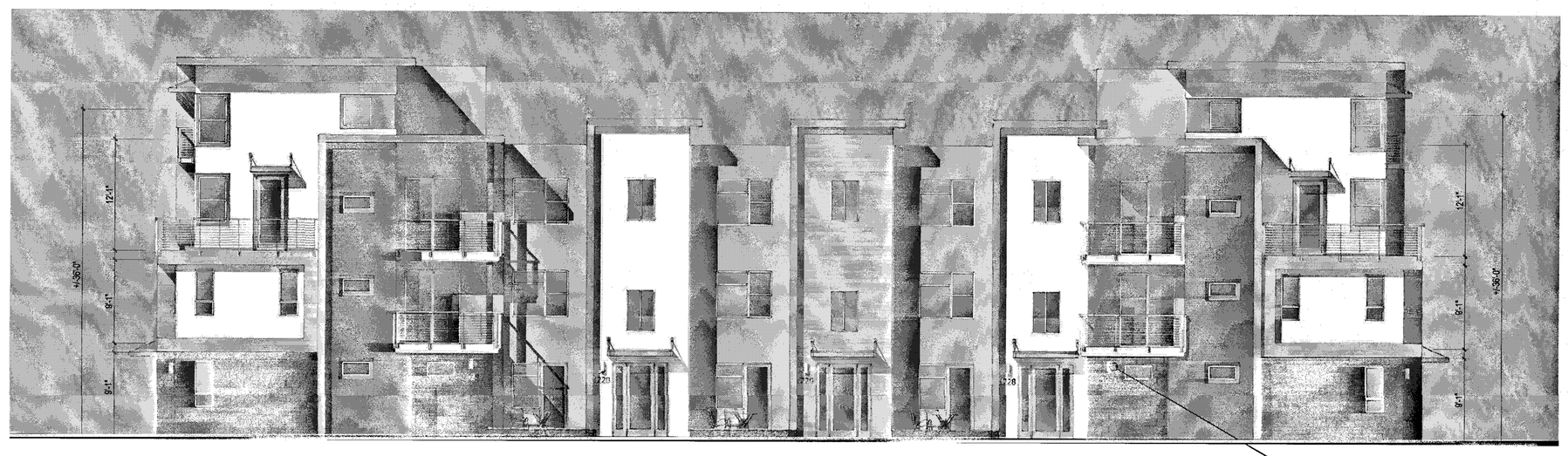
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



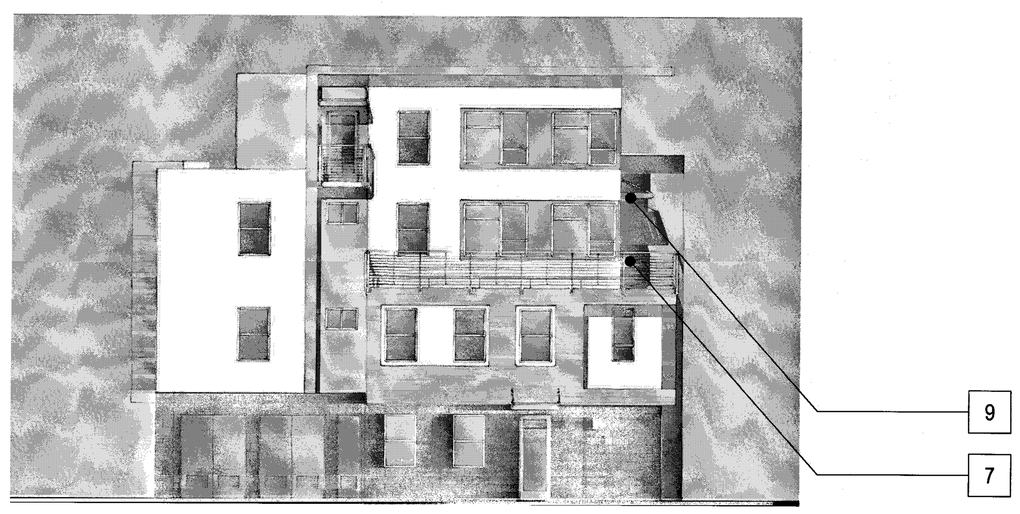
PERSPECTIVE



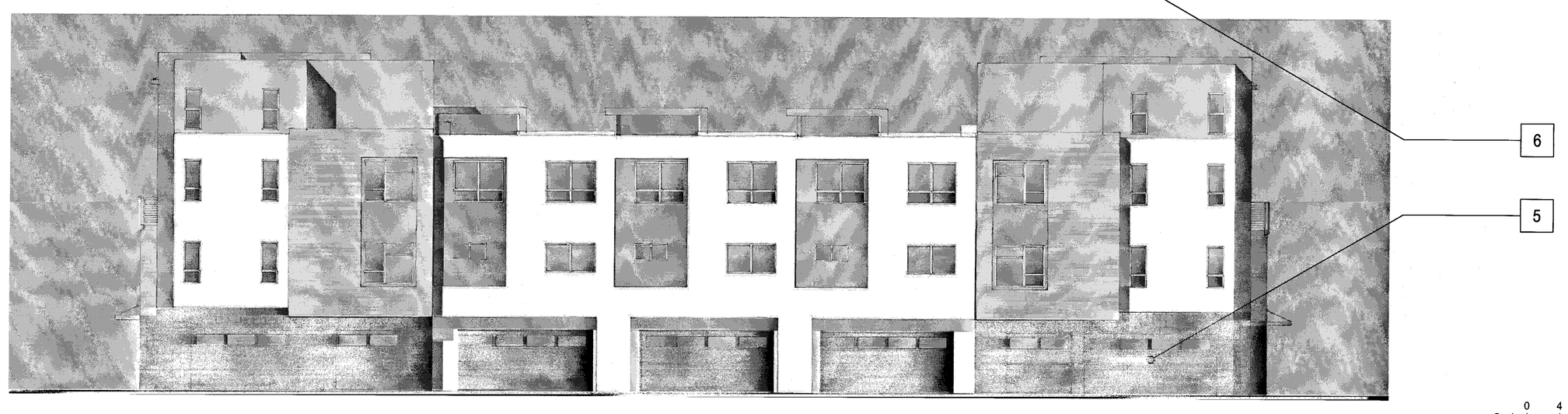
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - MEZZ.L&R - SIDE.L&R- COLOR OPTION 2

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHca.com 408.467.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

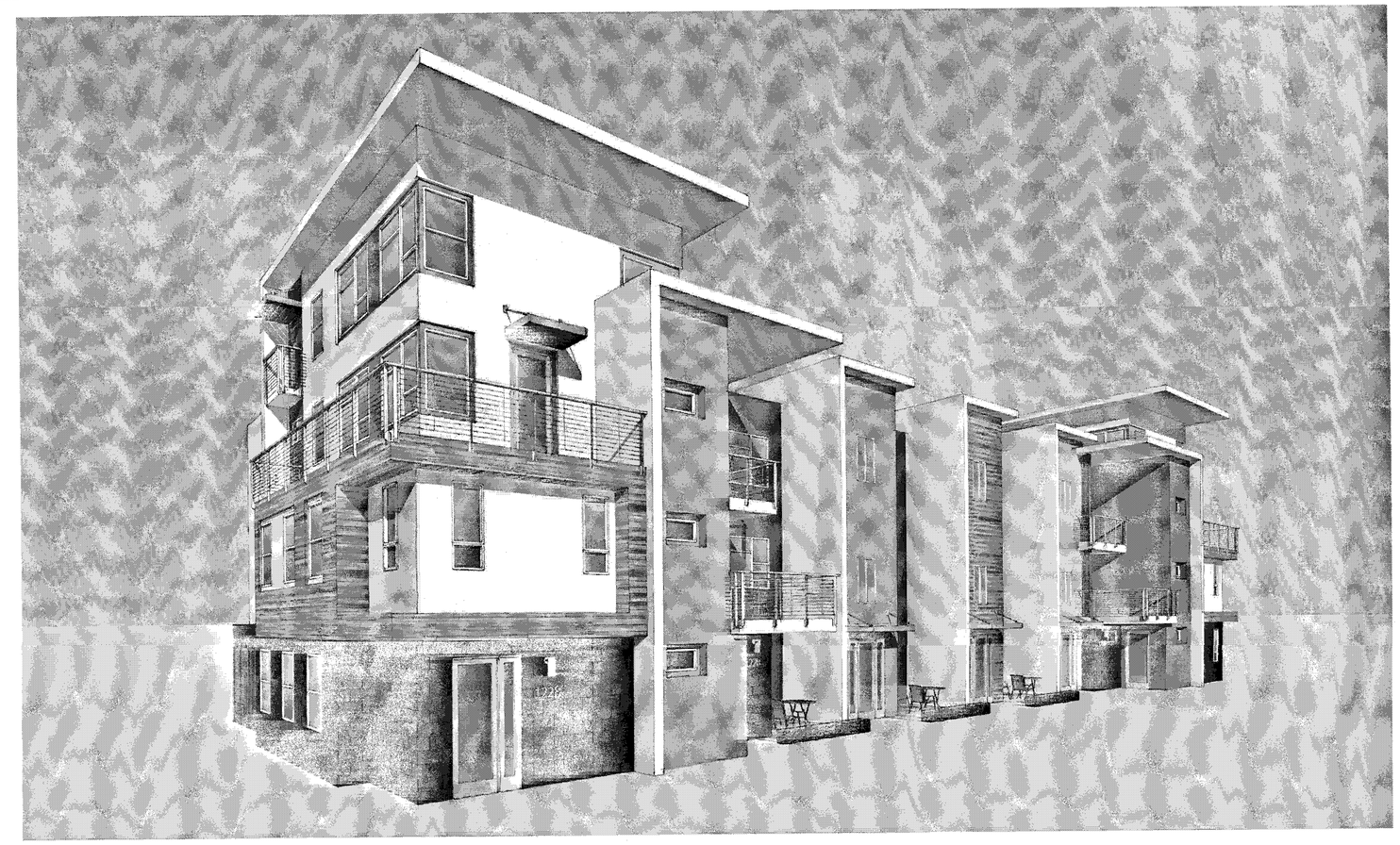
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-10.4

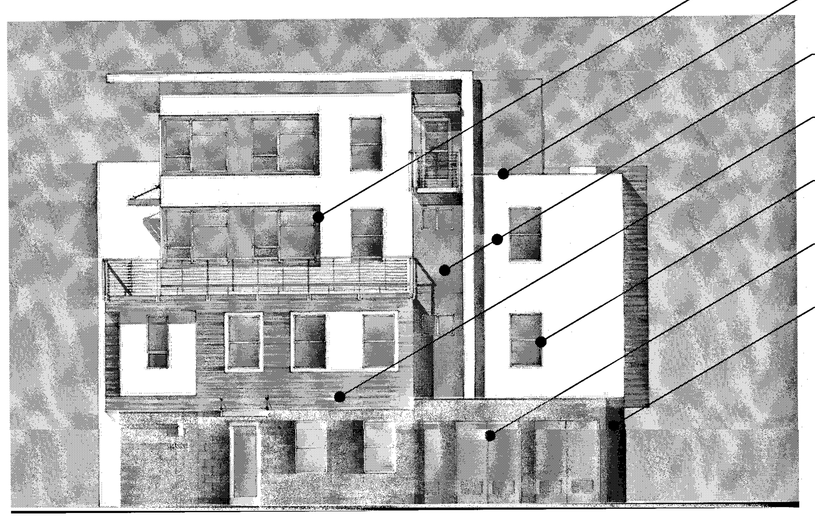
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

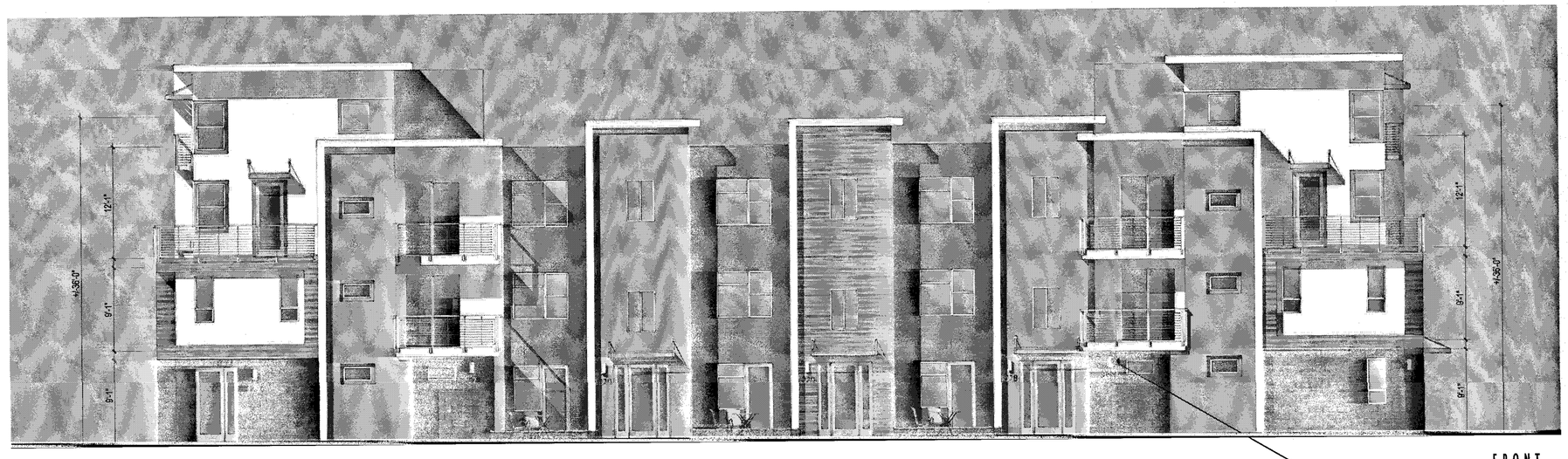
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



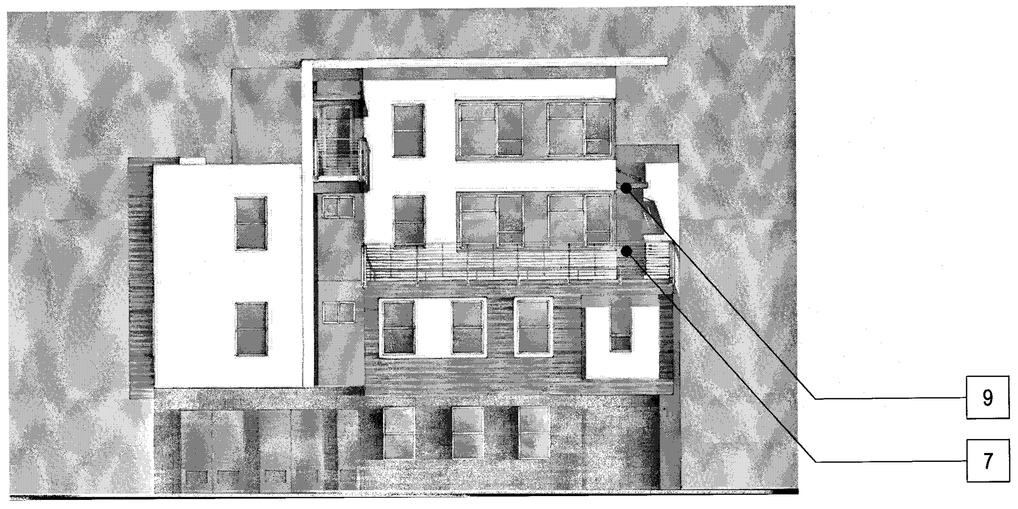
PERSPECTIVE



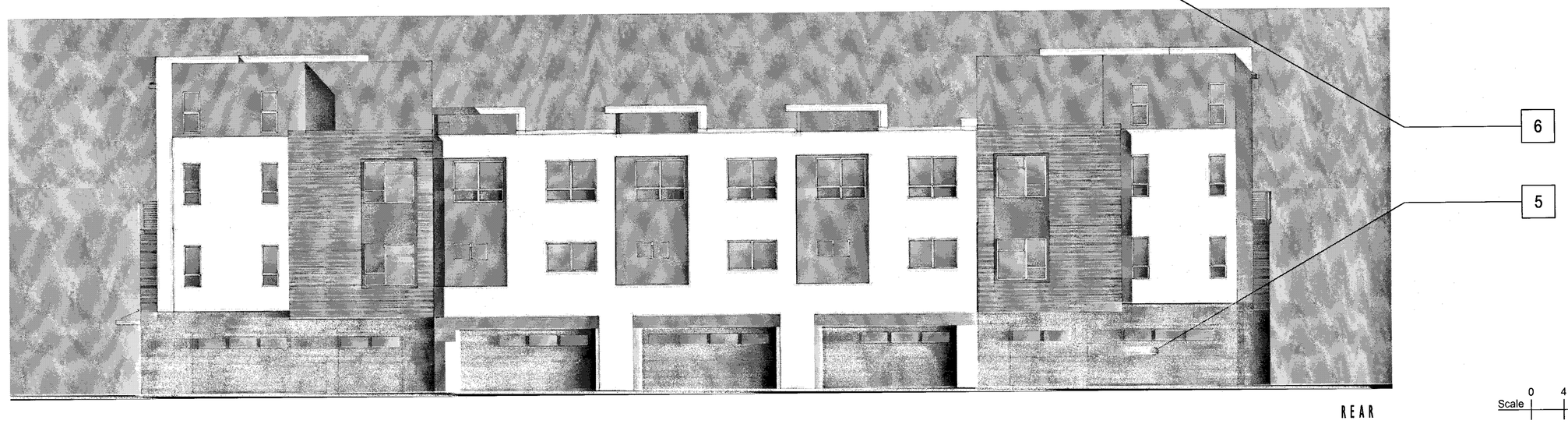
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - MEZZ. L&R - SIDE. R- 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

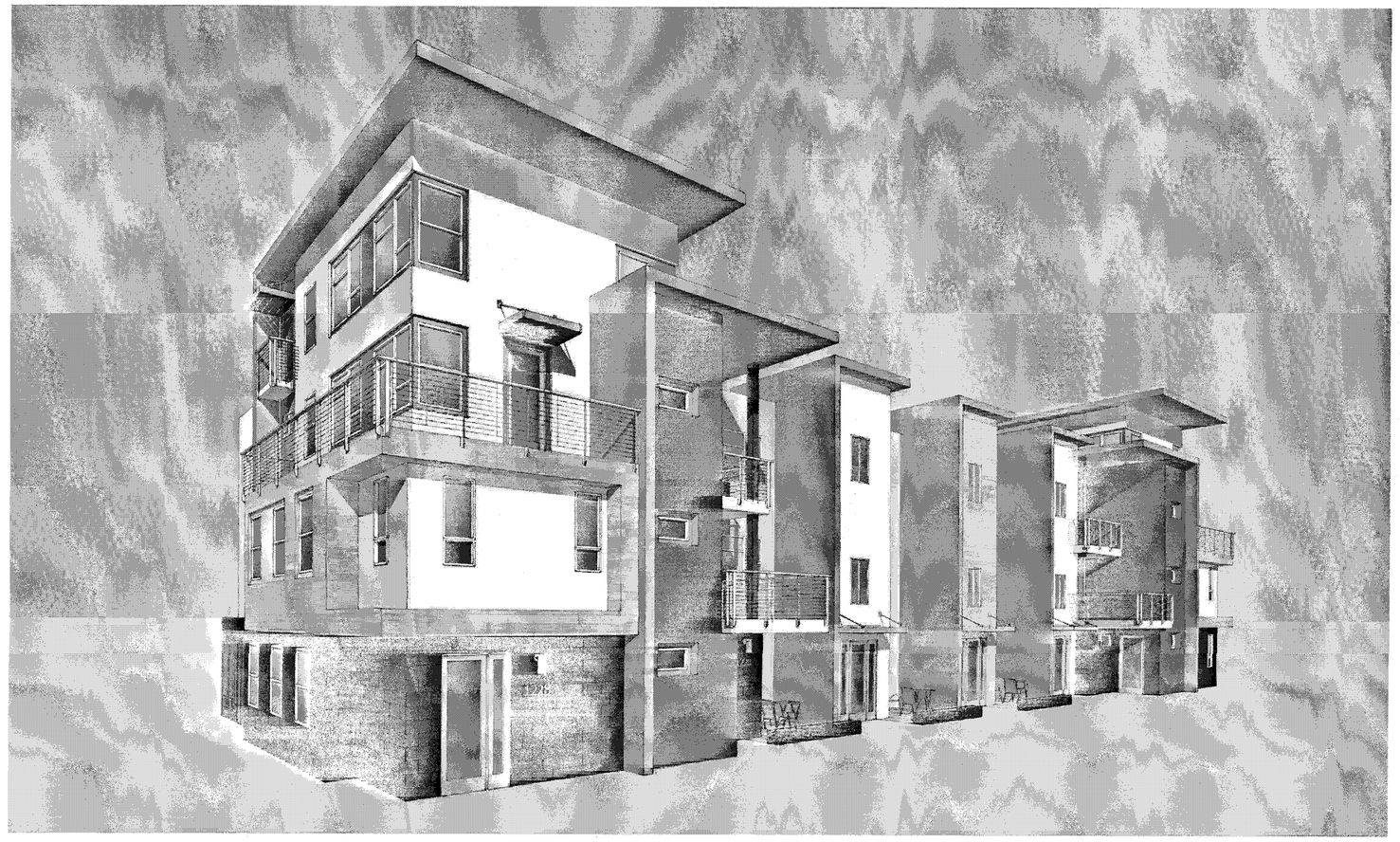
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.5.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9 - 10.5

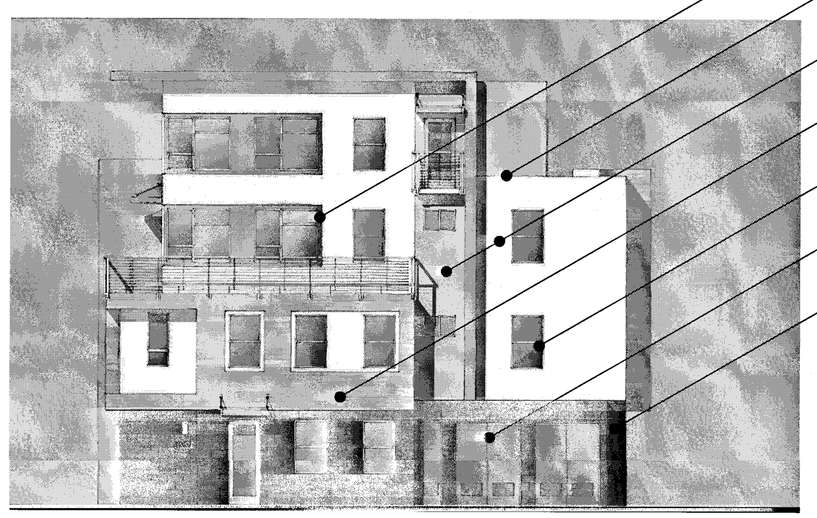
MATERIAL LEGEND

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. UTILITY CLOSET
11. CONCRETE BLOCK VENEER

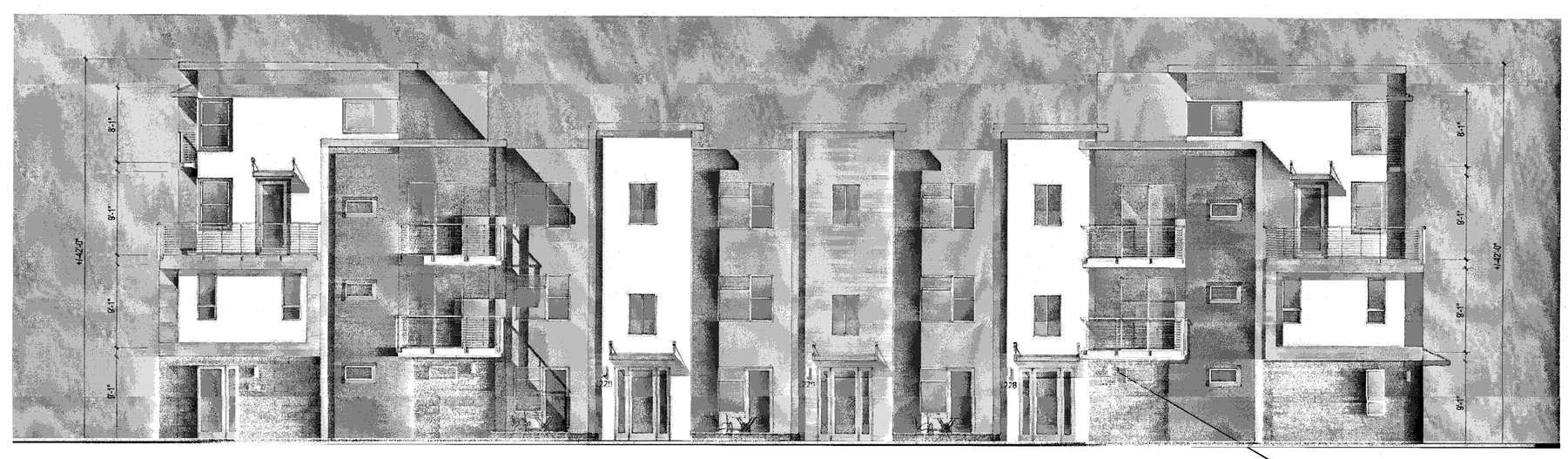
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



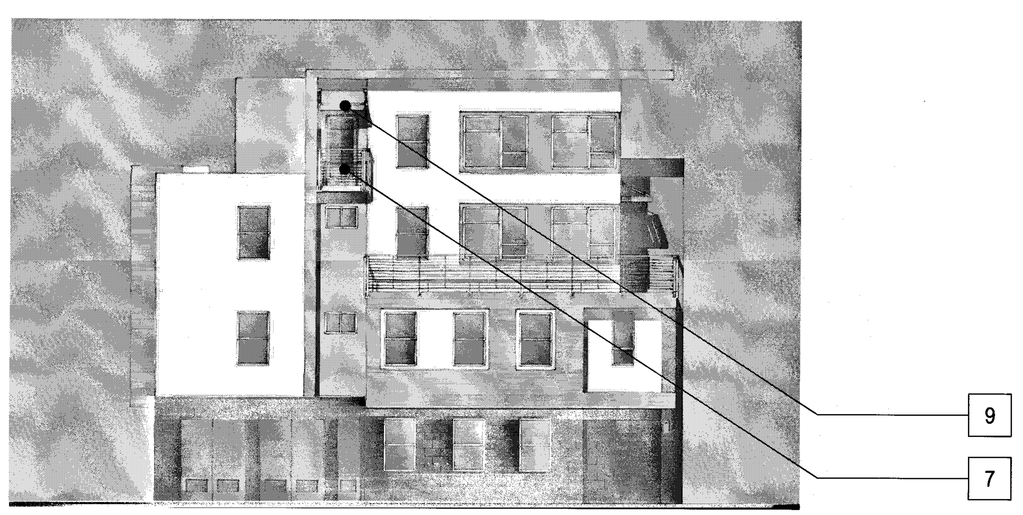
PERSPECTIVE



RIGHT



FRONT



LEFT

REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY A - GL - MEZZ. L&R - SIDE R- 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-10.6.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

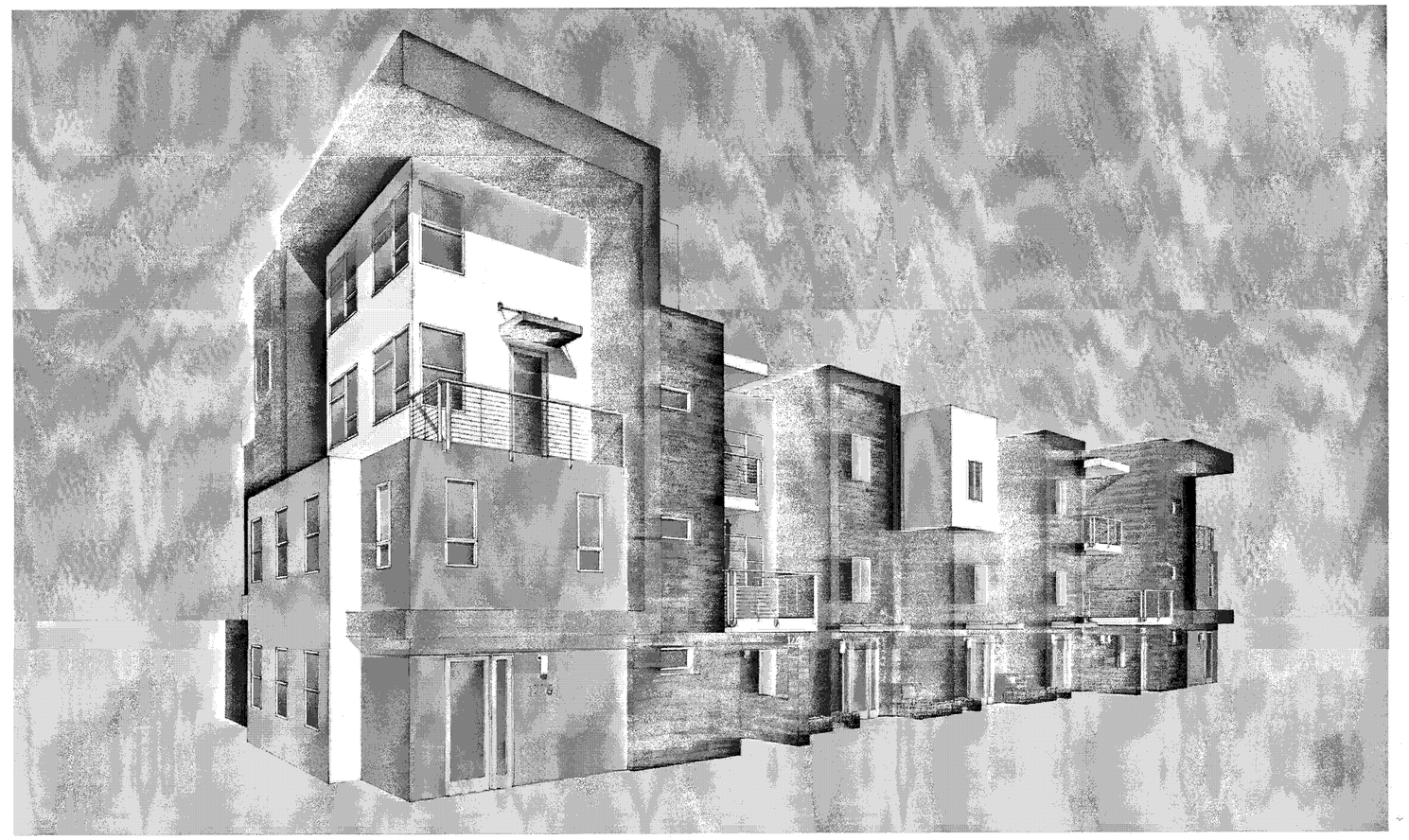
ATTACHED TOWNHOMES 9 - 10.6

COMMUNICATIONS HILL
San Jose, California

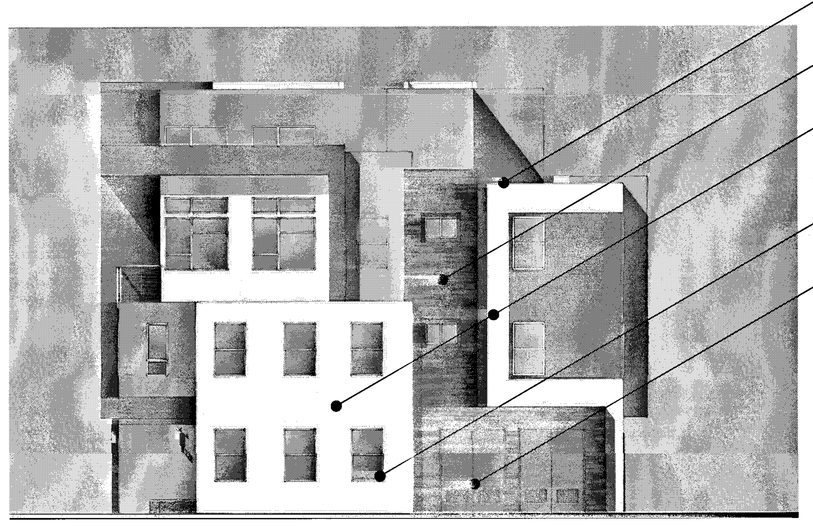
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

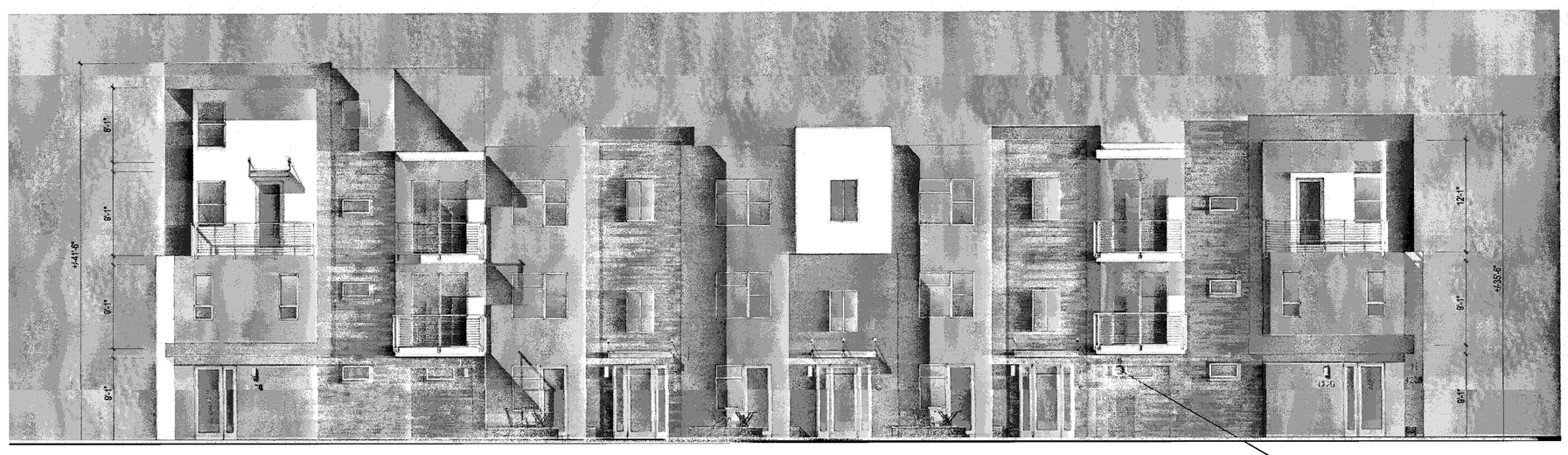
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



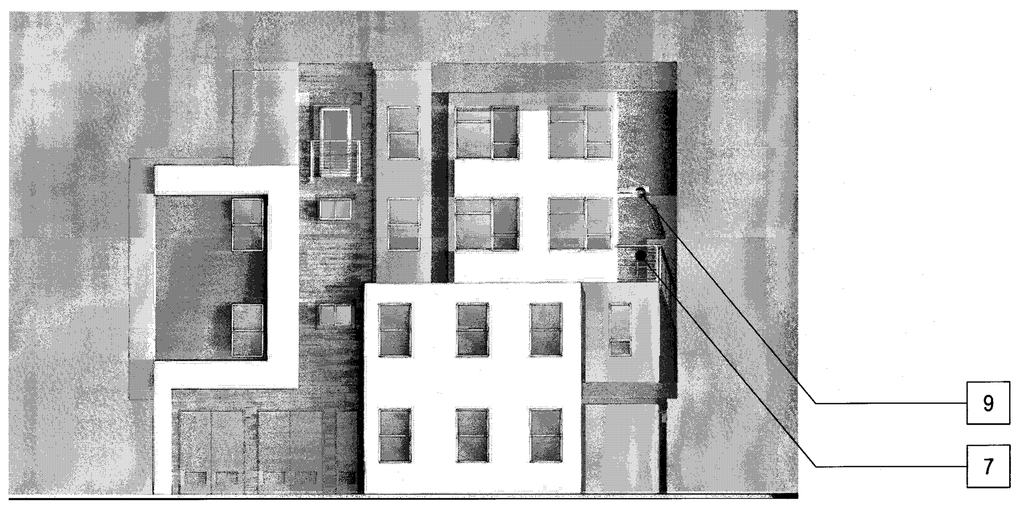
PERSPECTIVE



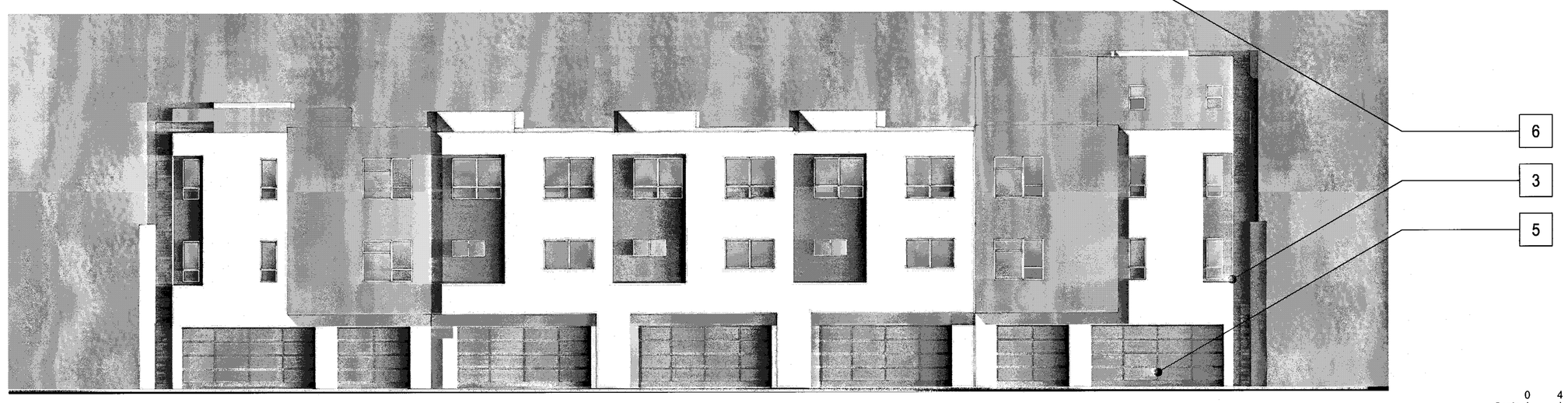
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY B - GL - MEZZ. L - COLOR OPTION I

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH 1HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-11.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

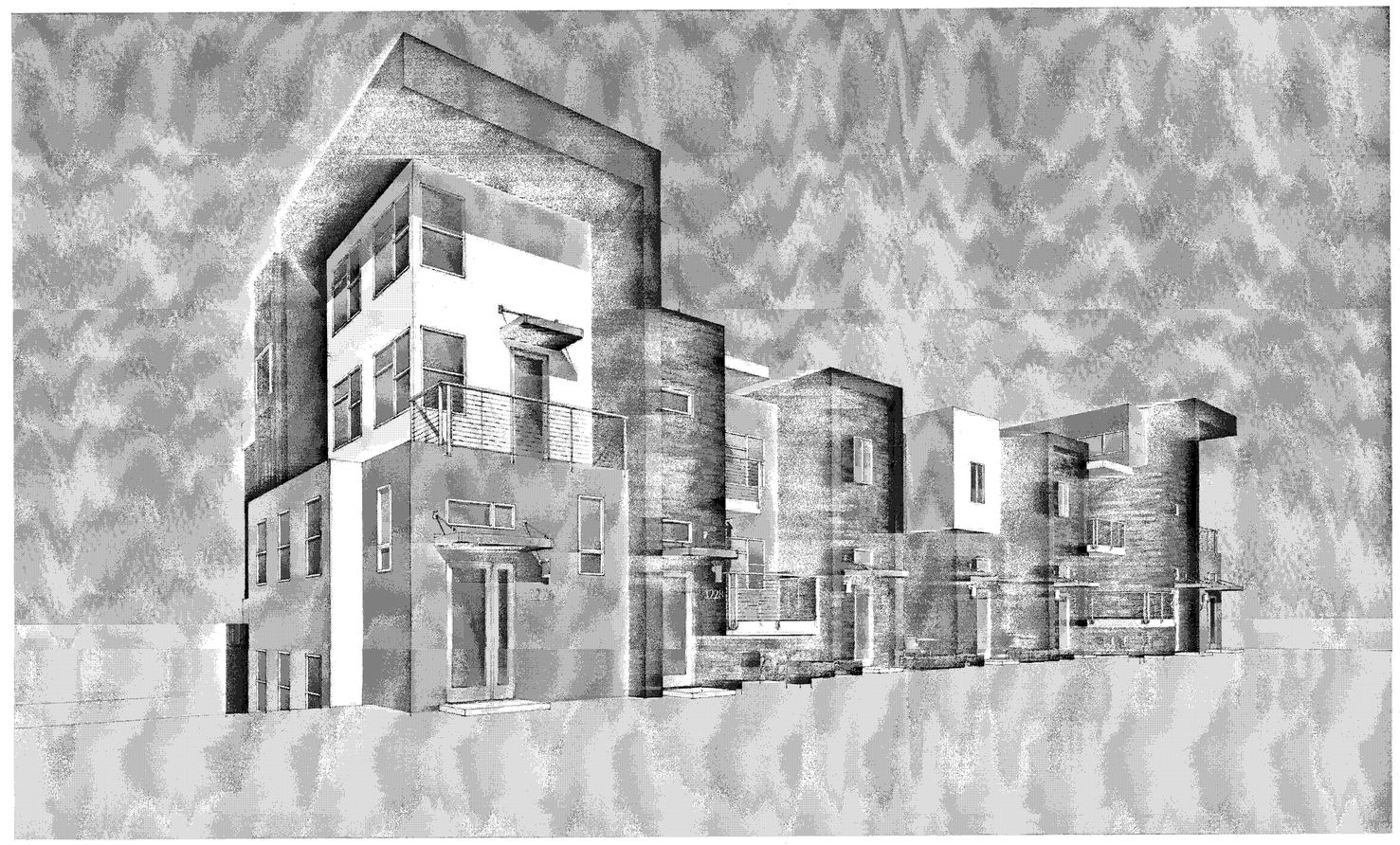
ATTACHED TOWNHOMES 9-11.0

COMMUNICATIONS HILL
San Jose, California

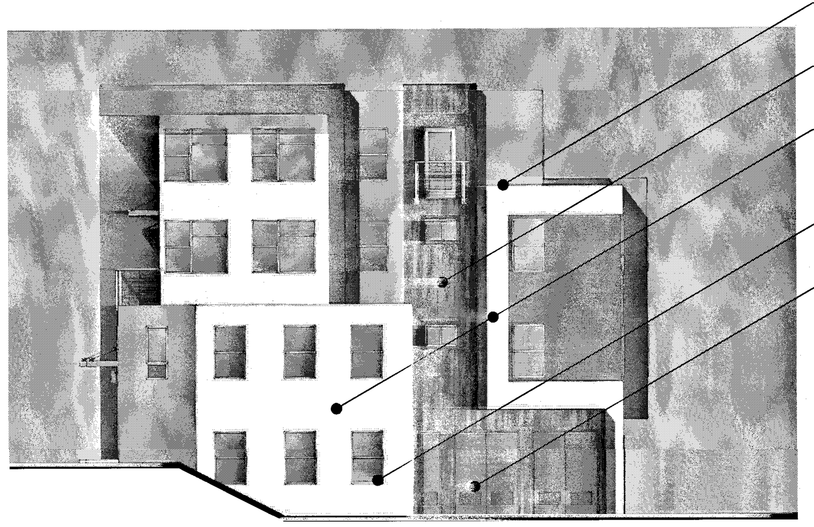
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

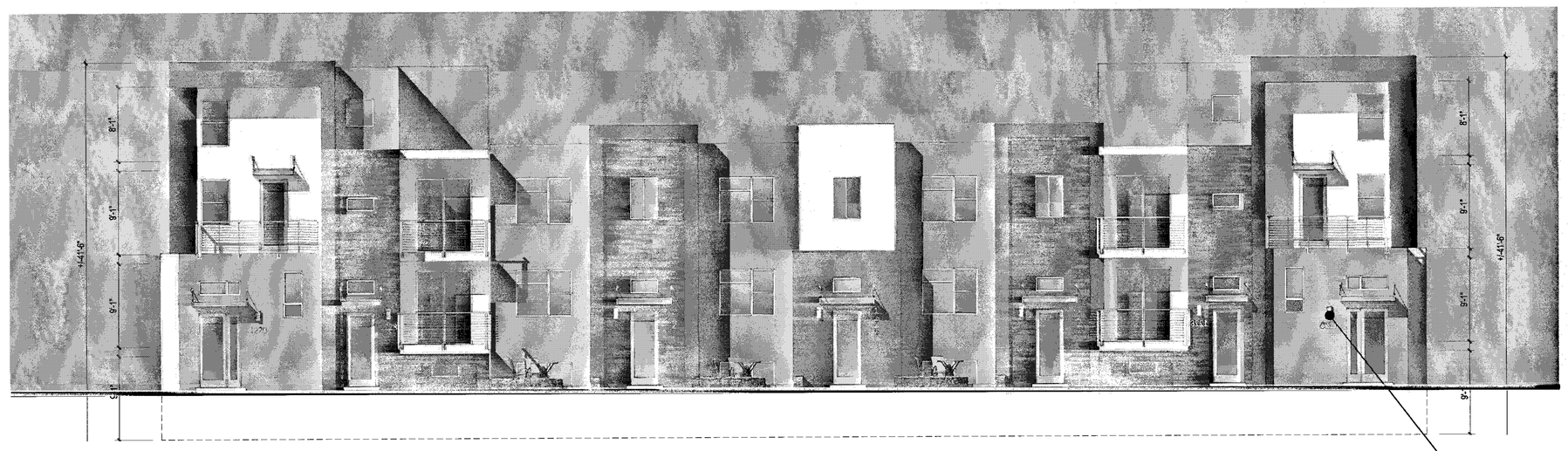
APPROVED
City of San Jose
PECE ~ PLANNING
By:
Date:



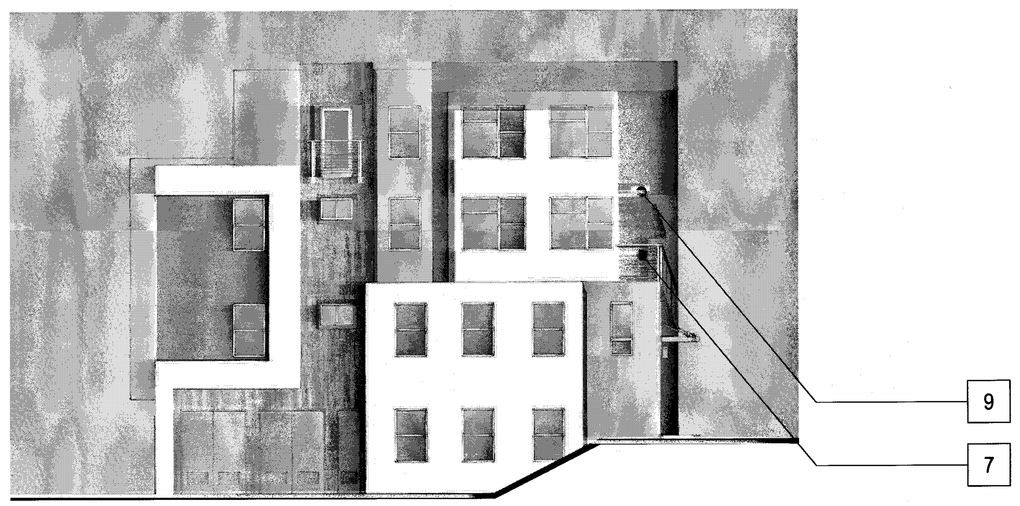
PERSPECTIVE



RIGHT



FRONT



LEFT

REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY B - ML - MEZZ.L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-11.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

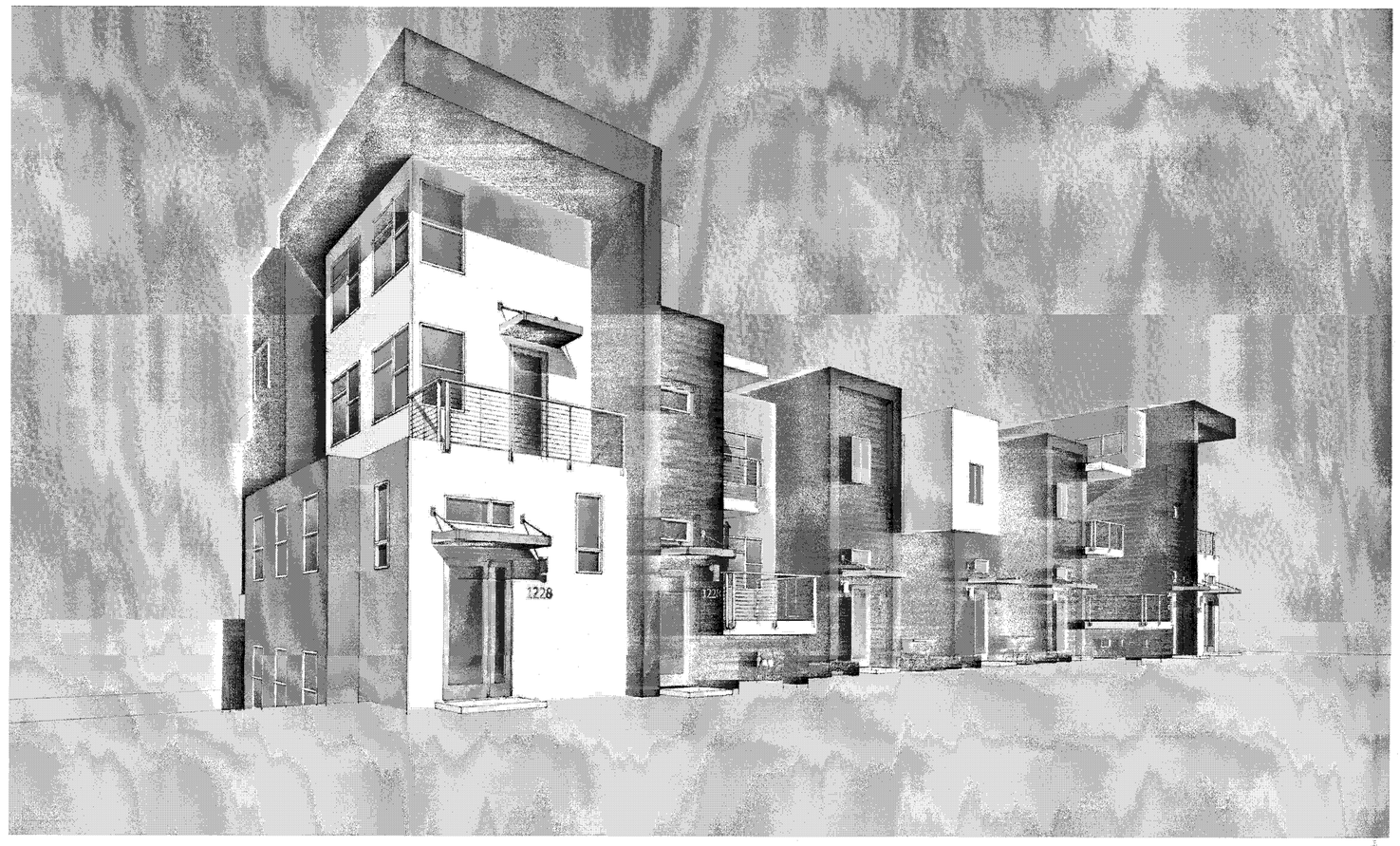
ATTACHED TOWNHOMES 9-11.1

MATERIAL LEGEND

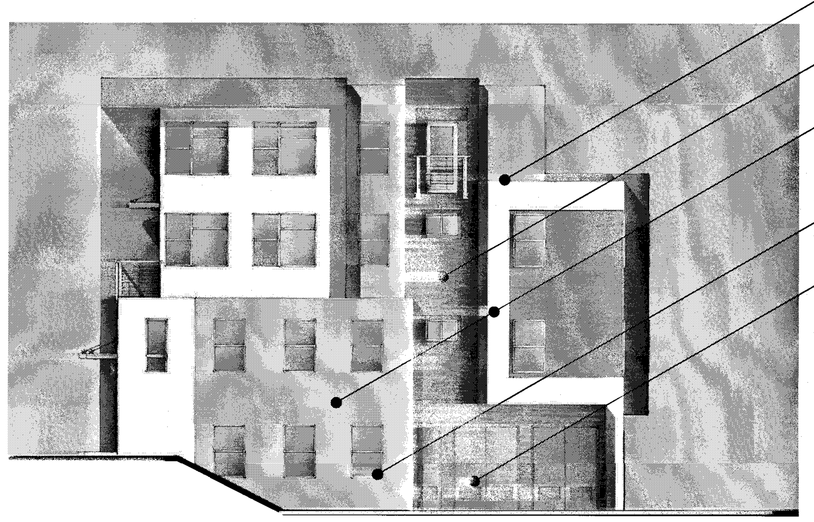
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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

APPROVED
City of San Jose
PECE ~ PLANNING
By:

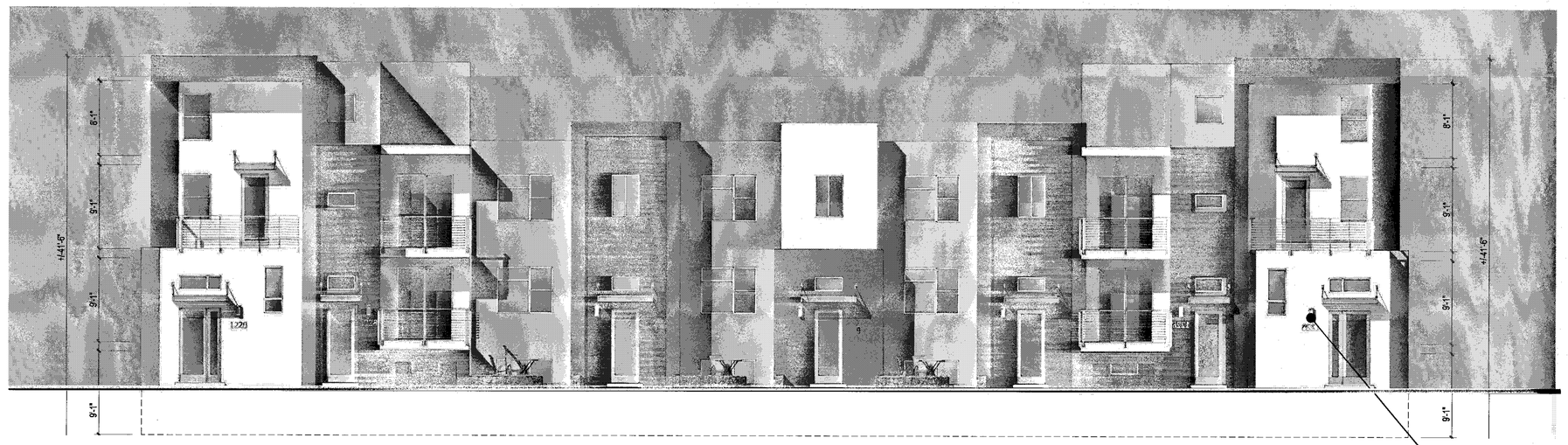
Date:



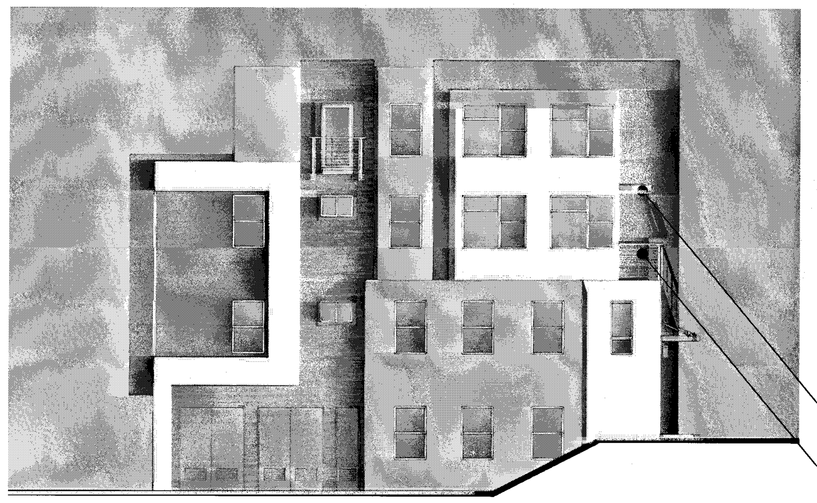
PERSPECTIVE



RIGHT



FRONT



LEFT

REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY B - ML - MEZZ.L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-11.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

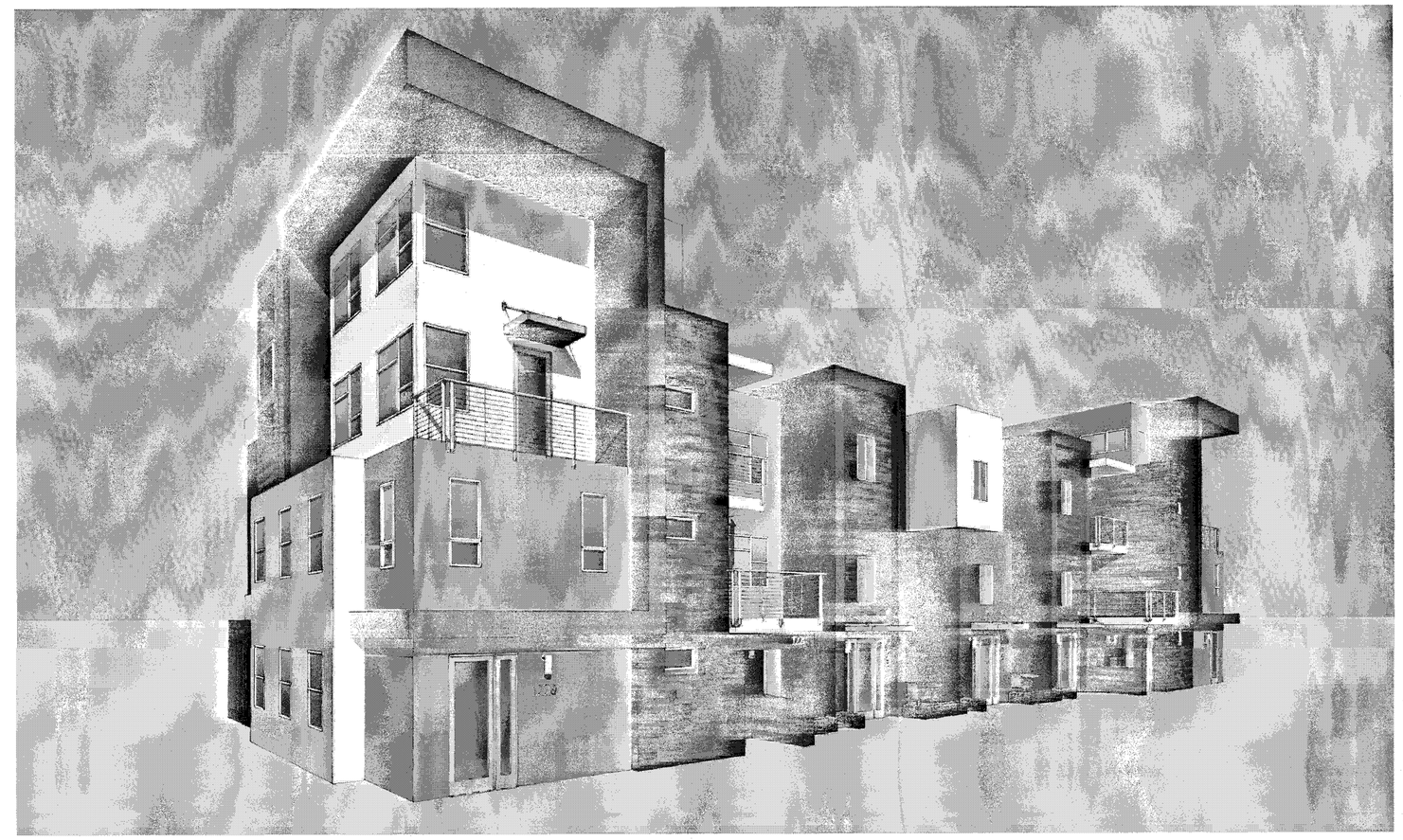
ATTACHED TOWNHOMES 9-11.2

COMMUNICATIONS HILL
San Jose, California

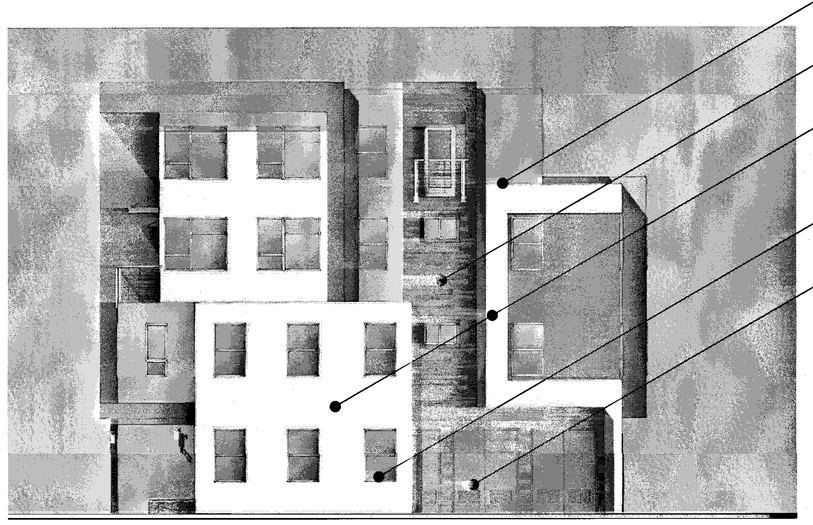
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

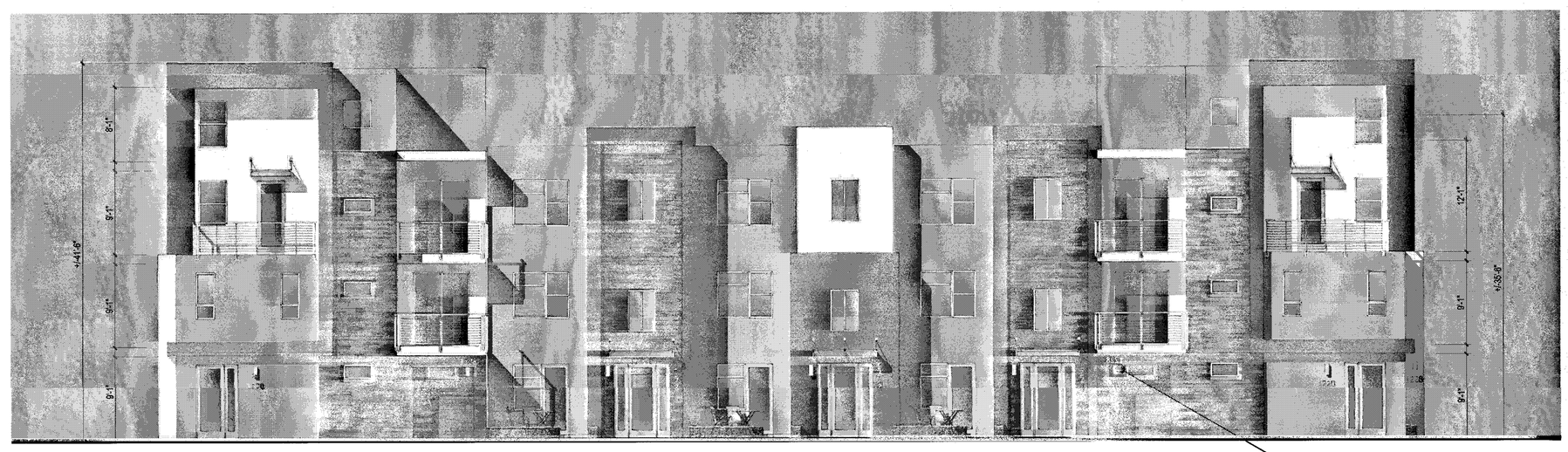
APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____



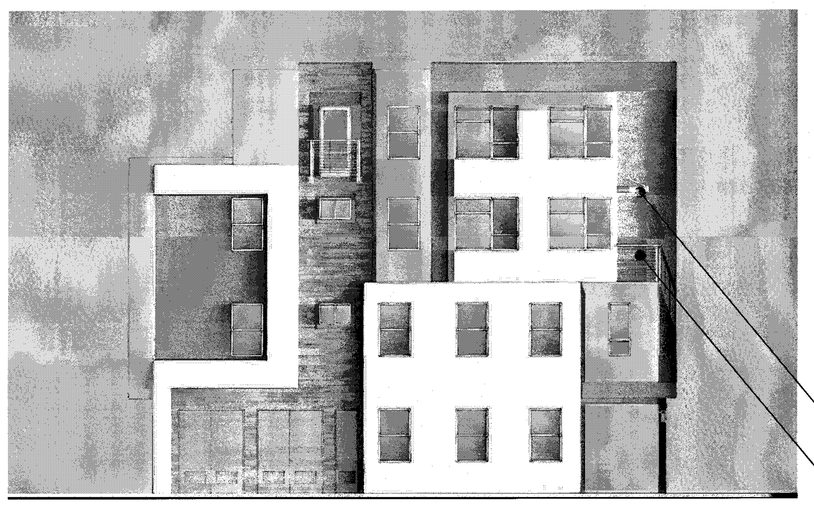
PERSPECTIVE



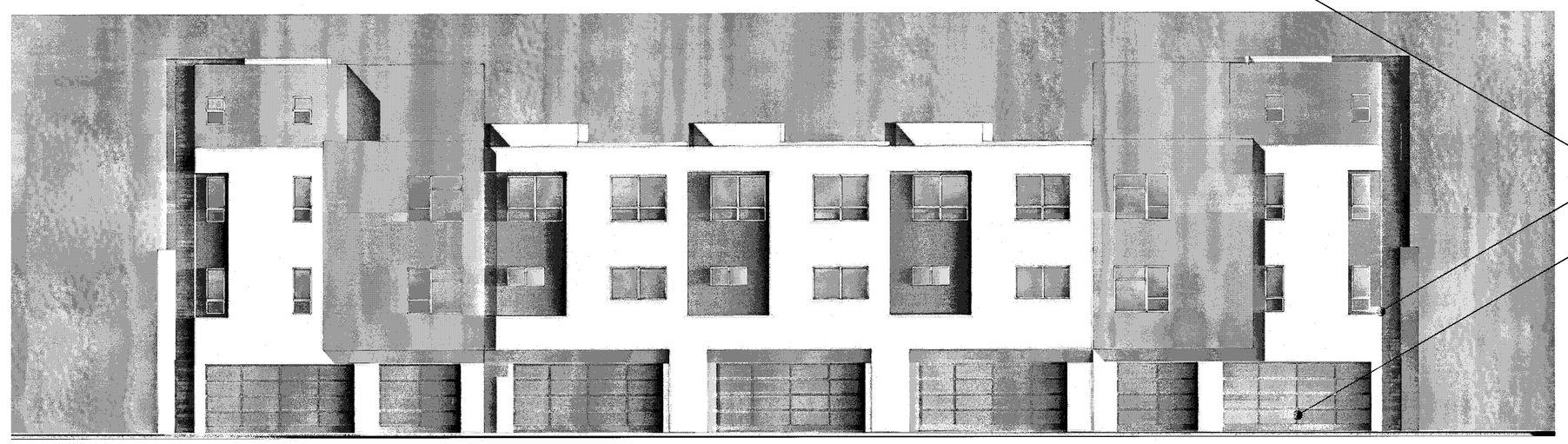
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY B - GL - MEZZ. L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

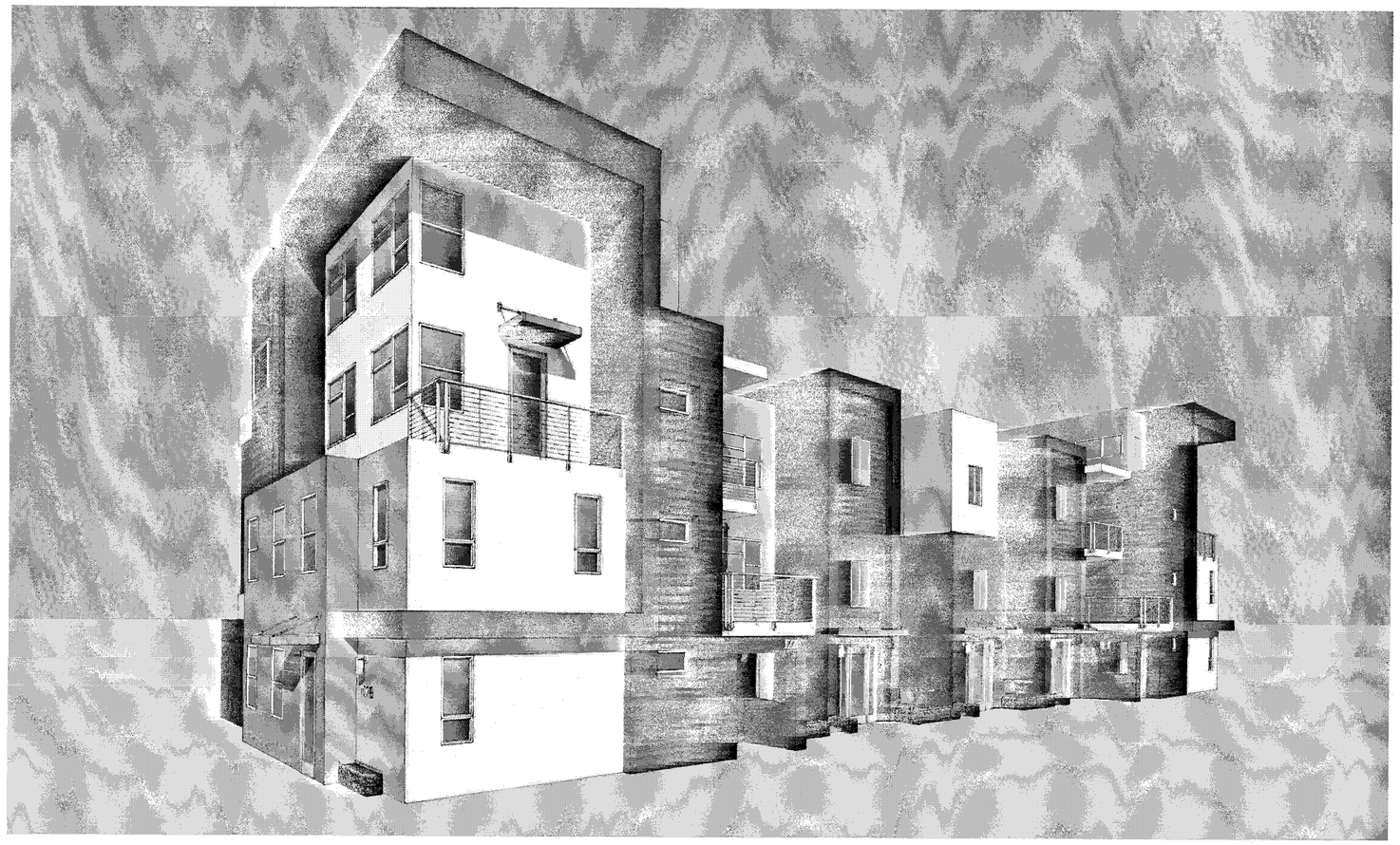
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-11.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-11.3

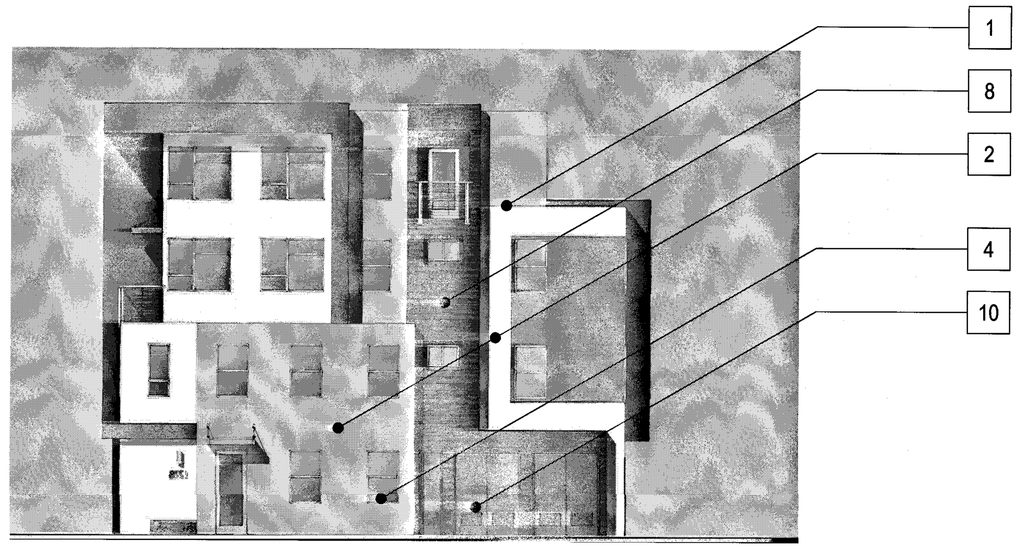
MATERIAL LEGEND

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
11. CONCRETE BLOCK VENEER

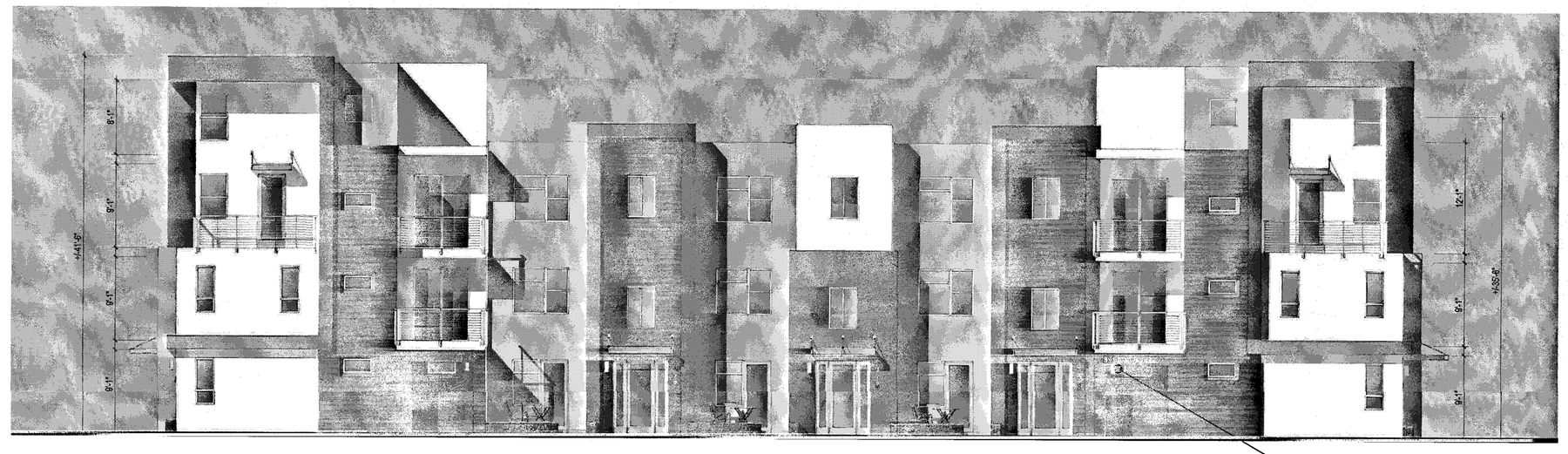
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



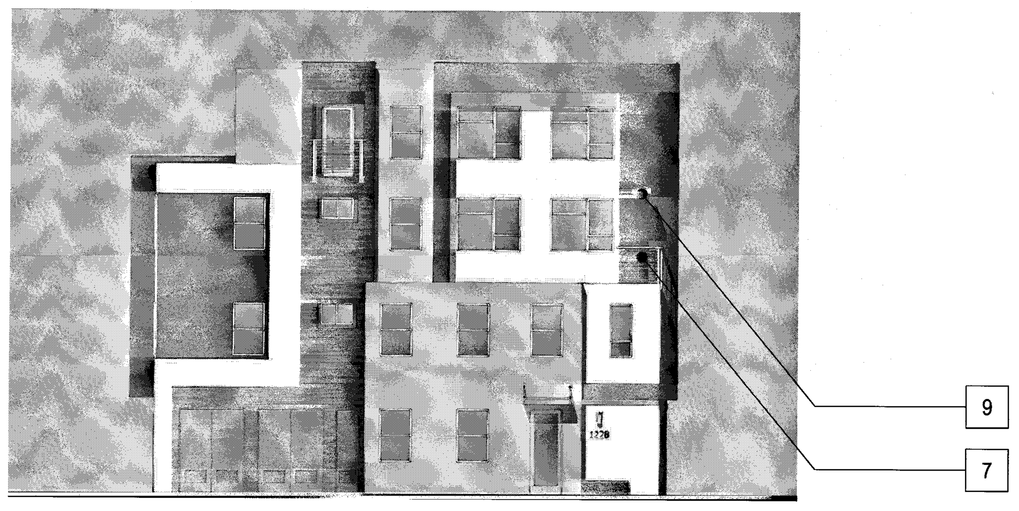
PERSPECTIVE



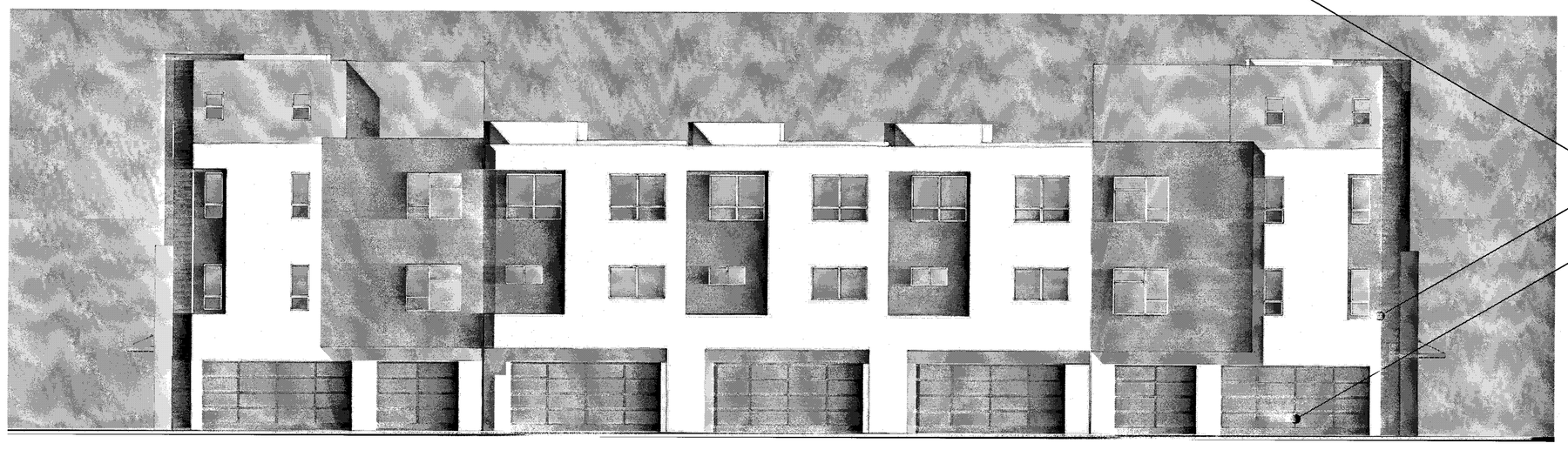
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY B - GL - MEZZ.L&R - SIDE.L&R -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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-11.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

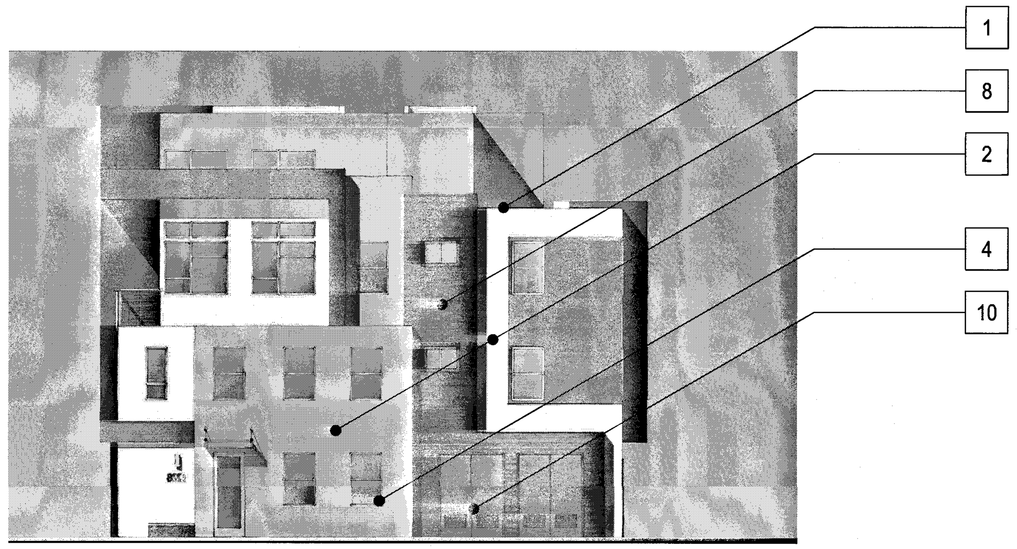
ATTACHED TOWNHOMES 9-11.4

MATERIAL LEGEND

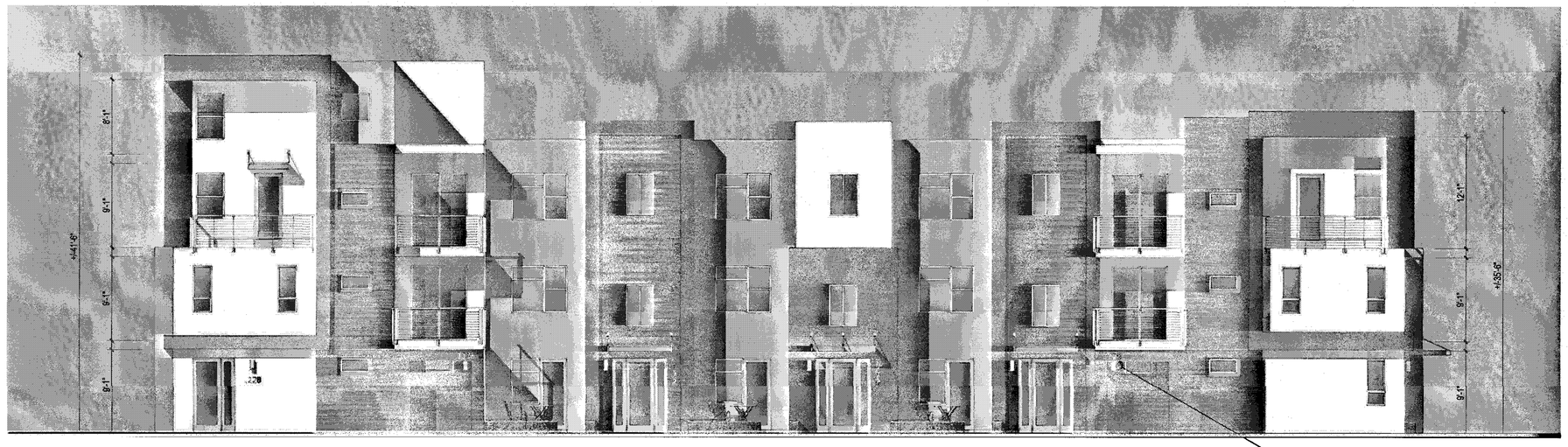
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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

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

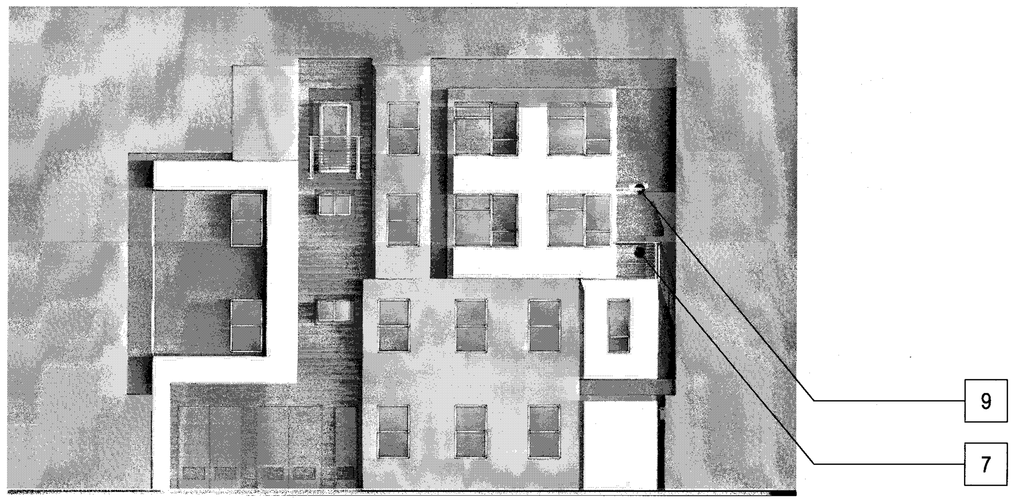
PERSPECTIVE



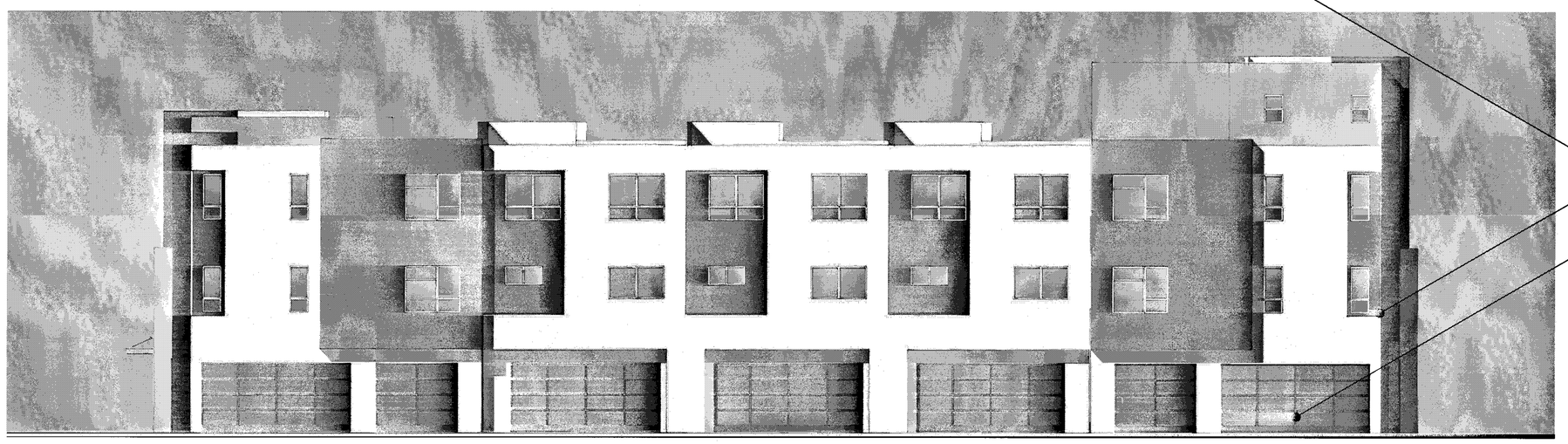
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY B - GL - MEZZ. L - SIDE. R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3638.60
CAD DWG FILE:	D150647_9-11.5.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

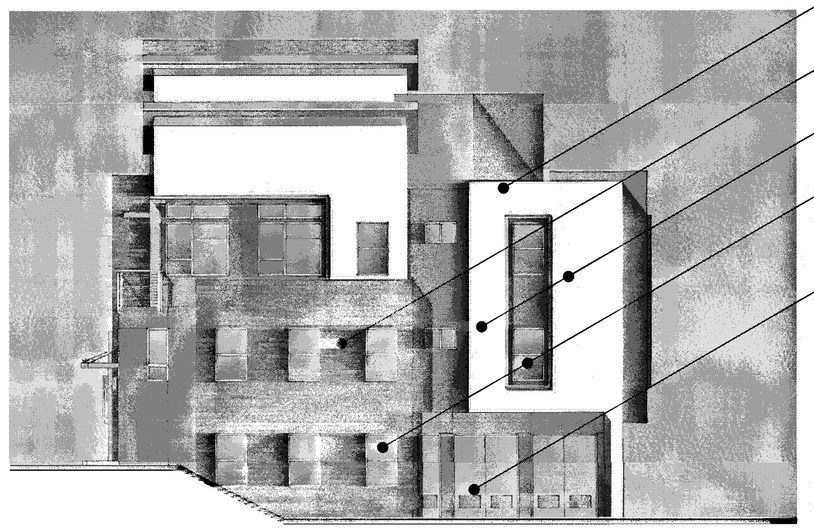
ATTACHED TOWNHOMES 9-11.5

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

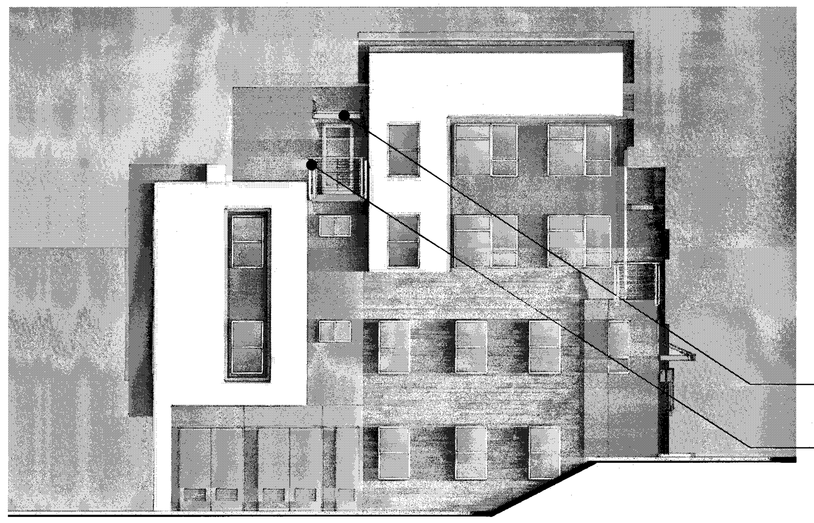
PERSPECTIVE

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

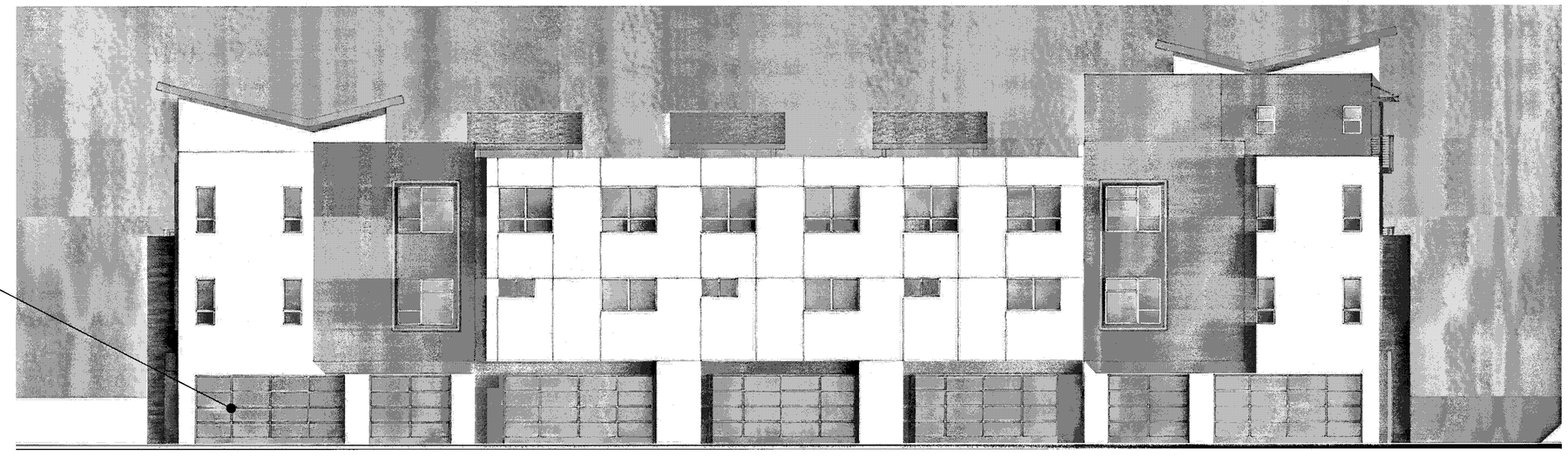


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - ML - MEZZ. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

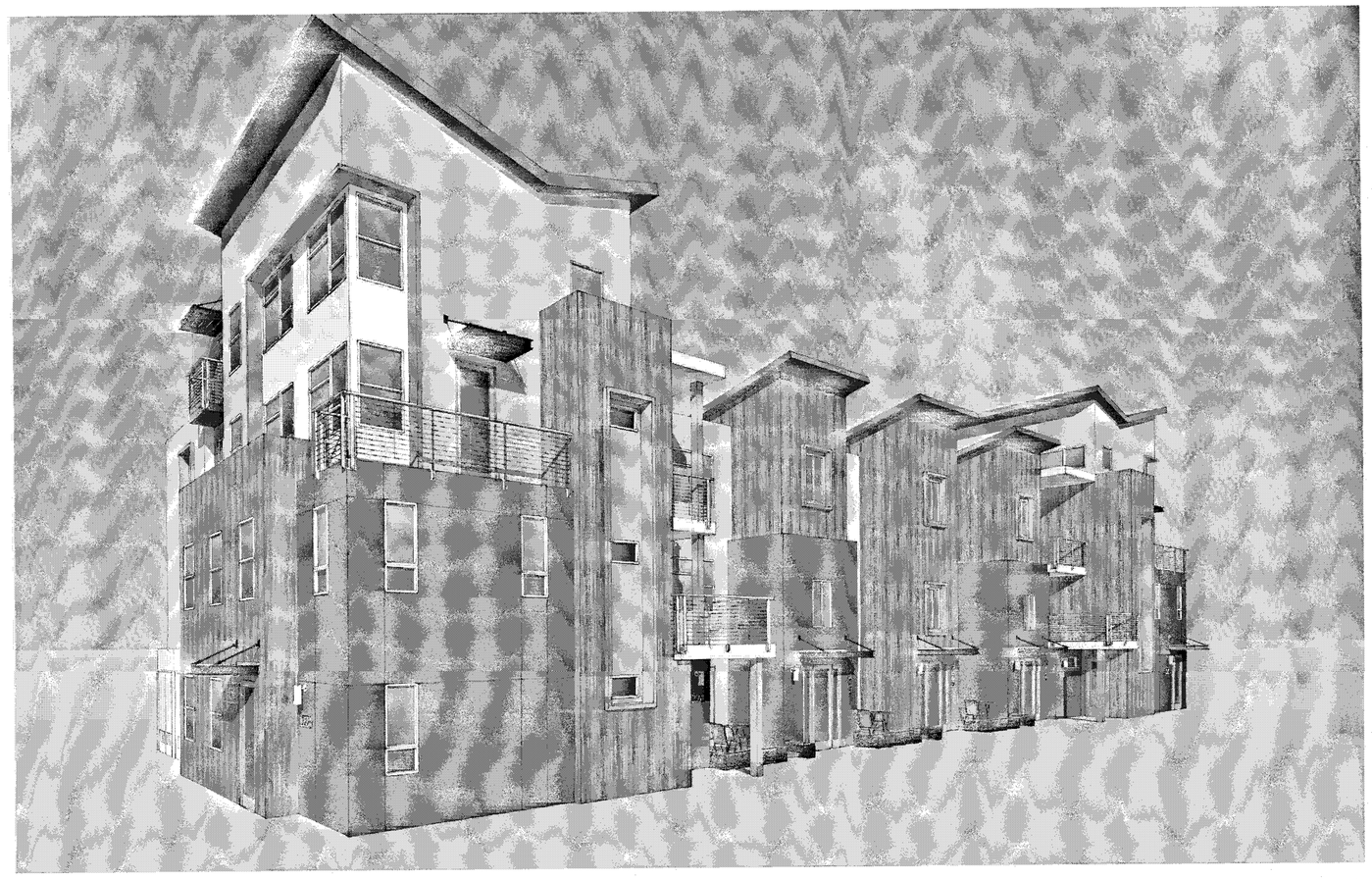
ATTACHED TOWNHOMES 9 - 12.0

COMMUNICATIONS HILL
San Jose, California

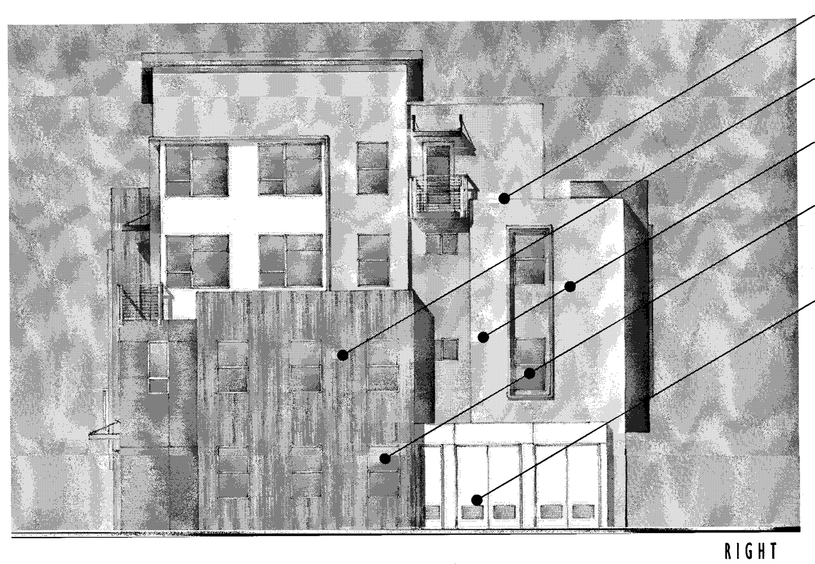
MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

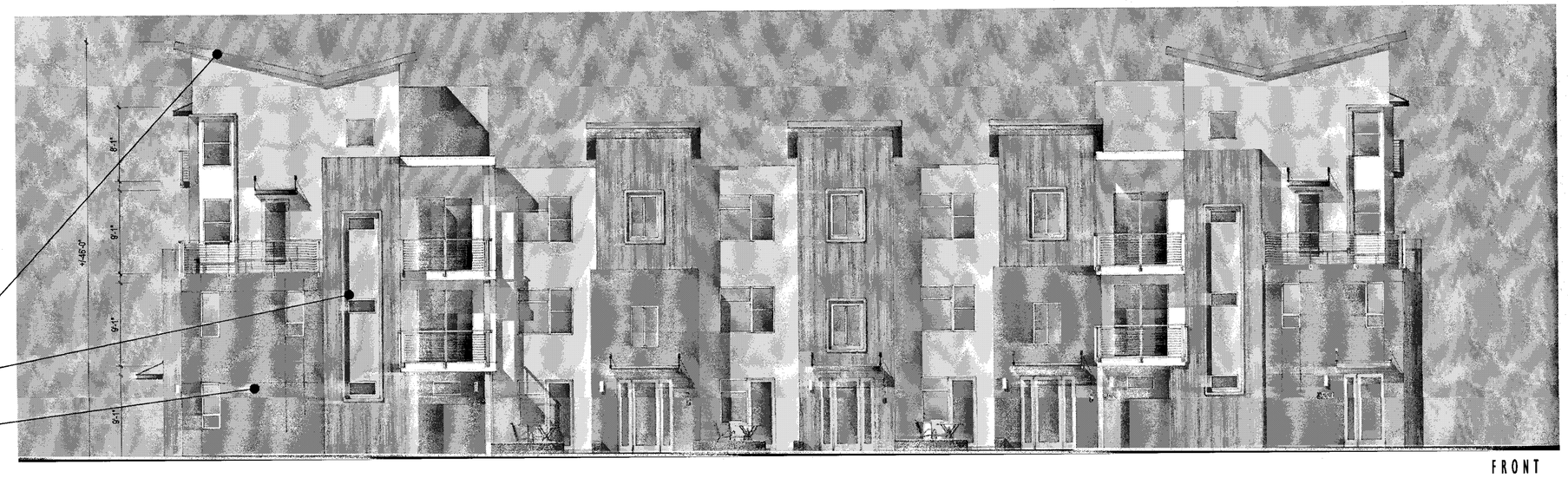
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



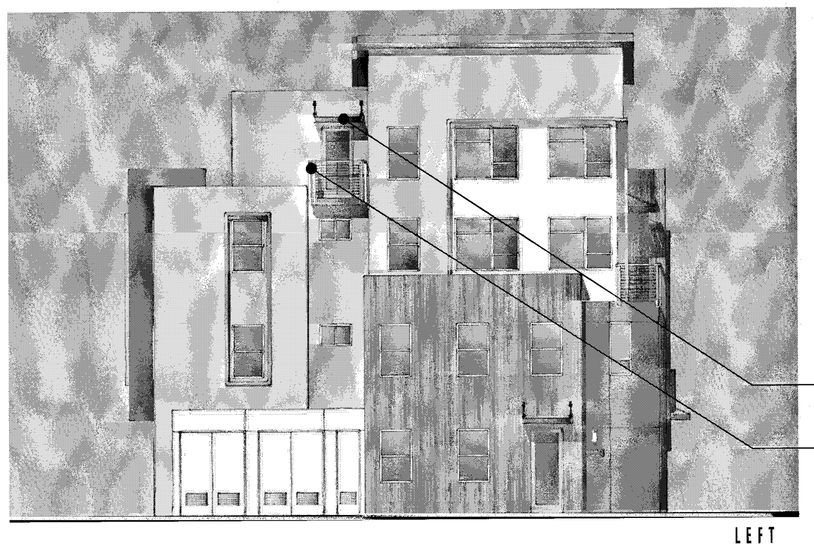
PERSPECTIVE



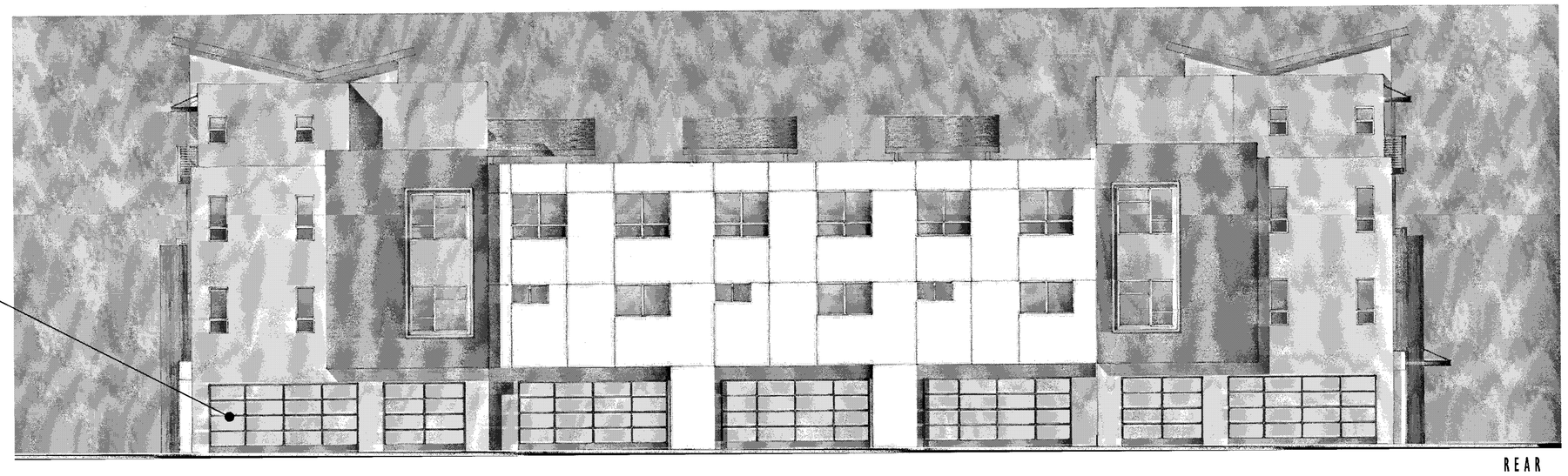
RIGHT



FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - GL - MEZZ.L&R - SIDE. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-12.1

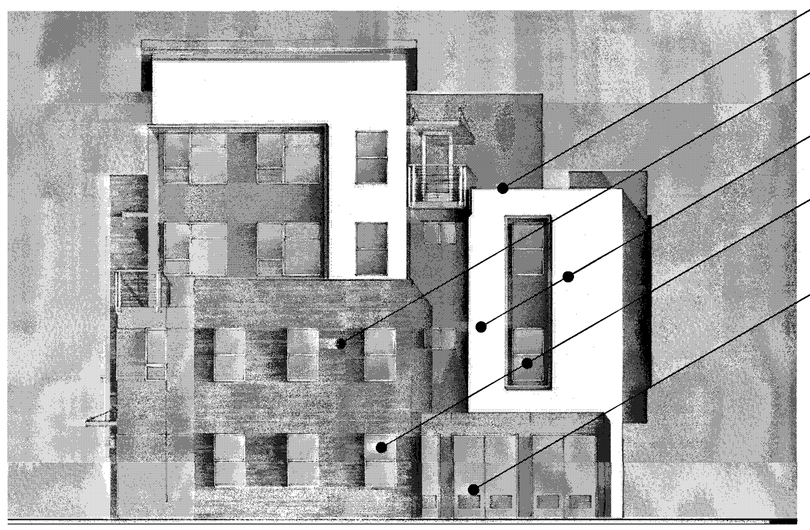
COMMUNICATIONS HILL
San Jose, California

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

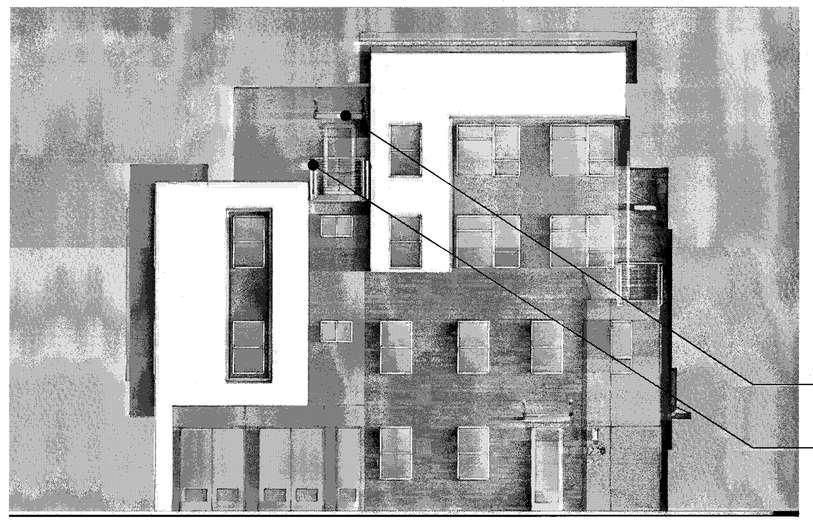
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

PERSPECTIVE

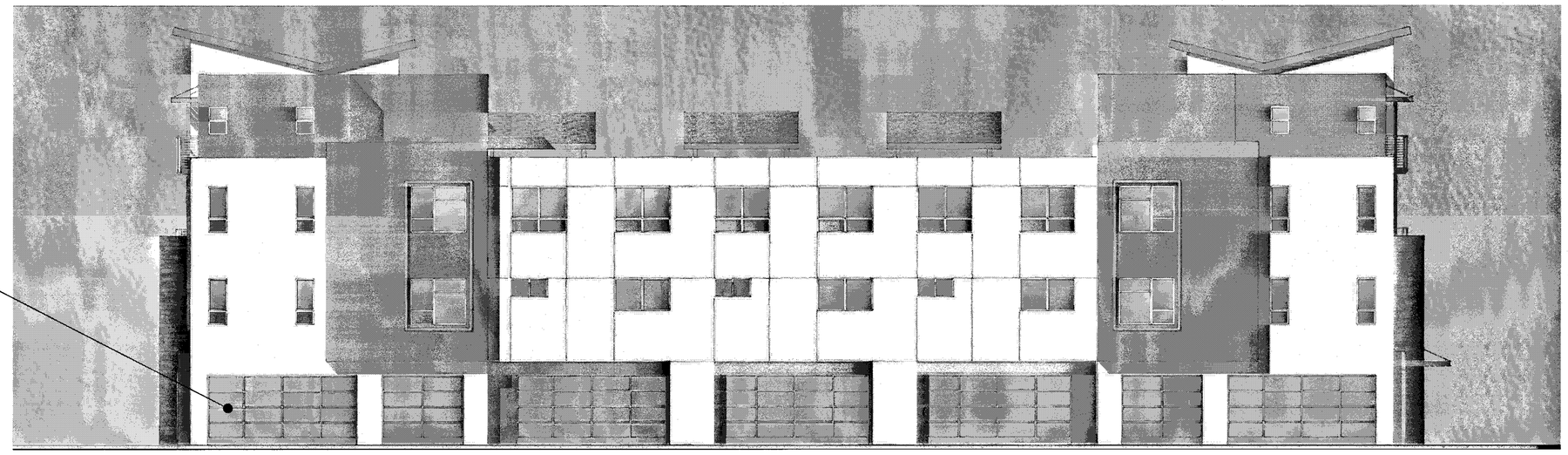


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - GL - MEZZ.L&R - SIDE. L - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-12.2

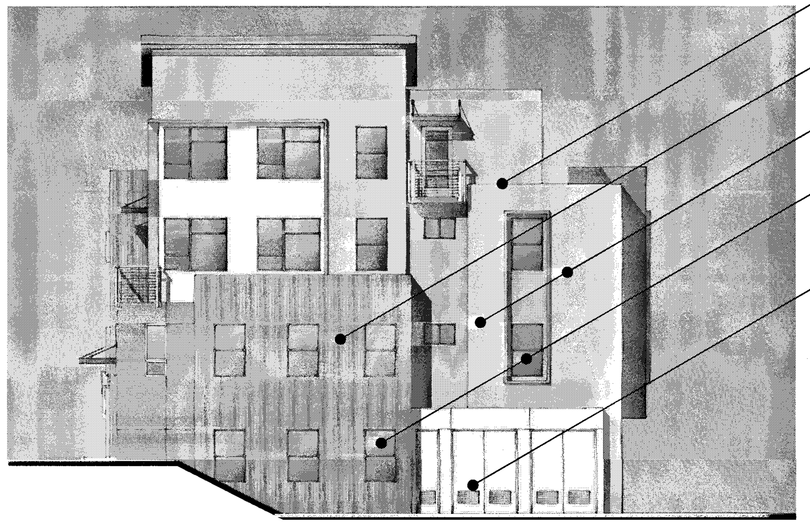
MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

APPROVED
City of San Jose
PECE ~ PLANNING
By:

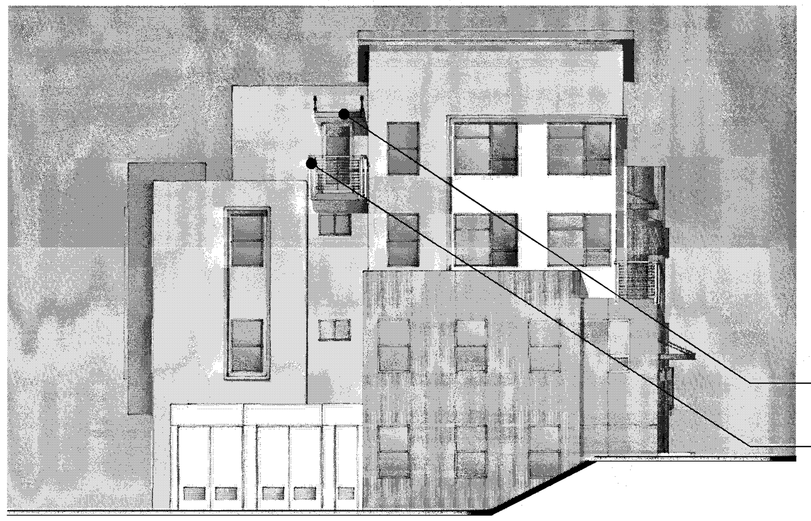
Date:

PERSPECTIVE

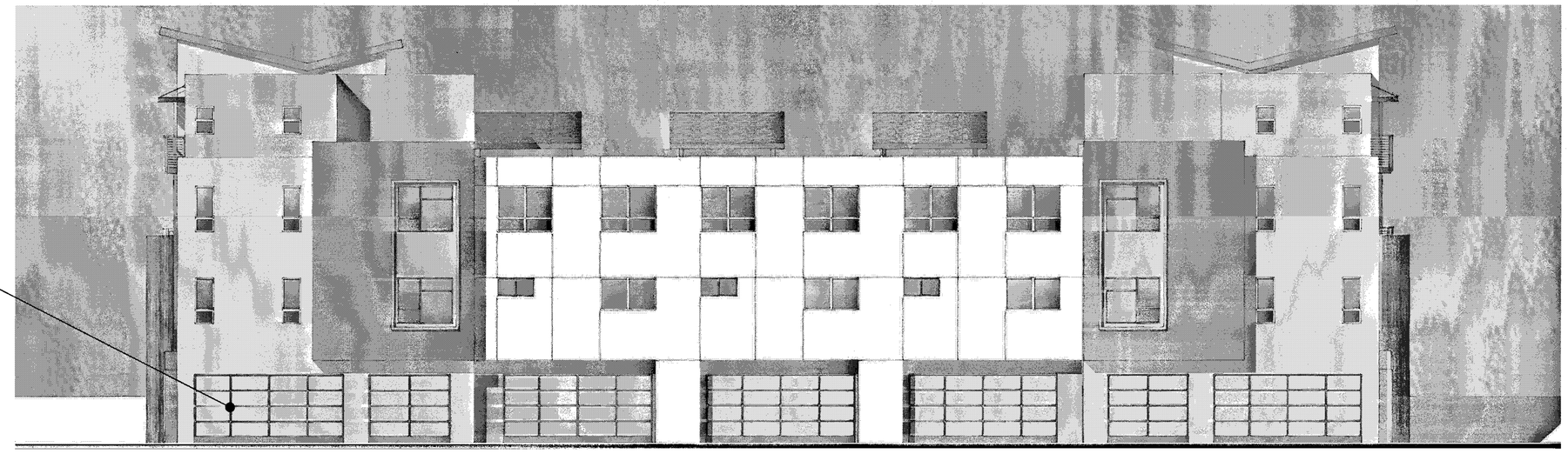


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - ML - MEZZ.L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9 - 12.3

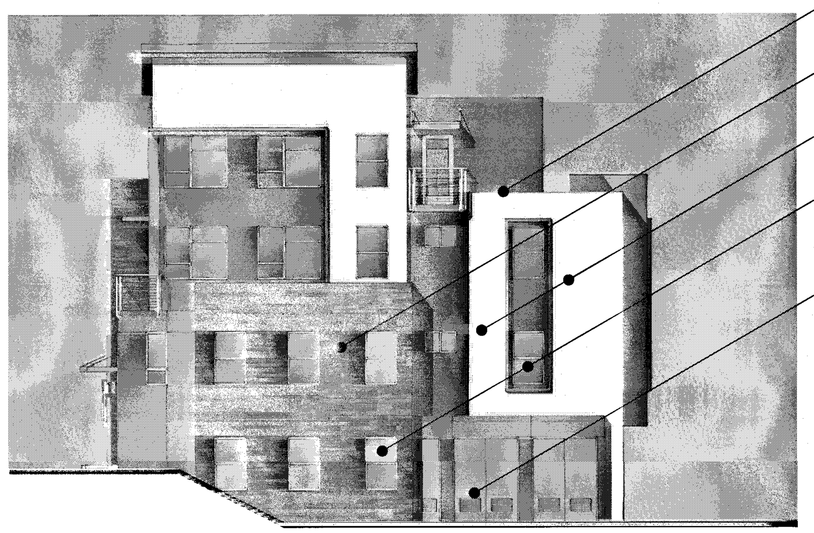
COMMUNICATIONS HILL
San Jose, California

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

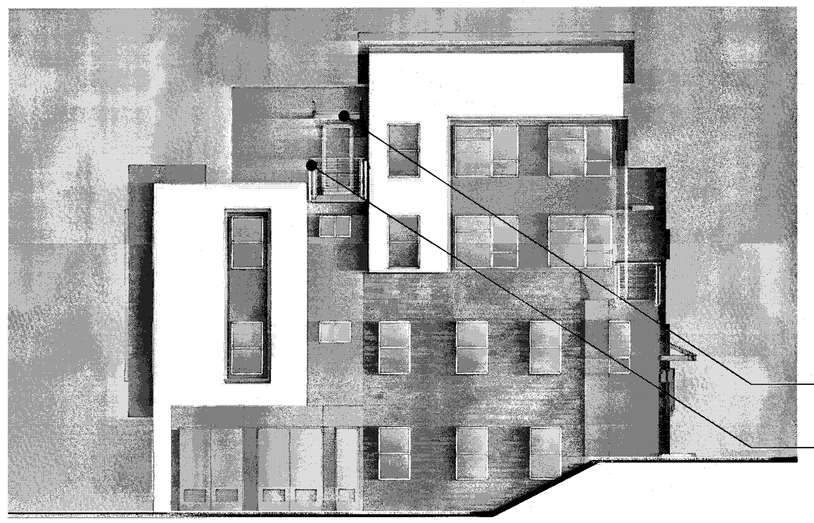
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

PERSPECTIVE

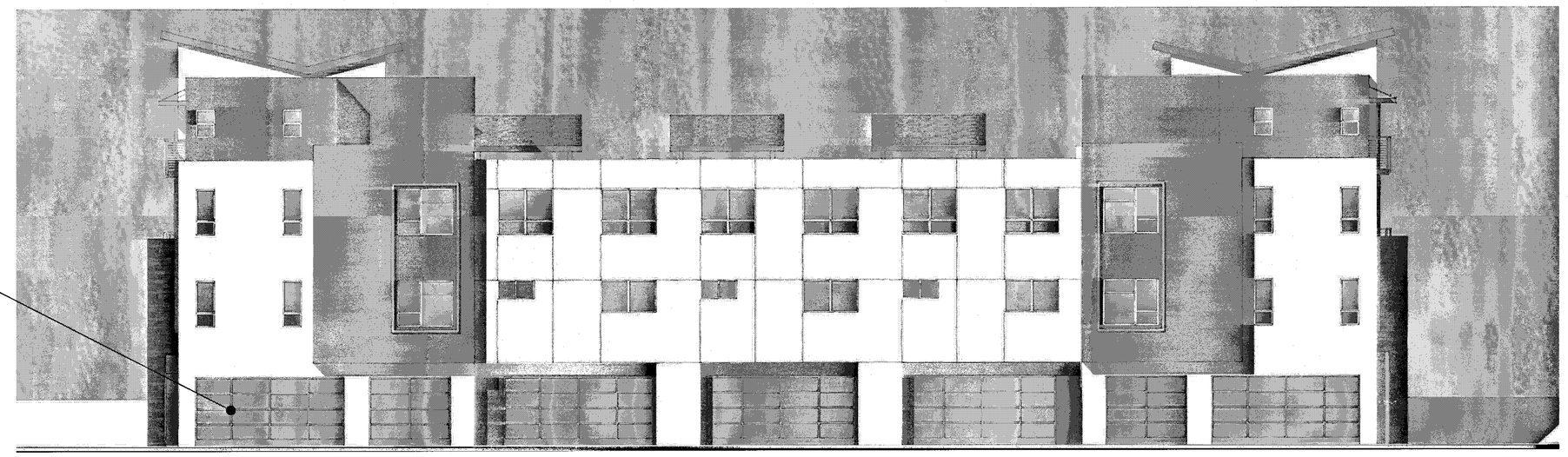


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - ML - MEZZ.L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

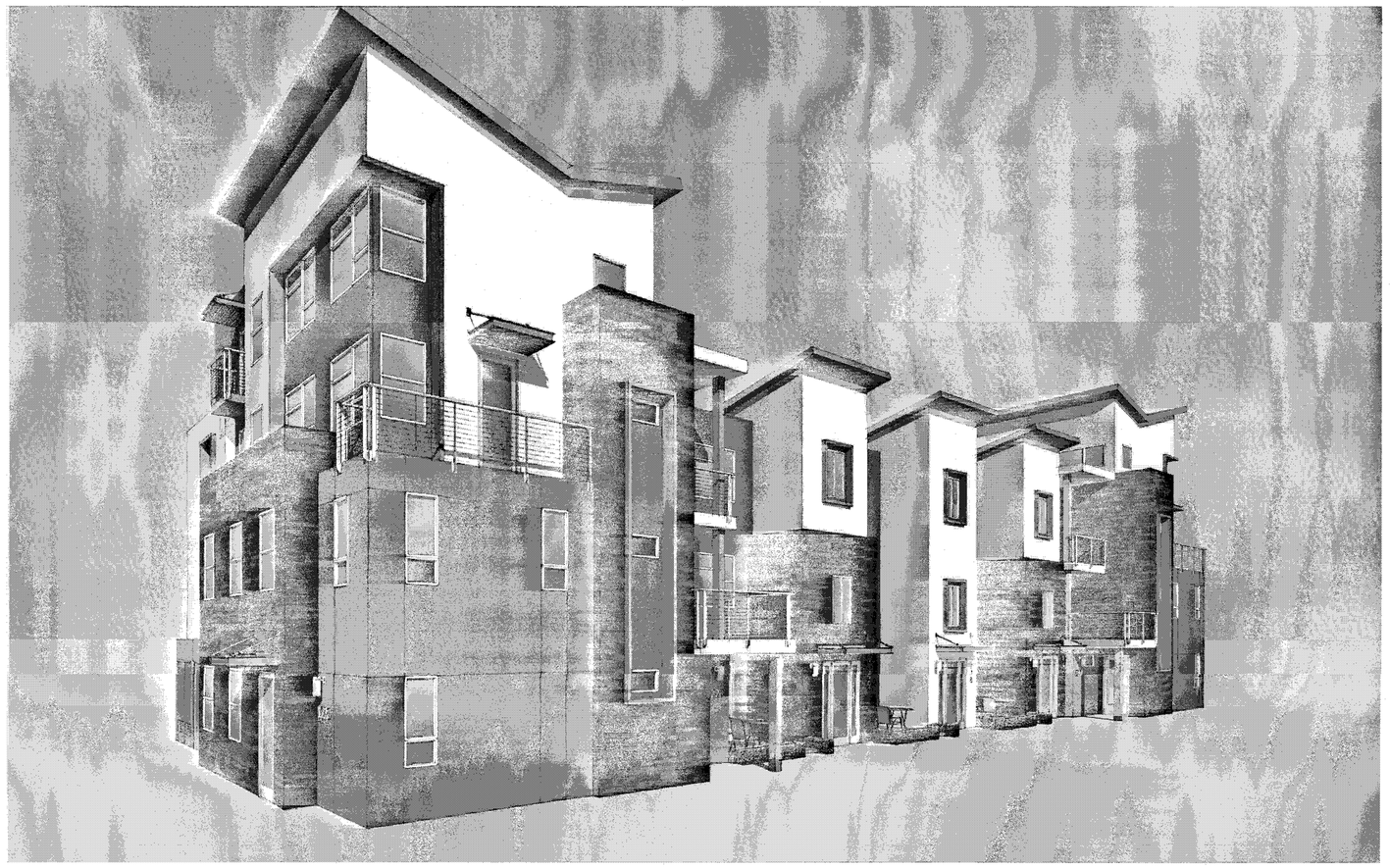
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9 - 12.4

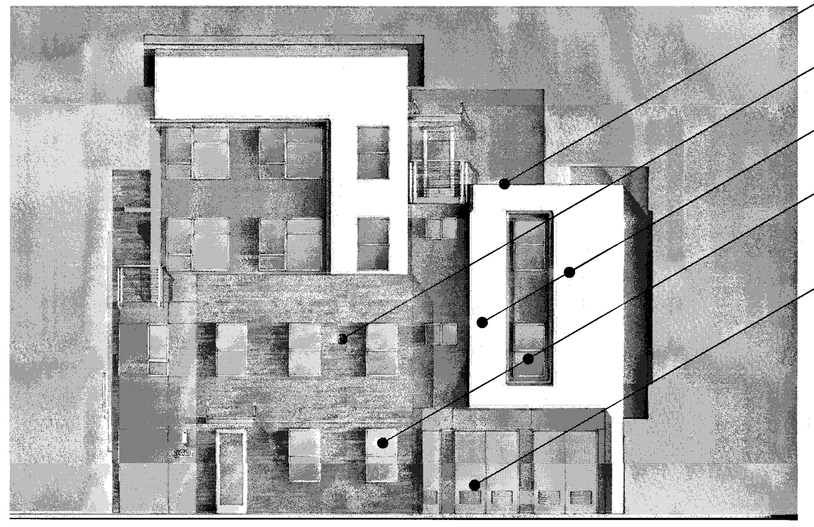
MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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



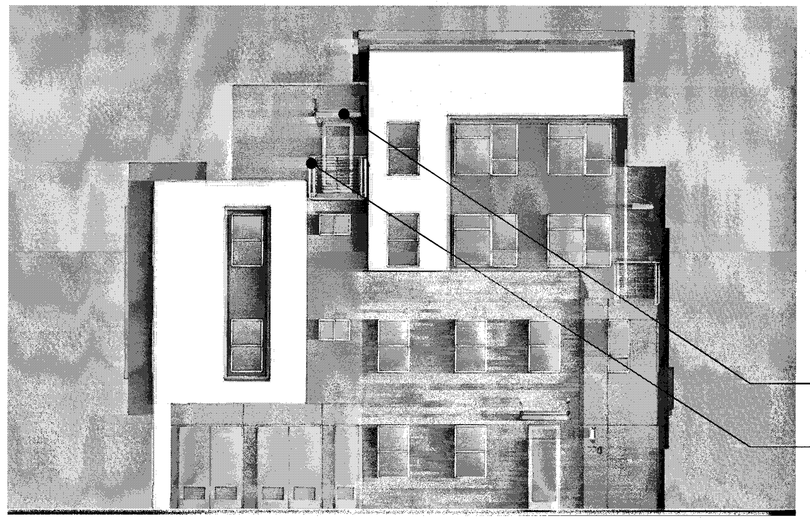
PERSPECTIVE

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

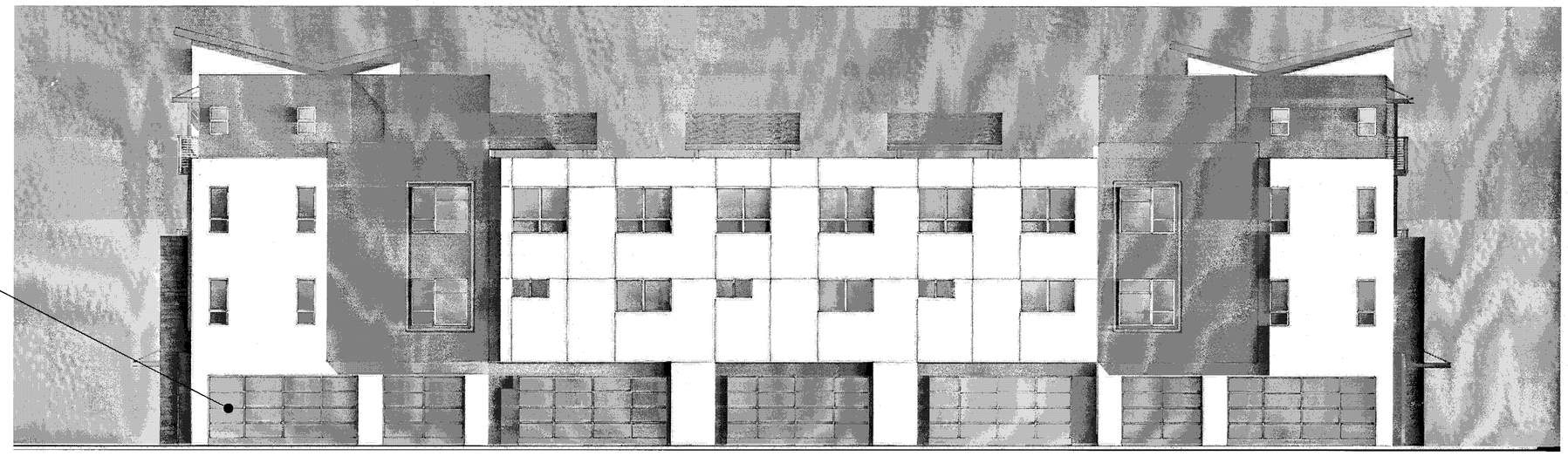


RIGHT

FRONT



LEFT



REAR

1A 8 2 4 10 1B 3 6 5 9 7

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - GL - MEZZ.L&R - SIDE.L&R -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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.5.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

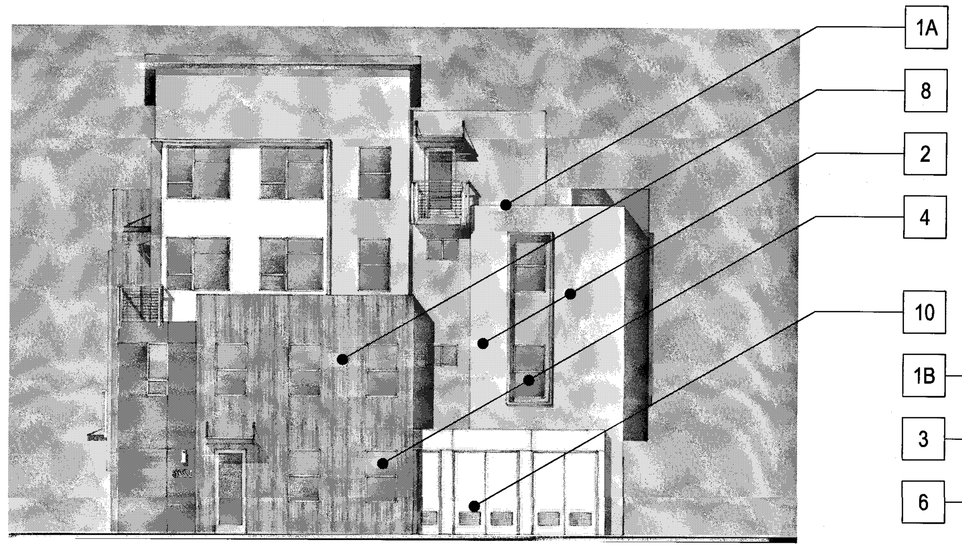
ATTACHED TOWNHOMES 9 - 12.5

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

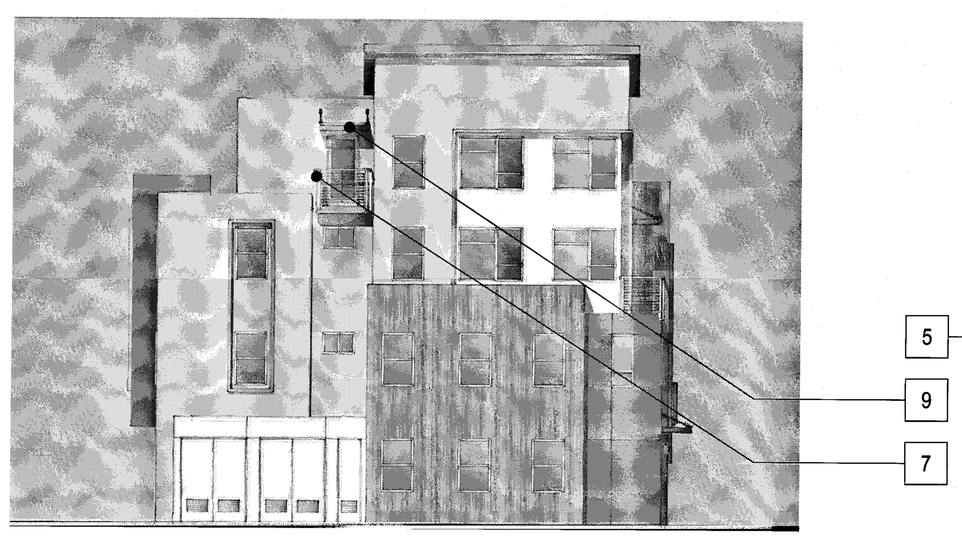
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

PERSPECTIVE

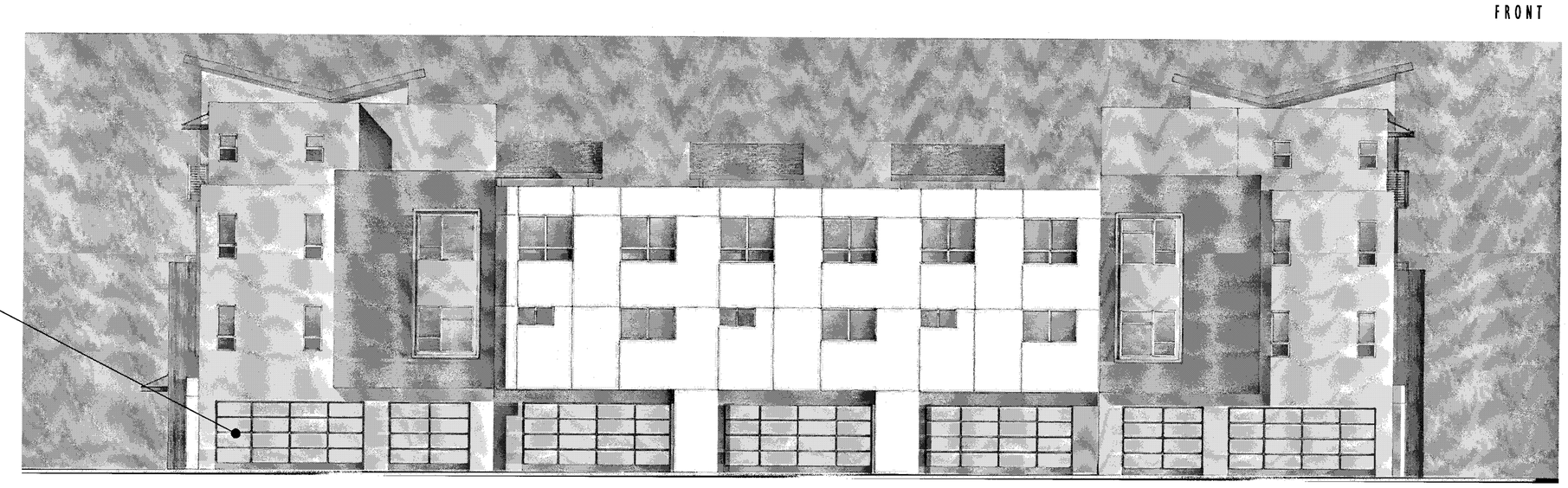


RIGHT

FRONT



LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - SIDE. R -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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.6.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9 - 12.6

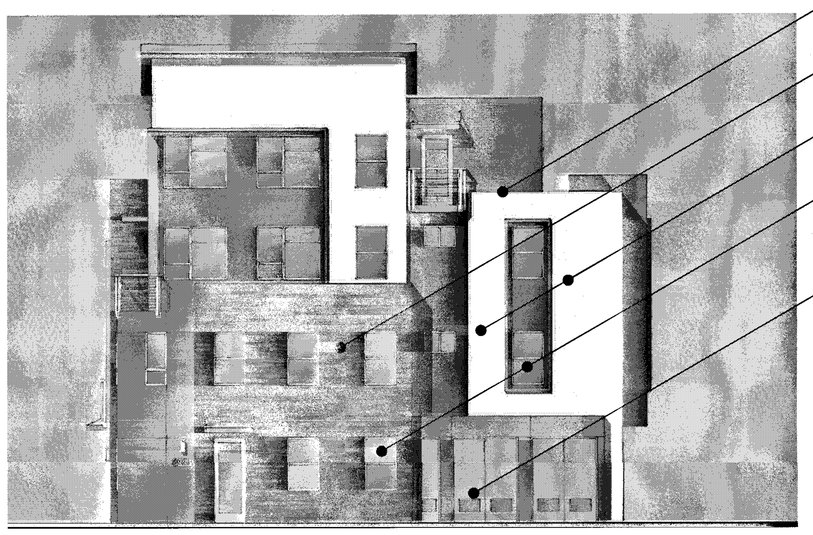
COMMUNICATIONS HILL
San Jose, California

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

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

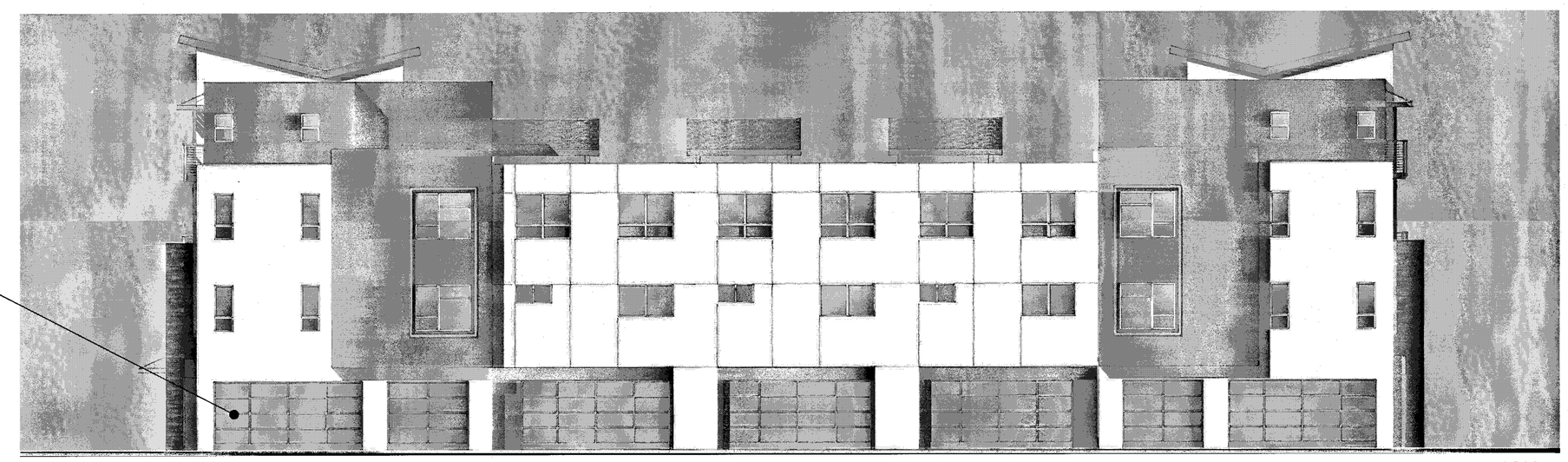
PERSPECTIVE



RIGHT

FRONT

LEFT



REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - SIDE. R -COLOR OPTION 2

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | kitgly | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.7.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

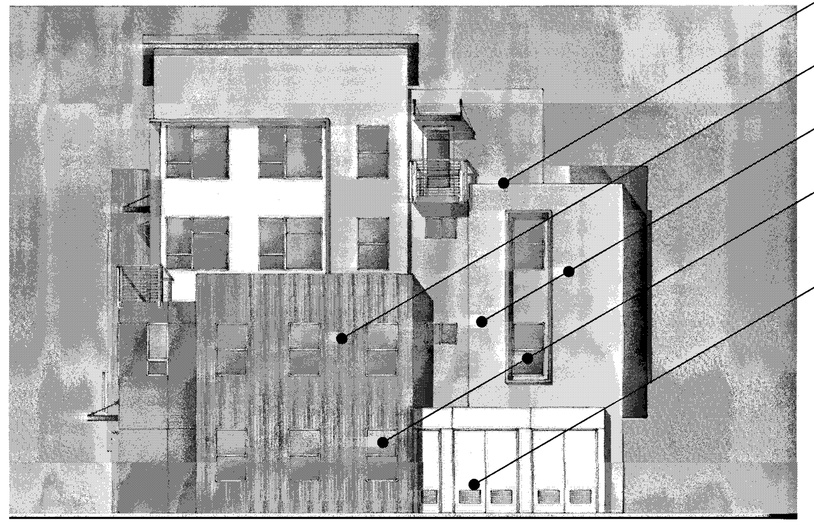
ATTACHED TOWNHOMES 9 - 12.7

MATERIAL LEGEND

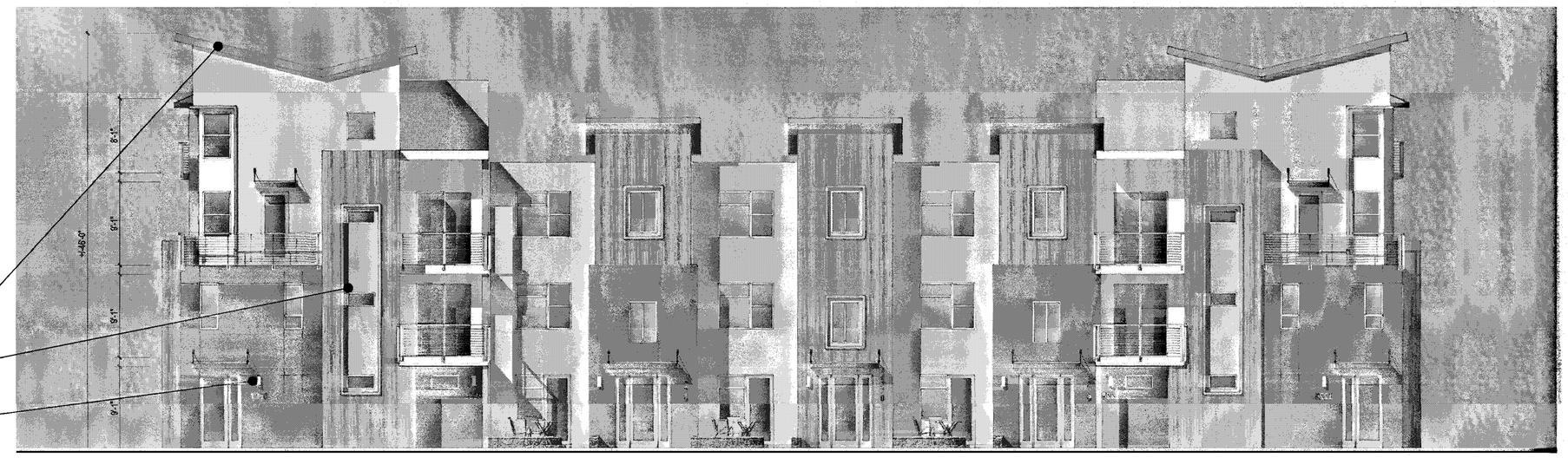
- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE ROOFING
- 2 OMEGA STUCCO 20/30 SAND FINISH
- 3 OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
- 4 VINYL WINDOW SYSTEM
- 5 METAL SECTIONAL GARAGE DOOR
- 6 DOWNWARD DIRECTED LIGHT FIXTURE
- 7 METAL GUARDRAIL
- 8 DALTILE PORCELAIN TILE SIDING
- 9 METAL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

PERSPECTIVE

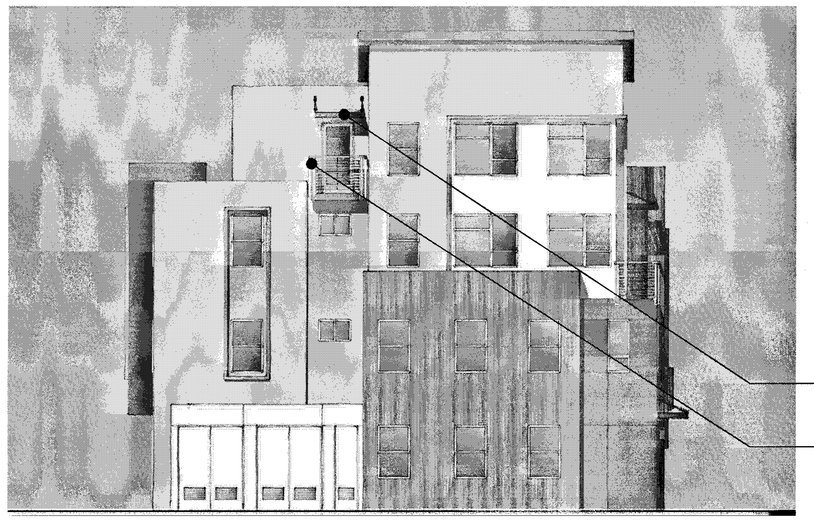
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



RIGHT



FRONT



LEFT

REAR

Scale 0 4 8 16

7-PLEX CONTEMPORARY C - GL - MEZZ. L&R - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

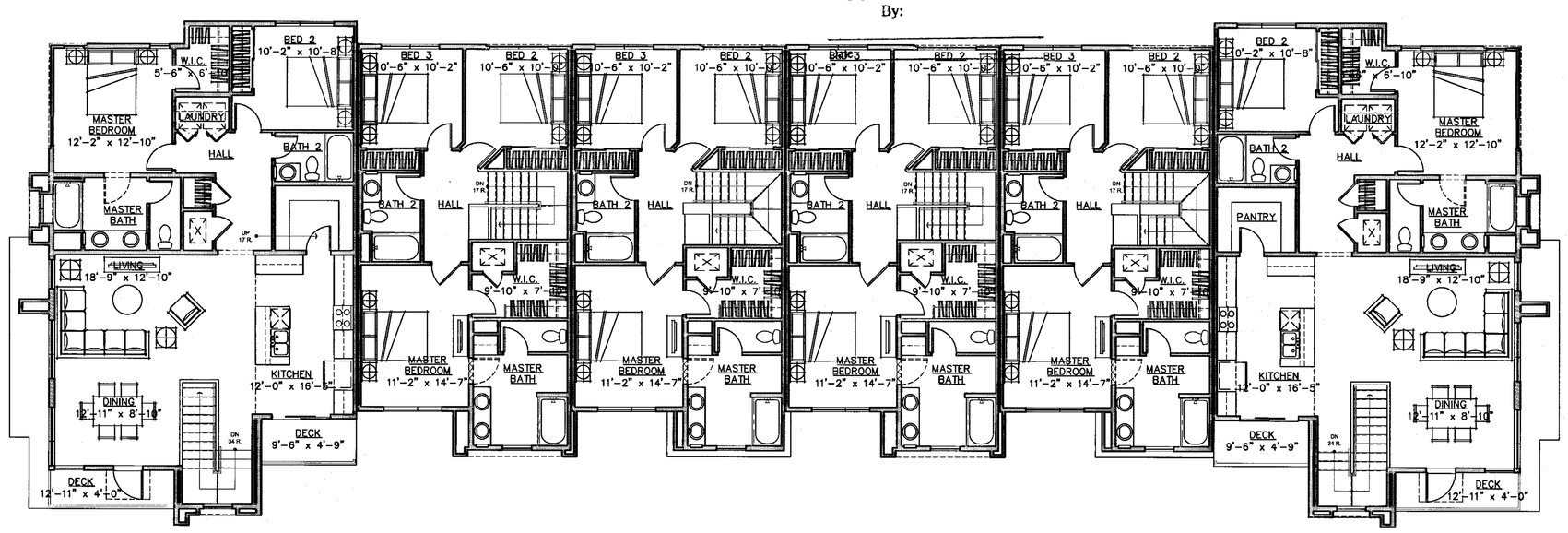
NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-12.8.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

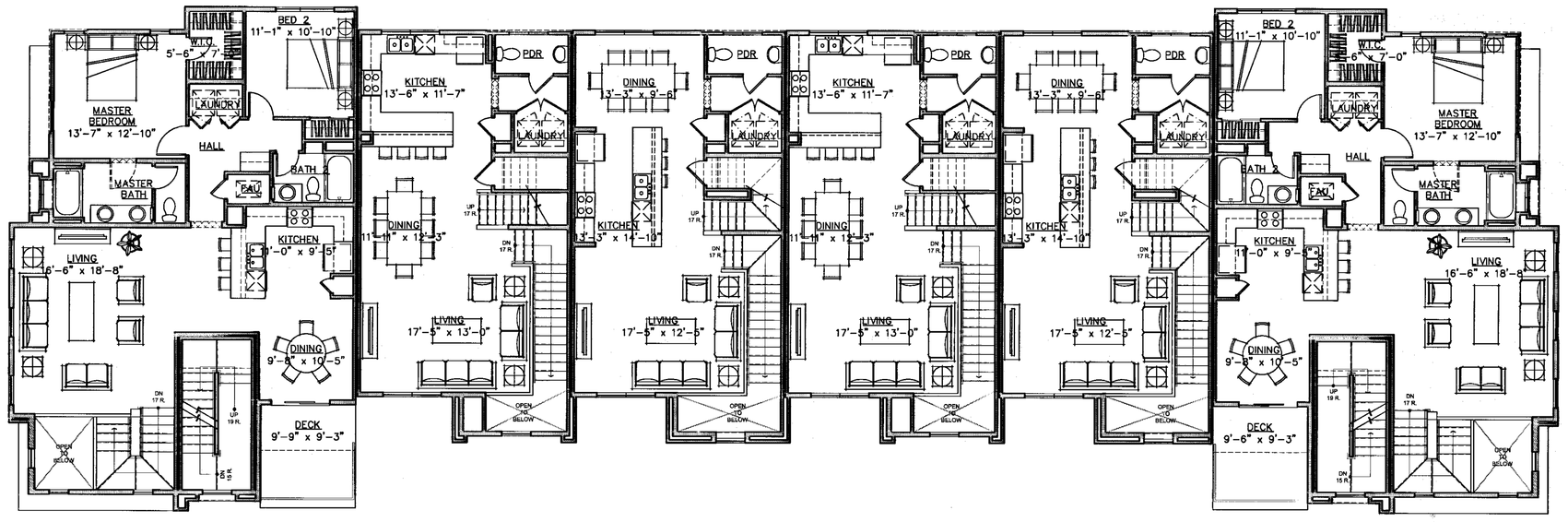
ATTACHED TOWNHOMES 9 - 12.8

COMMUNICATIONS HILL
San Jose, California

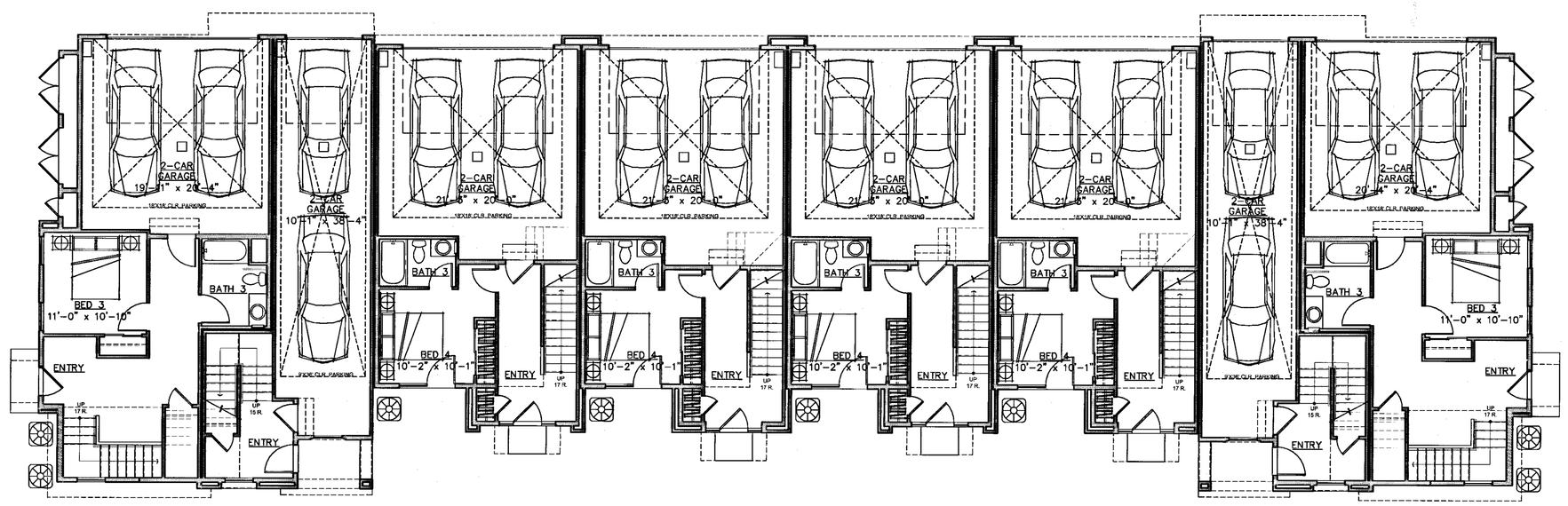
APPROVED
City of San Jose
PBCE ~ PLANNING
By:



3RD LEVEL



2ND LEVEL



1ST LEVEL

Scale 0 4 8 16

8-PLEX ATTACHED TOWNHOMES - GRADE LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	147	125	1396	NA	447	97	1668	2212
Plan 2	517	1296	0	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	147	125	1396	237	447	109	1905	2461
Plan 2 SIDE ENTRY	517	1301	NA	NA	441	92	1818	2351
Total	2055	4389	4520	237	2741	390	11201	14332

8-PLEX BUILDING PLANS - GL

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

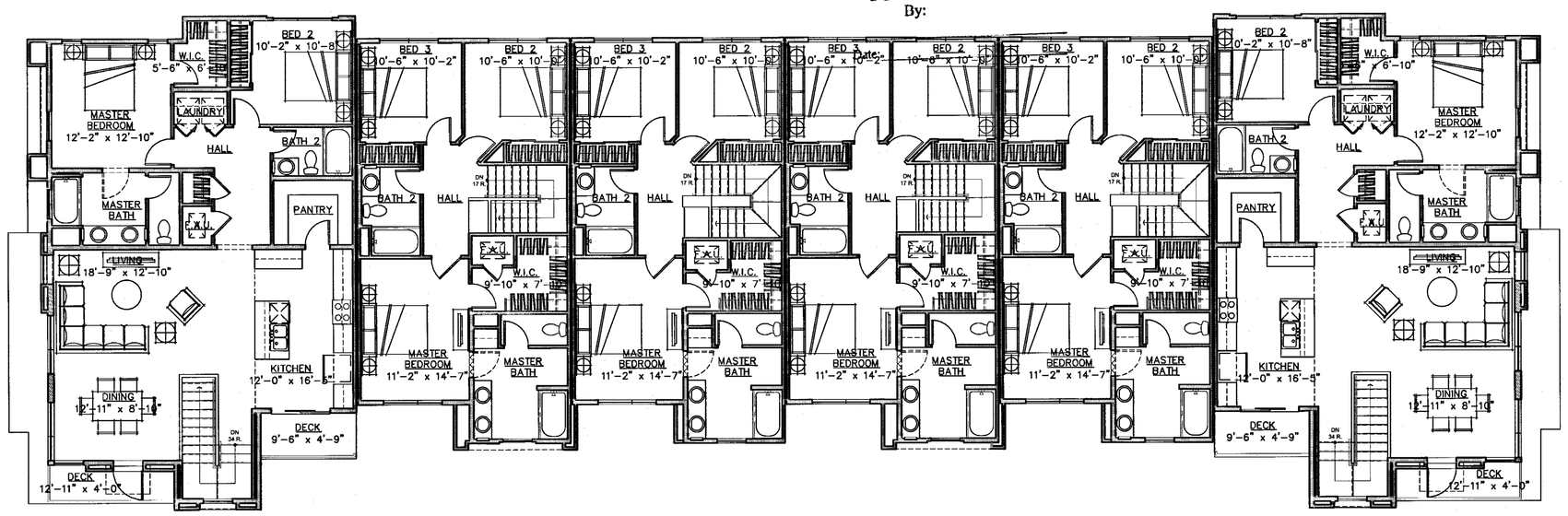
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-13.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

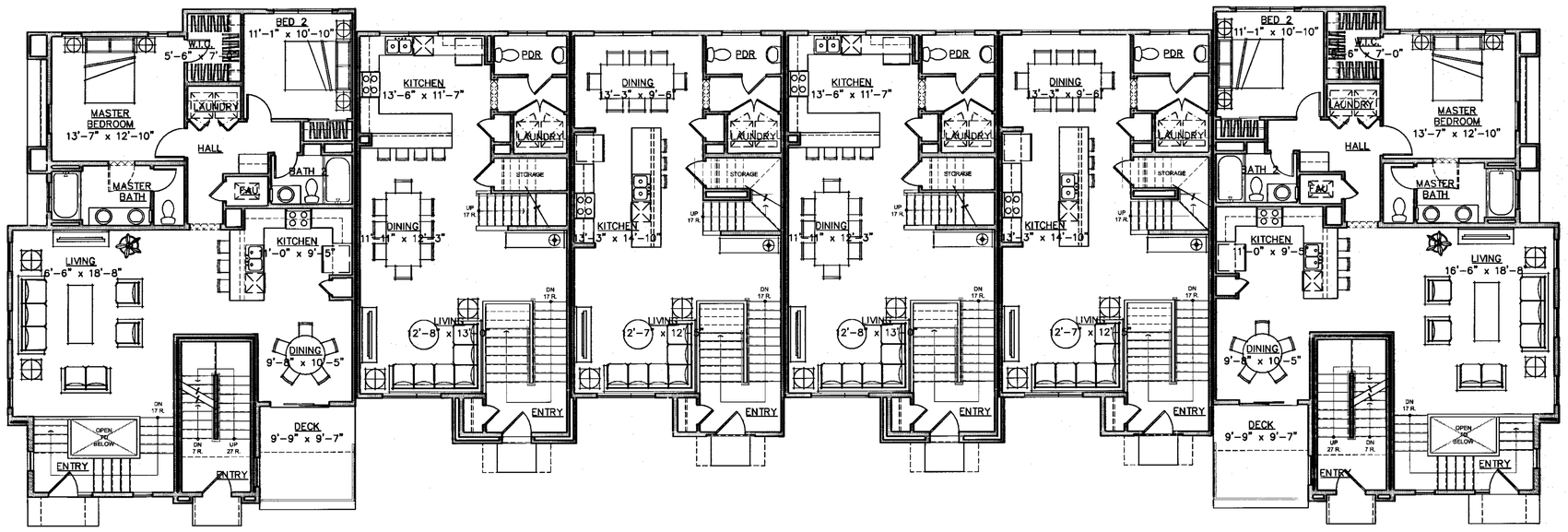
ATTACHED TOWNHOMES 9 - 13.0

COMMUNICATIONS HILL
San Jose, California

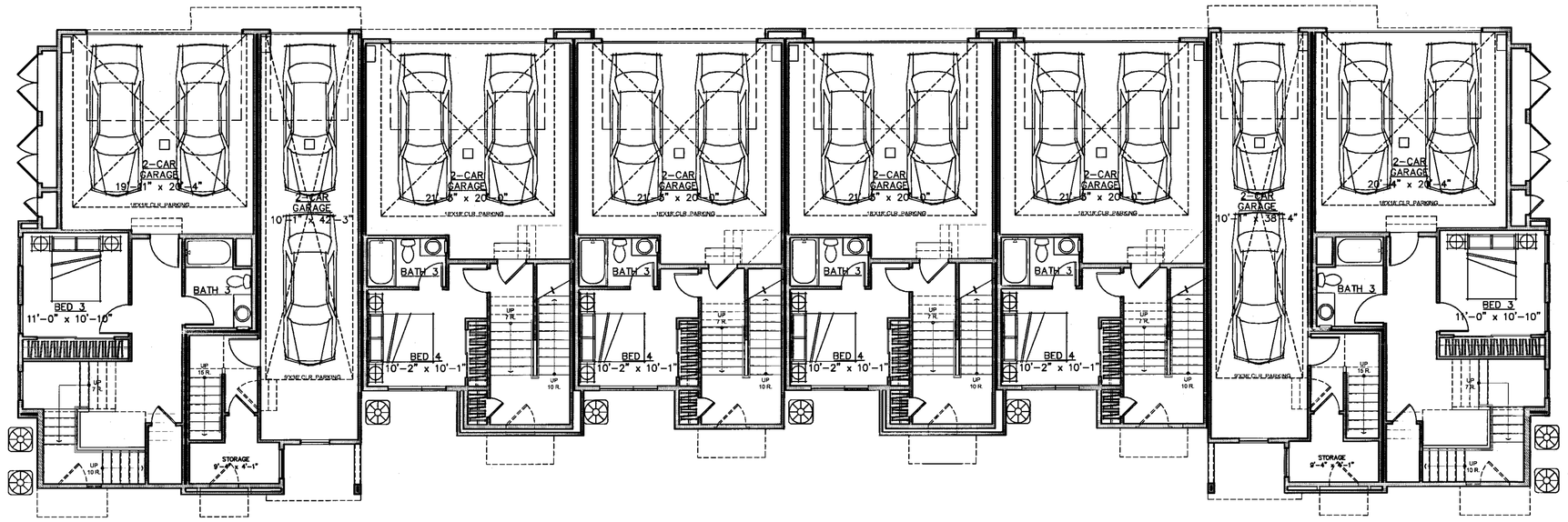
City of San Jose
PBCE ~ PLANNING
By:



3RD LEVEL



2ND LEVEL



1ST LEVEL

Scale 0 4 8 16

8-PLEX BUILDING PLANS - ML

8-PLEX ATTACHED TOWNHOMES - MID LEVEL ENTRY								
Plans	1st Floor	2nd Floor	3rd Floor	Mezz	Garage	Deck	Total Interior	Total Combined
Plan 1	137	125	1396	NA	456	97	1658	2211
Plan 2	517	1296	NA	NA	441	92	1813	2346
Plan 3	367	771	864	NA	479	0	2002	2481
Plan 4	360	771	864	NA	486	0	1995	2481
Plan 1 W/ MEZZANINE	137	125	1396	237	456	97	1895	2448
Total	1518	3088	4520	237	2318	286	9363	11967

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-13.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-13.1

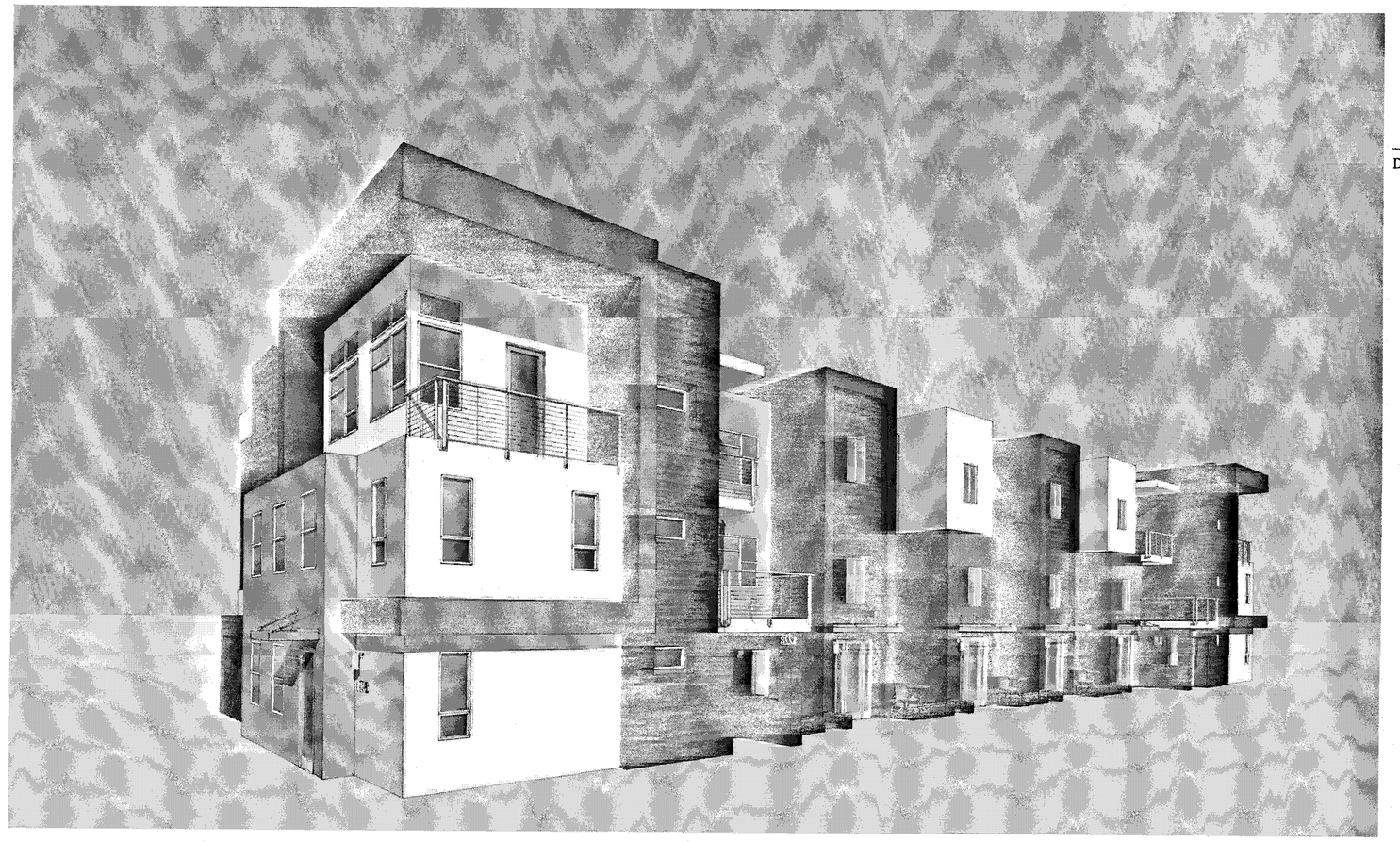
COMMUNICATIONS HILL
San Jose, California

MATERIAL LEGEND

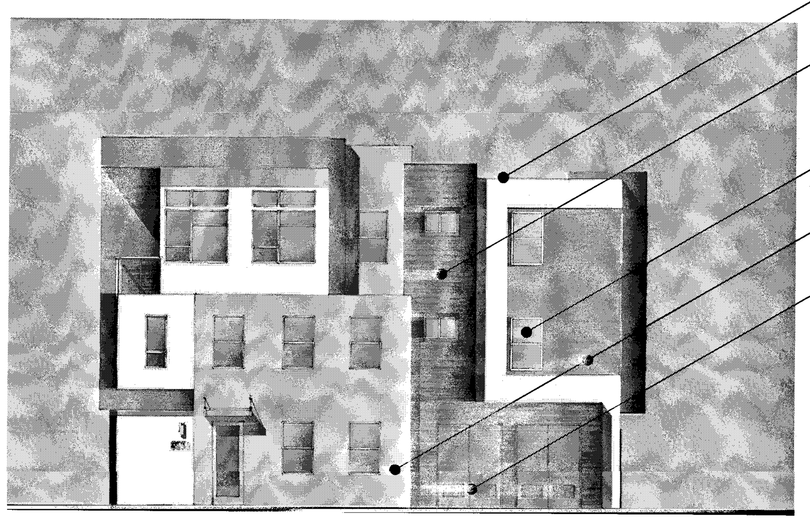
1. BUILT-UP ROOFING
2. OMEGA STUCCO 20/30 SAND FINISH
3. OMEGA STUCCO 20/30 SAND FINISH TRIM SURROUND ON STUCCO
4. VINYL WINDOW SYSTEM
5. METAL SECTIONAL GARAGE DOOR
6. DOWNWARD DIRECTED LIGHT FIXTURE
7. METAL GUARDRAIL
8. DALTILE PORCELAIN TILE SIDING
9. METAL AWNING
10. UTILITY CLOSET
11. CONCRETE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

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

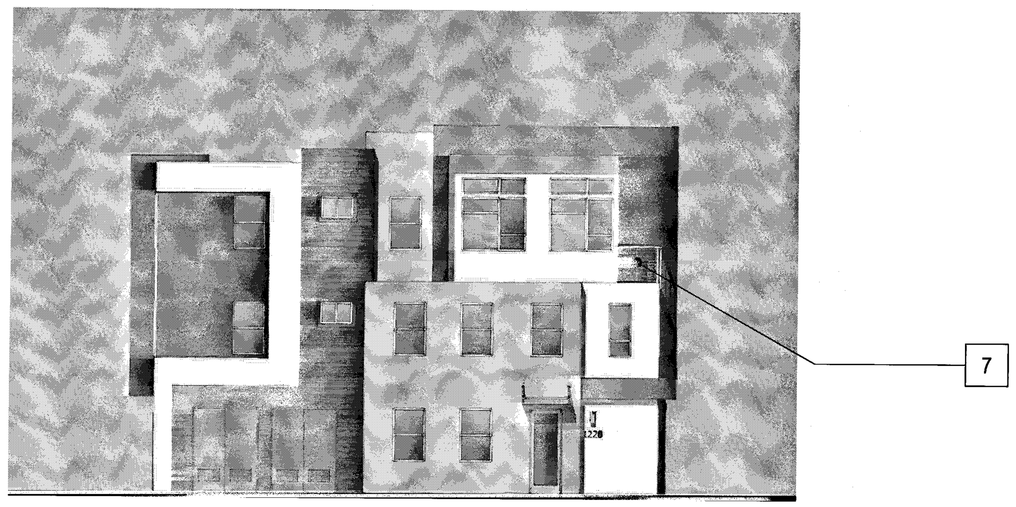
Date:



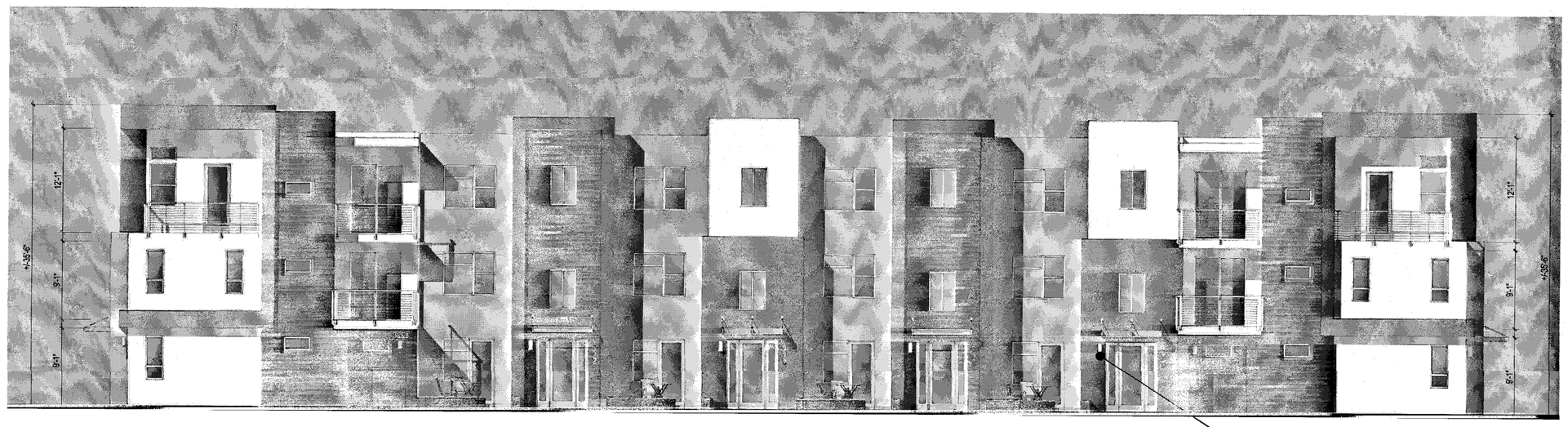
PERSPECTIVE



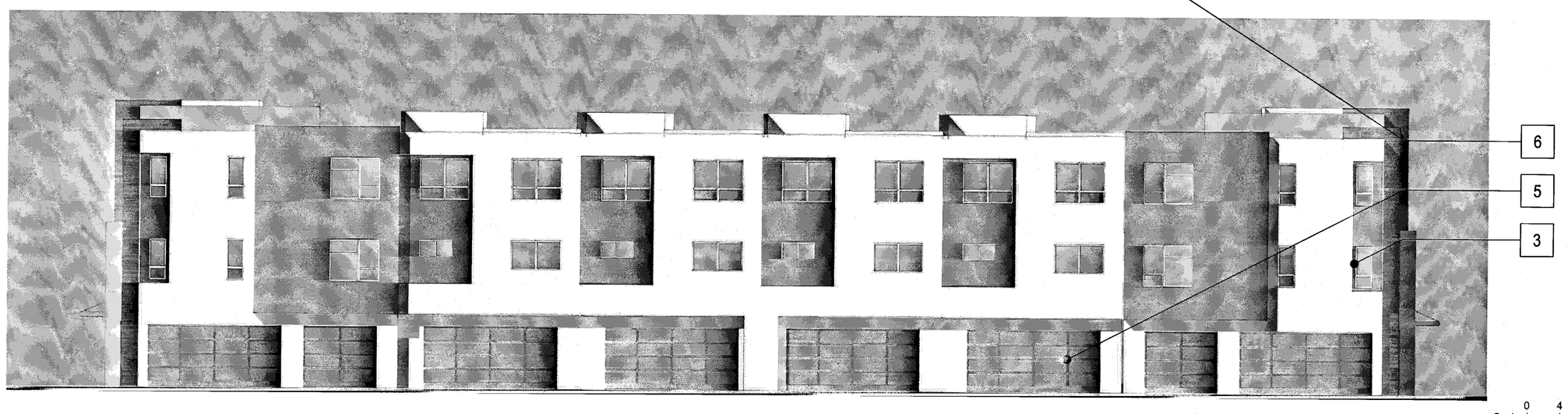
RIGHT



LEFT



FRONT



REAR

Scale 0 4 8 16

8-PLEX CONTEMPORARY B - GL - NO MEZZ - SIDE.L&R - COLOR OPTION 2

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH HMHcs.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-14.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

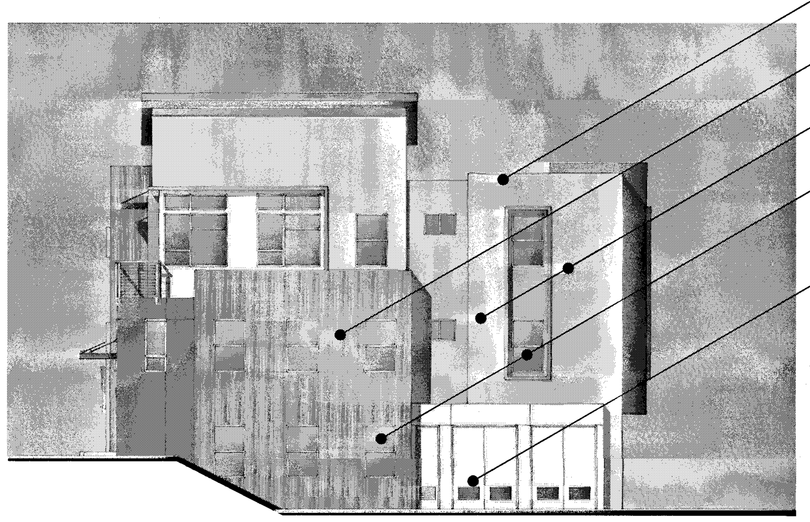
ATTACHED TOWNHOMES 9-14.0

MATERIAL LEGEND

- 1A BUILT-UP ROOFING
- 1B COMPOSITION SHINGLE 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

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

PERSPECTIVE



RIGHT

FRONT

LEFT

REAR

Scale 0 4 8 16

8-PLEX CONTEMPORARY C - ML - NO MEZZ. - 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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_9-15.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

ATTACHED TOWNHOMES 9-15.0

COMMUNICATIONS HILL
San Jose, California

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

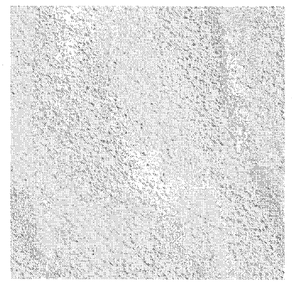
STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

SIDING: DALTILE

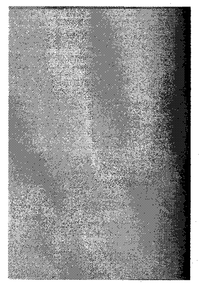
SIDING: CORONADO STONE
(ALTERNATE SIDING OPTIONS)

COLOR OPTION 1



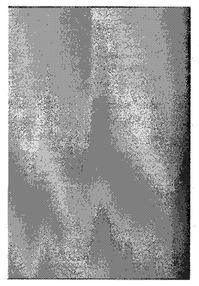
20 / 30 SAND FINISH

STUCCO - 1



PEPPERCORN
(SW 7674)

STUCCO - 2

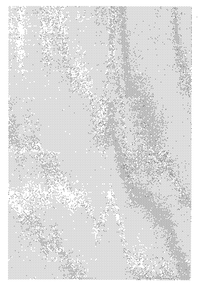


DOVETAIL
(SW 7018)

STUCCO - 3

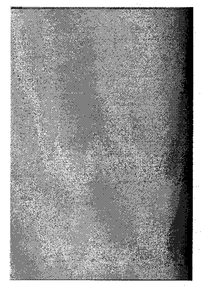
SHOJI WHITE
(SW 7042)

STUCCO - 4



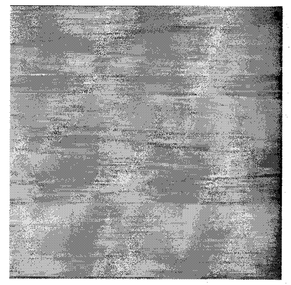
PURE WHITE
(SW 7005)

ACCENT



URBANE BRONZE
(SW 7048)

ACACIA VALLEY
COLORBODY PORCELAIN



ARK

WOOD STONE

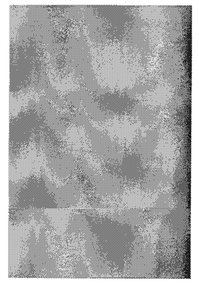
RED OAK

OTHER ALTERNATIVE SIDING OPTION:
FIBER CEMENT COLORMAX STAIN - MAHOGANY & MAPLE BLEND

COLOR OPTION 2

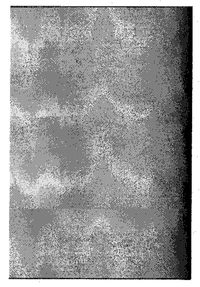
20 / 30 SAND FINISH

STUCCO - 1



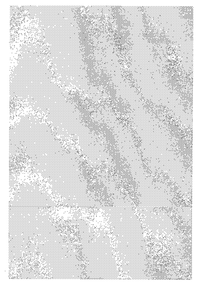
RYEGRASS
(SW 6423)

STUCCO - 2



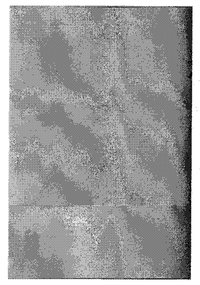
DOVETAIL
(SW 7018)

STUCCO - 3



PURE WHITE
(SW 7005)

STUCCO - 4



STICKS & STONES
(SW 7503)

TERRACE
COLORBODY PORCELAIN

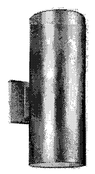
BIANCO
P100

WOOD STONE

ANTIQUE WHITE

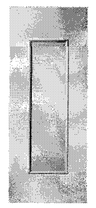
OTHER ALTERNATIVE SIDING OPTION:
ALLURE : FIBER CEMENT - 007 DESERT TAN

LIGHTING



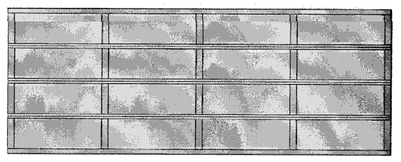
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



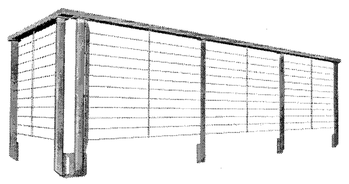
THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



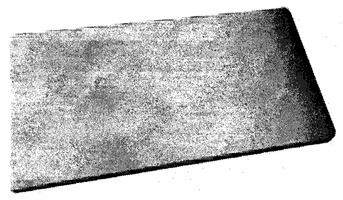
WAYNE DALTON
16' WIDE - 4 PANEL WITH
WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME:
BLACK ANODIZED ALUMINUM

BALCONY RAILING



METAL RAILING

CONCRETE BLOCK VENEER



CORONADO STONE
PRECISION BLOCK
1 X 8 X 16
COLOR: COMMUNICATION HILL

MATERIAL BOARD - CON A

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

10 - 1.0

COMMUNICATIONS HILL
San Jose, California

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

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

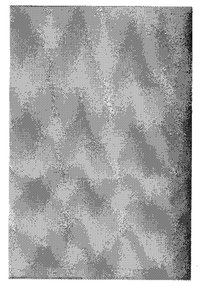
SIDING: DALTILE

SIDING: CORONADO STONE
(ALTERNATE SIDING OPTIONS)

COLOR OPTION 1

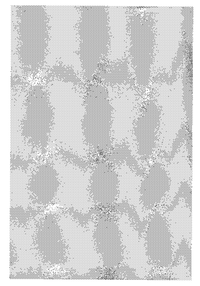
20 / 30 SAND FINISH

STUCCO - 1



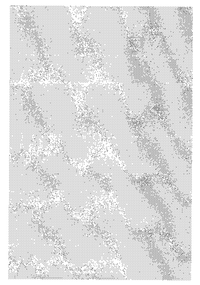
DORIAN GRAY
(SW 7017)

STUCCO - 2



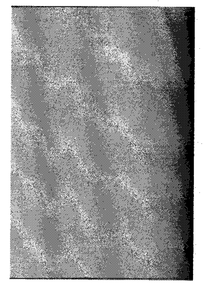
NUANCE
(SW 7049)

STUCCO - 3



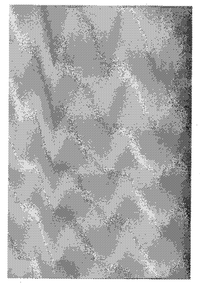
PURE WHITE
(SW 7005)

TRIM



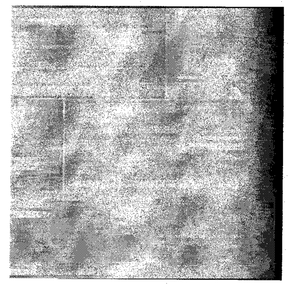
GRIFFIN
(SW 7026)

ACCENT



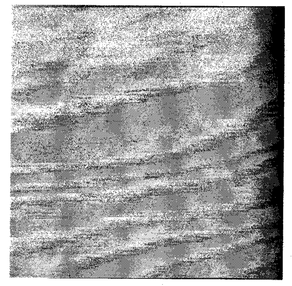
NEW COLONIAL YELLOW
(SW 2853)

TERRACE
COLORBODY PORCELAIN



ESPRESSO
P105

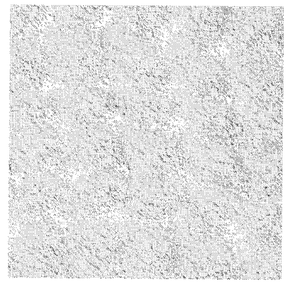
WOOD STONE



BLACKENED OAK

OTHER ALTERNATIVE SIDING OPTION:
FIBER CEMENT COLORMAX STAIN - MAHOGANY & MAPLE BLEND

COLOR OPTION 2

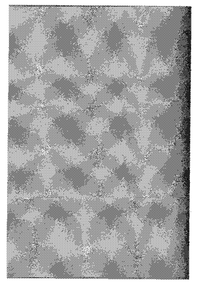


20 / 30 SAND FINISH

STUCCO - 1

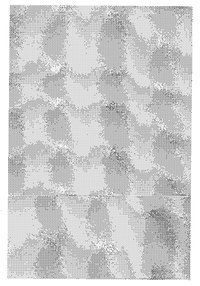
PURE WHITE
(SW 7005)

STUCCO - 2



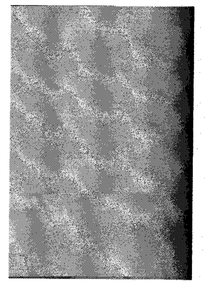
STONE LION
(SW 7507)

STUCCO - 3



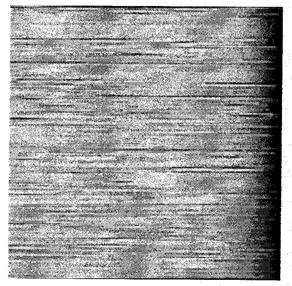
NATURAL CHOICE
(SW 7011)

ACCENT



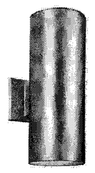
GRIFFIN
(SW 7026)

FABRIQUE
COLORBODY PORCELAIN



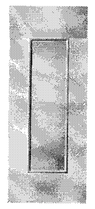
NOIR LINEN
P689

LIGHTING



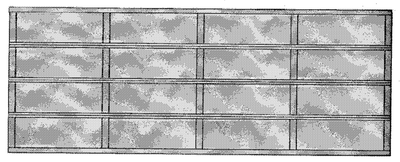
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



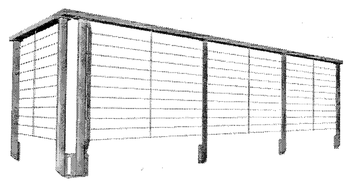
THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
16' WIDE - 4 PANEL WITH
WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME:
CLEAR ANODIZED ALUMINIUM

BALCONY RAILING



METAL RAILING

MATERIAL BOARD - CON B

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

10 - 2.0

COMMUNICATIONS HILL
San Jose, California

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

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

SIDING: DALTILE

ROOFING: BORAL

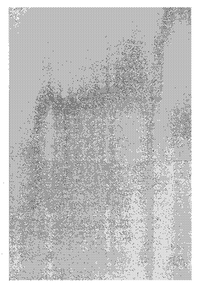
COLOR OPTION 1

20 / 30 SAND FINISH

STUCCO - 1

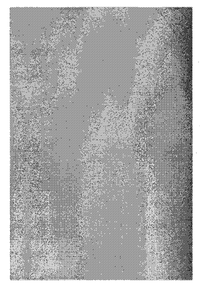
SUMMIT GRAY
(SW 7669)

STUCCO - 2



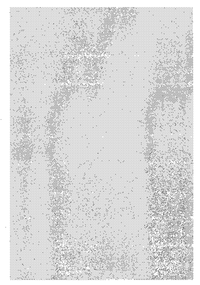
TOQUE WHITE
(SW 7003)

TRIM - 1



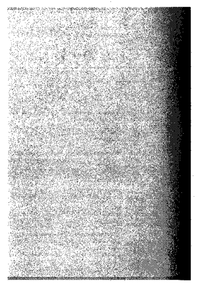
CHELSEA GRAY
(SW 2850)

TRIM - 2



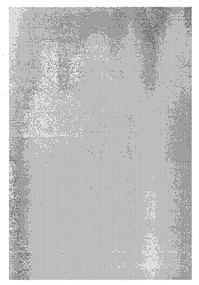
EXTRA WHITE
(SW 7006)

AWNINGS



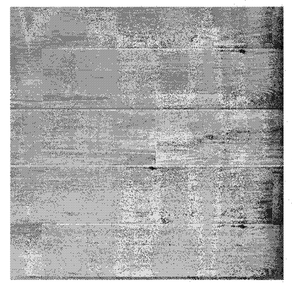
URBANE BRONZE
(SW 7048)

ACCENT



BLUE BAUBLE
(SW 6948)

SADDLE BROOK
GLAZED PORCELAIN



GRAVEL ROAD
SS 1504

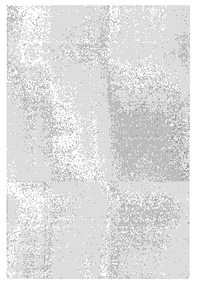
900 SAXONY SLATE

CHARCOAL

COLOR OPTION 2

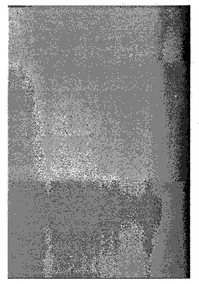
20 / 30 SAND FINISH

STUCCO - 1



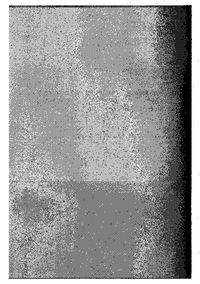
PURE WHITE
(SW 7005)

STUCCO - 2



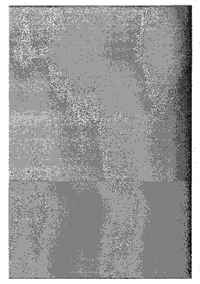
FOOTHILLS
(SW 7514)

STUCCO - 3



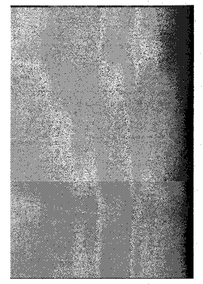
MUDDLED BASIL
(SW 7745)

TRIM



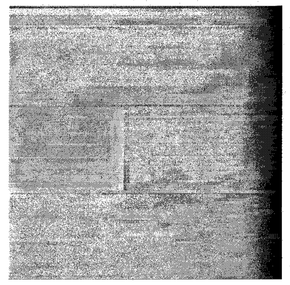
SUMMIT GRAY
(SW 7669)

ACCENT



ROOKWOOD TERRA COTTA
(SW 2803)

SADDLE BROOK
GLAZED PORCELAIN



WALNUT CREEK
SD15

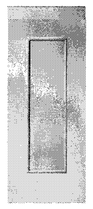
900 SAXONY SLATE

CHARCOAL

LIGHTING

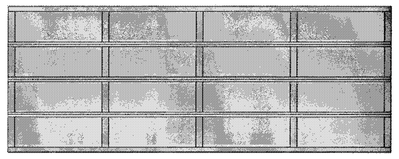
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



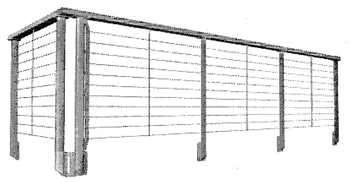
THERMA-TRU® DOOR
STEEL ENTRY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
16' WIDE - 4 PANEL WITH
WHITE LAMINATED PRIVACY GLASS
GARAGE FRAME:
CLEAR ANODIZED ALUMINIUM

BALCONY RAILING



METAL RAILING

MATERIAL BOARD - CON C

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

COMMUNICATIONS HILL
San Jose, California

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

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

ROOFING: BORAL

COLOR OPTION 1

20 / 30 SAND FINISH

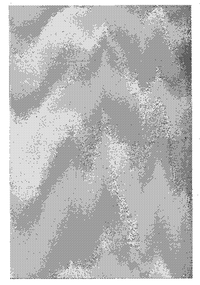
STUCCO - 1

EXTRA WHITE
(SW 7006)

STUCCO - 2

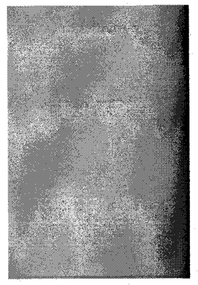
GRAY MATTERS
(SW 7066)

STUCCO - 3



WORLDLY GRAY
(SW 7043)
"WHERE APPLICABLE"

TRIM

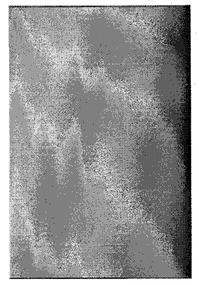


SMOKEHOUSE
(SW 7040)

ACCENT 1

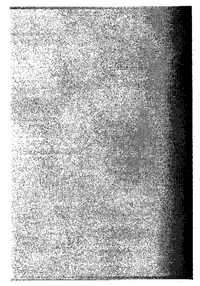
TRANQUIL AQUA
(SW 7611)

ACCENT 2



RIVERWAY
(SW 6222)

WROUGHT IRON

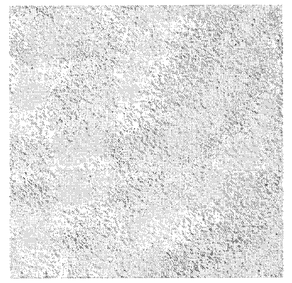


IRON ORE
(SW 7069)

BARCELONA

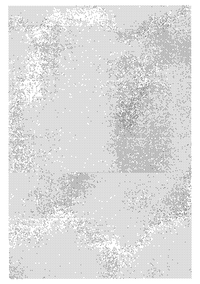
VERONA CLAY - 1HBCS7330

COLOR OPTION 2



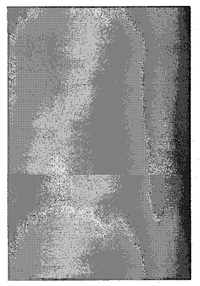
20 / 30 SAND FINISH

STUCCO - 1



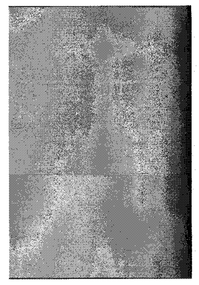
PURE WHITE
(SW 7005)

TRIM - 1



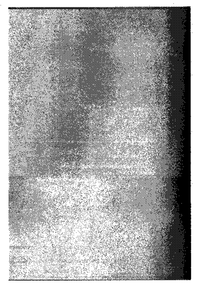
CLOUDBURST
(SW 6487)

TRIM - 2



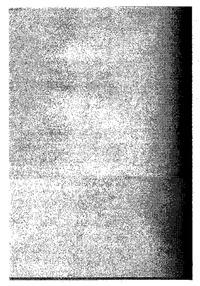
BRAINSTORM BRONZE
(SW 7033)

ACCENT



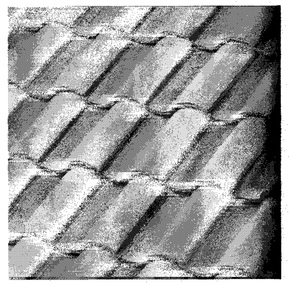
STATUS BRONZE
(SW 7034)

WROUGHT IRON



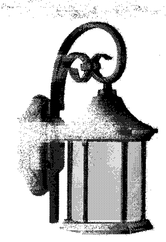
IRON ORE
(SW 7069)

BARCELONA



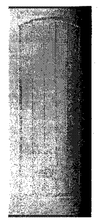
BROWN BLEND - 1HBCS3233

LIGHTING



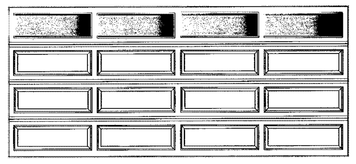
SEAGULL LIGHTING
89136PBLE-08
TEXTURED RUST PATINA (08)

ENTRY DOORS



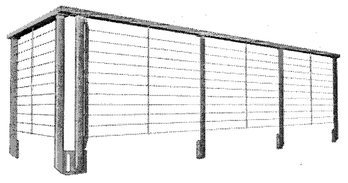
THERMA-TRU® DOOR
FIBERGLASS ENTRY DOOR SYSTEM
CCR8005
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
RANCH W/ CLEAR II PANELS
(COLOR PER ELEVATION STYLE)

BALCONY RAILING



METAL RAILING

MATERIAL BOARD - TRA

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

10 - 4.0

COMMUNICATIONS HILL
San Jose, California

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

STUCCO: OMEGA STUCCO

PAINT: SHERWIN WILLIAMS

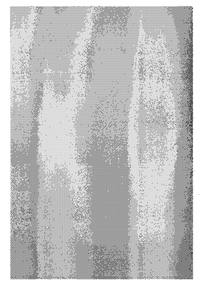
ROOFING: BORAL

STONE: BORAL

COLOR OPTION 1

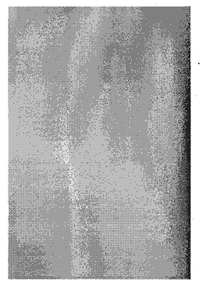
20 / 30 SAND FINISH

STUCCO - 1



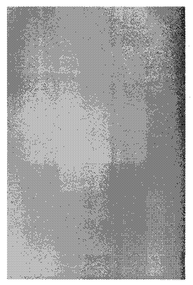
LOGGIA
(SW 7506)

STUCCO - 2



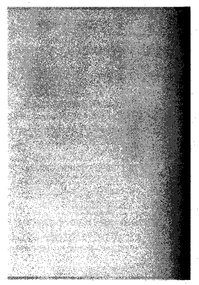
SANDERLING
(SW 7513)

TRIM



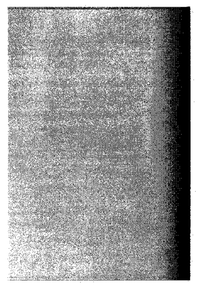
TONY TAUPE
(SW 7038)

ACCENT



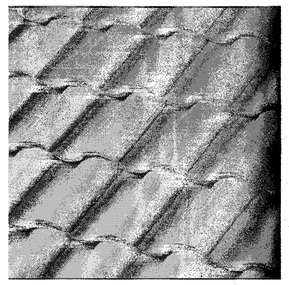
STATUS BRONZE
(SW 7034)

WROUGHT IRON



IRON ORE
(SW 7069)

BARCELONA



VERONA CLAY - 1HBCS7330

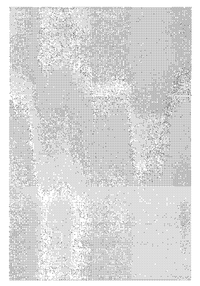
OLD COUNTRY FIELDSTONE

CHARDONNAY

COLOR OPTION 2

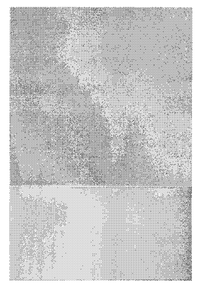
20 / 30 SAND FINISH

STUCCO - 1



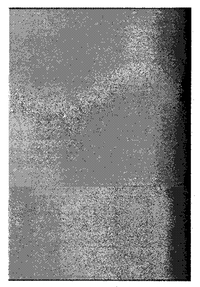
PURE WHITE
(SW 7005)

STUCCO - 2



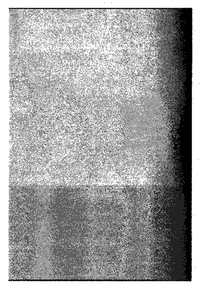
WINDFRESH WHITE
(SW 7628)

TRIM - 1



KAFFEE
(SW 6104)

TRIM - 2

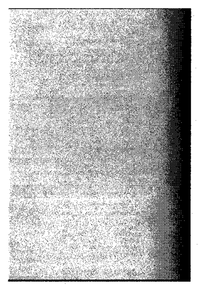


STATUS BRONZE
(SW 7034)

ACCENT

ECLIPSE
(SW 6166)

WROUGHT IRON

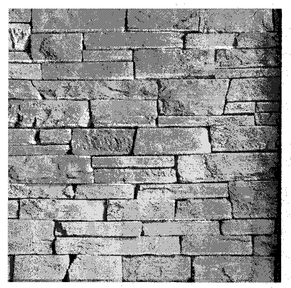


IRON ORE
(SW 7069)

BARCELONA

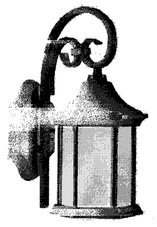
SALERNO CLAY - 1HBCS6330

COUNTRY LEDGESTONE



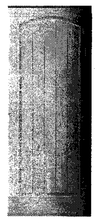
HUDSON BAY

LIGHTING



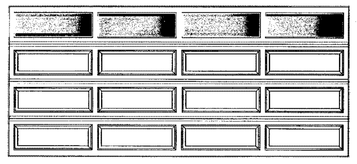
SEAGULL LIGHTING
89136PBLE-08
TEXTURED RUST PATINA (08)

ENTRY DOORS



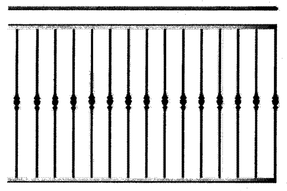
THERMA-TRU® DOOR
FIBERGLASS ENTRY DOOR SYSTEM
CCR8005
(COLOR PER ELEVATION STYLE)

GARAGE DOORS



WAYNE DALTON
RANCH W/ CLEAR II PANELS
(COLOR PER ELEVATION STYLE)

BALCONY RAILING



WROUGHT IRON RAILING

MATERIAL BOARD - MED

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

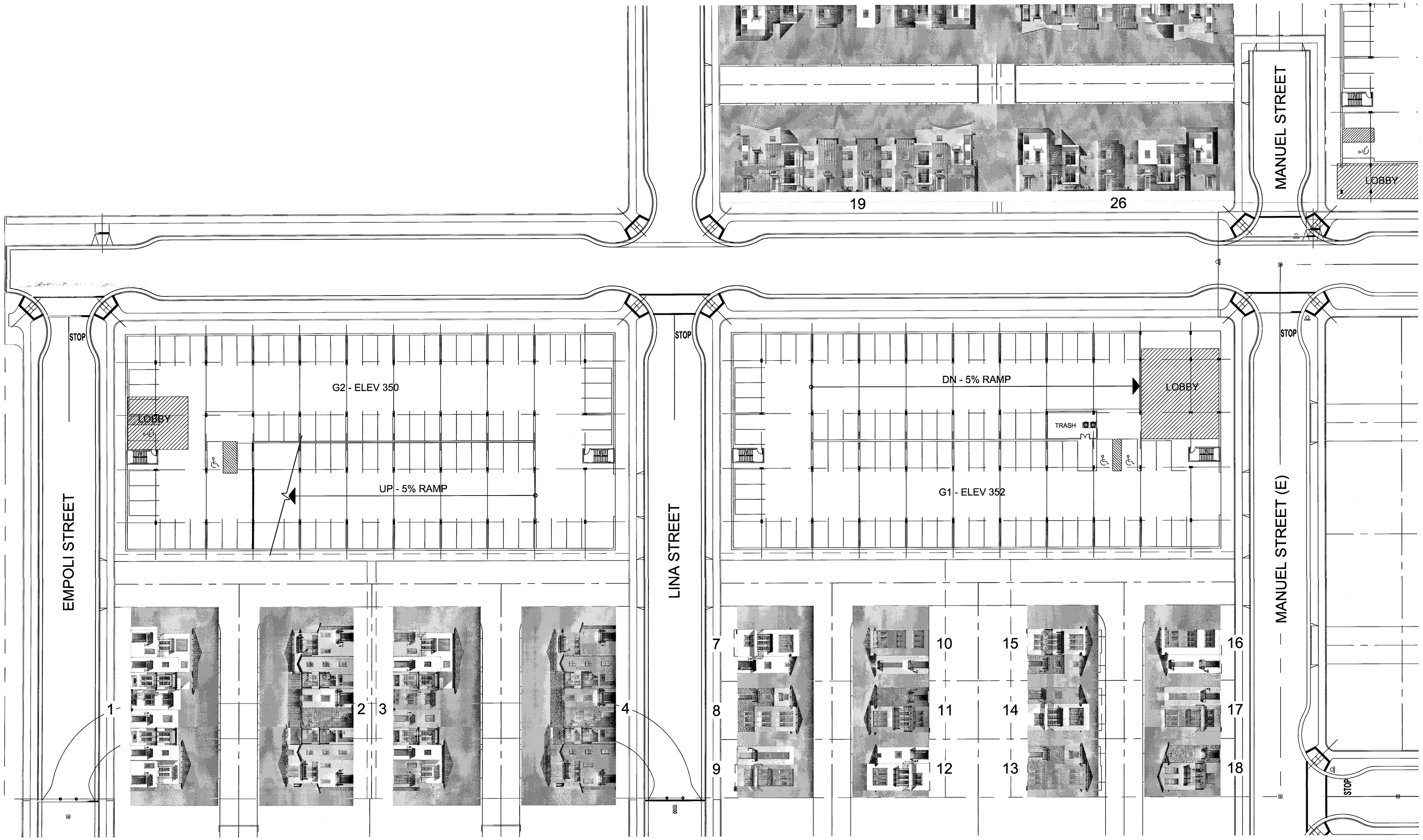
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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

COMMUNICATIONS HILL
San Jose, California



BLOCK 44 & 45 STREET SCENE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

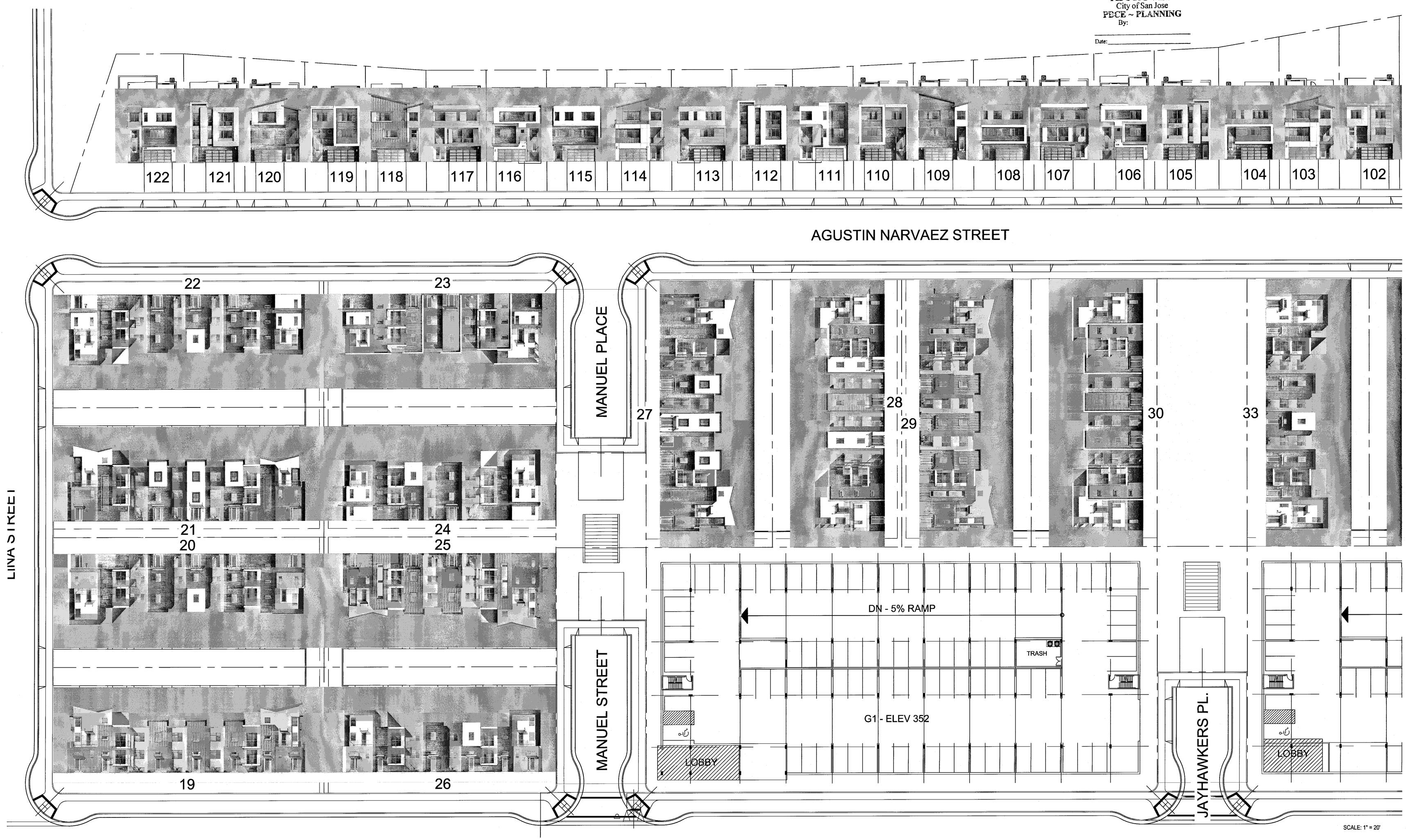
NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-6.0.DWG
DESIGNED BY:	Ryan Flauta
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

10 - 6.0

COMMUNICATIONS HILL
San Jose, California

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



SCALE: 1" = 20'

BLOCK 33, 34, 42 & 43 STREET SCENE

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

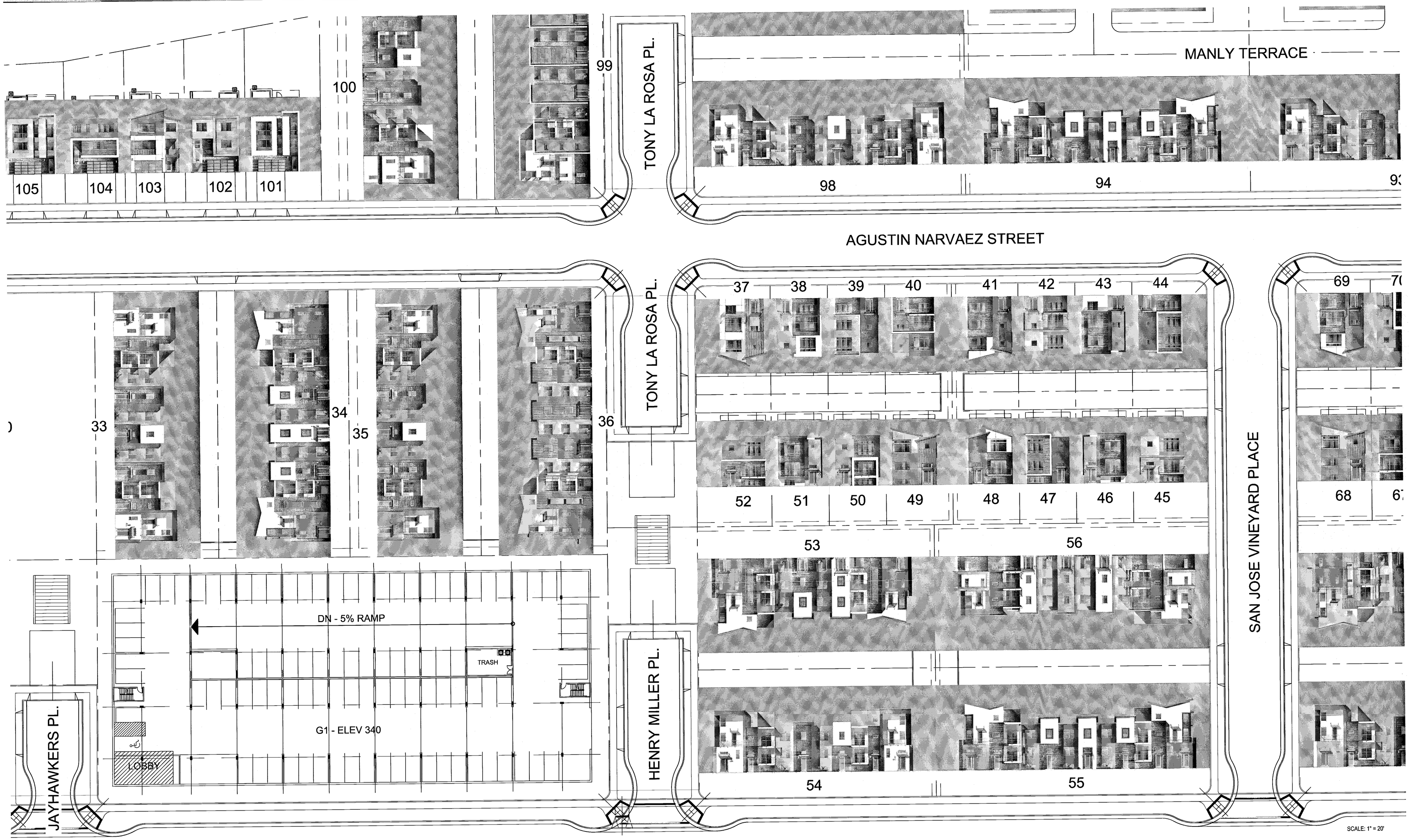
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

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

COMMUNICATIONS HILL
San Jose, California



SCALE: 1" = 20'

BLOCK 35, 40 & 41 STREET SCENE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

10 - 6.2

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

COMMUNICATIONS HILL
San Jose, California

SCALE: 1" = 20'

BLOCK 38, 39 & 40 STREET SCENE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

10 - 6.3

COMMUNICATIONS HILL
San Jose, California

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

BLOCK 36 & 37 STREET SCENE

Strangis Properties

DAHLIN group

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

ktgy

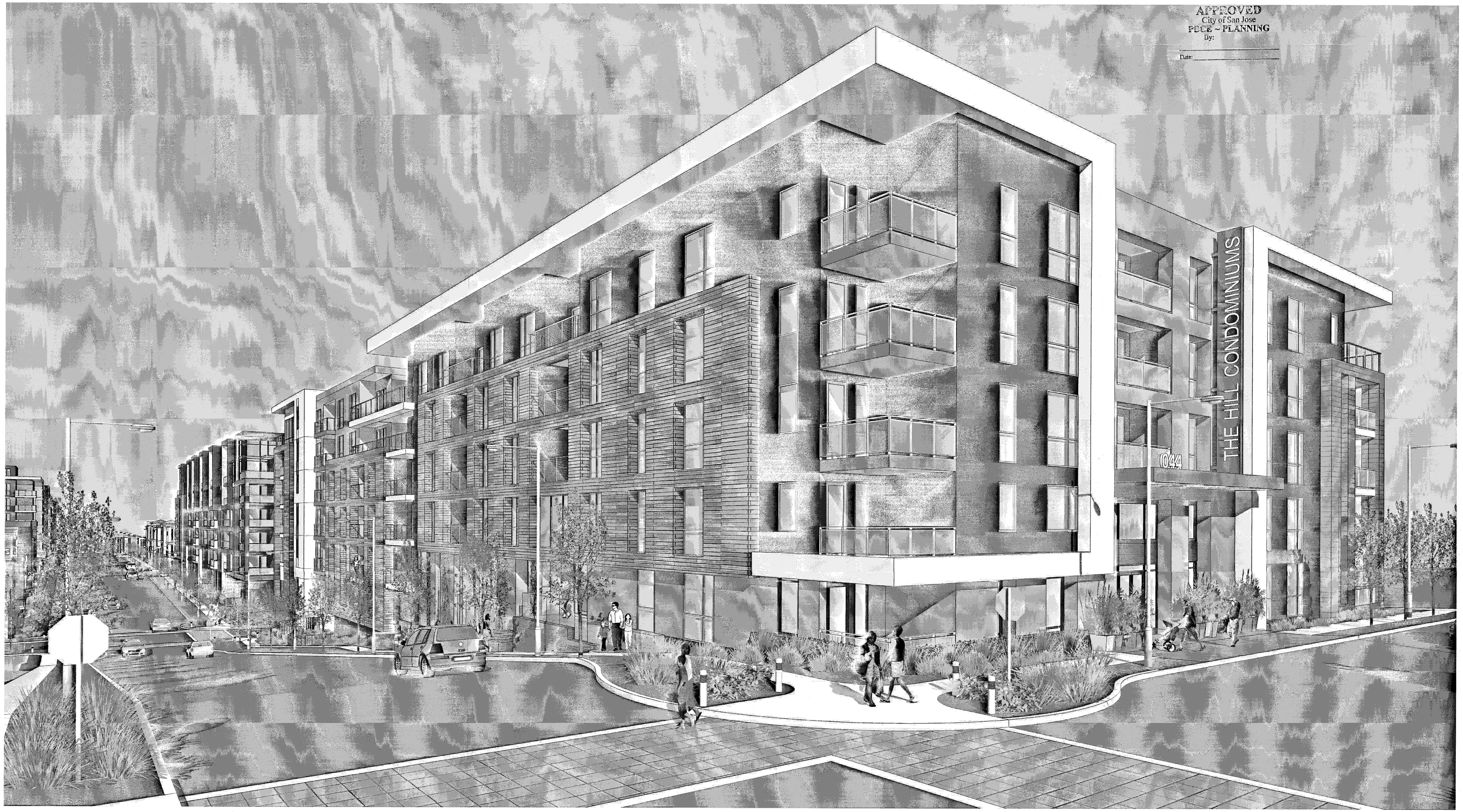
HMH
HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance

KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_10-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	



*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET SCENE PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

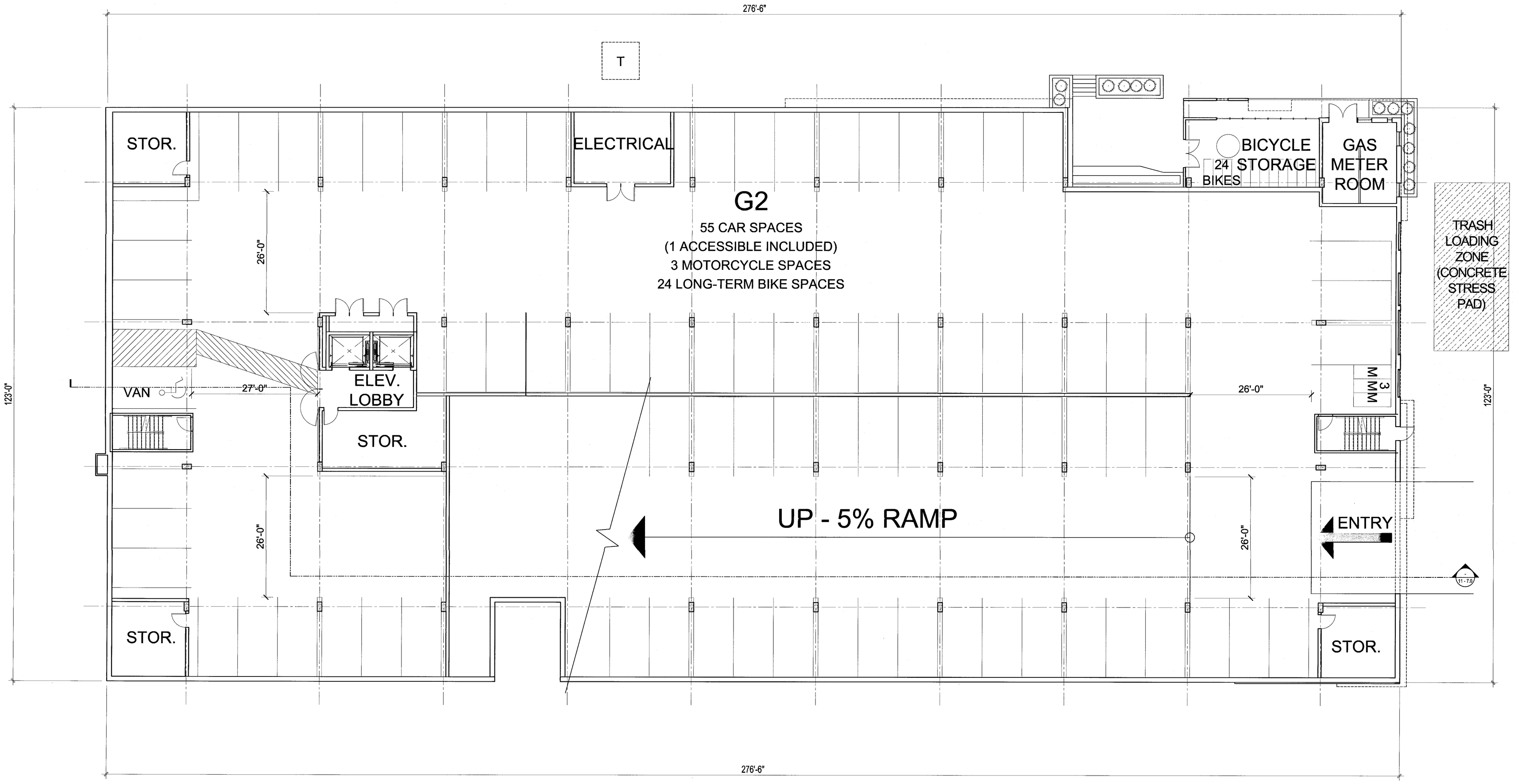
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 1.0

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

GARAGE FLOOR PLAN (G2)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

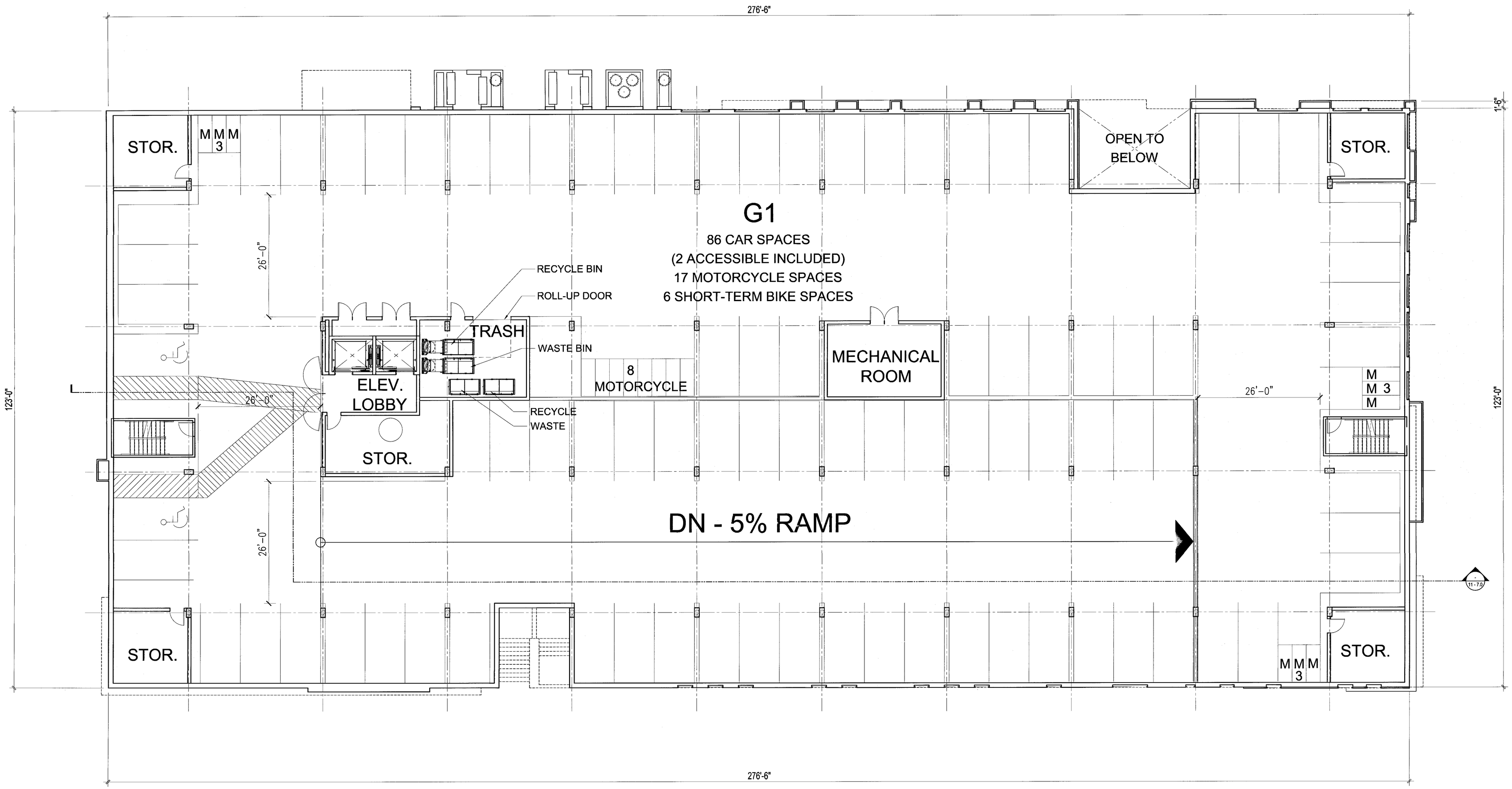
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 2.0

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

GARAGE FLOOR PLAN (G1)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

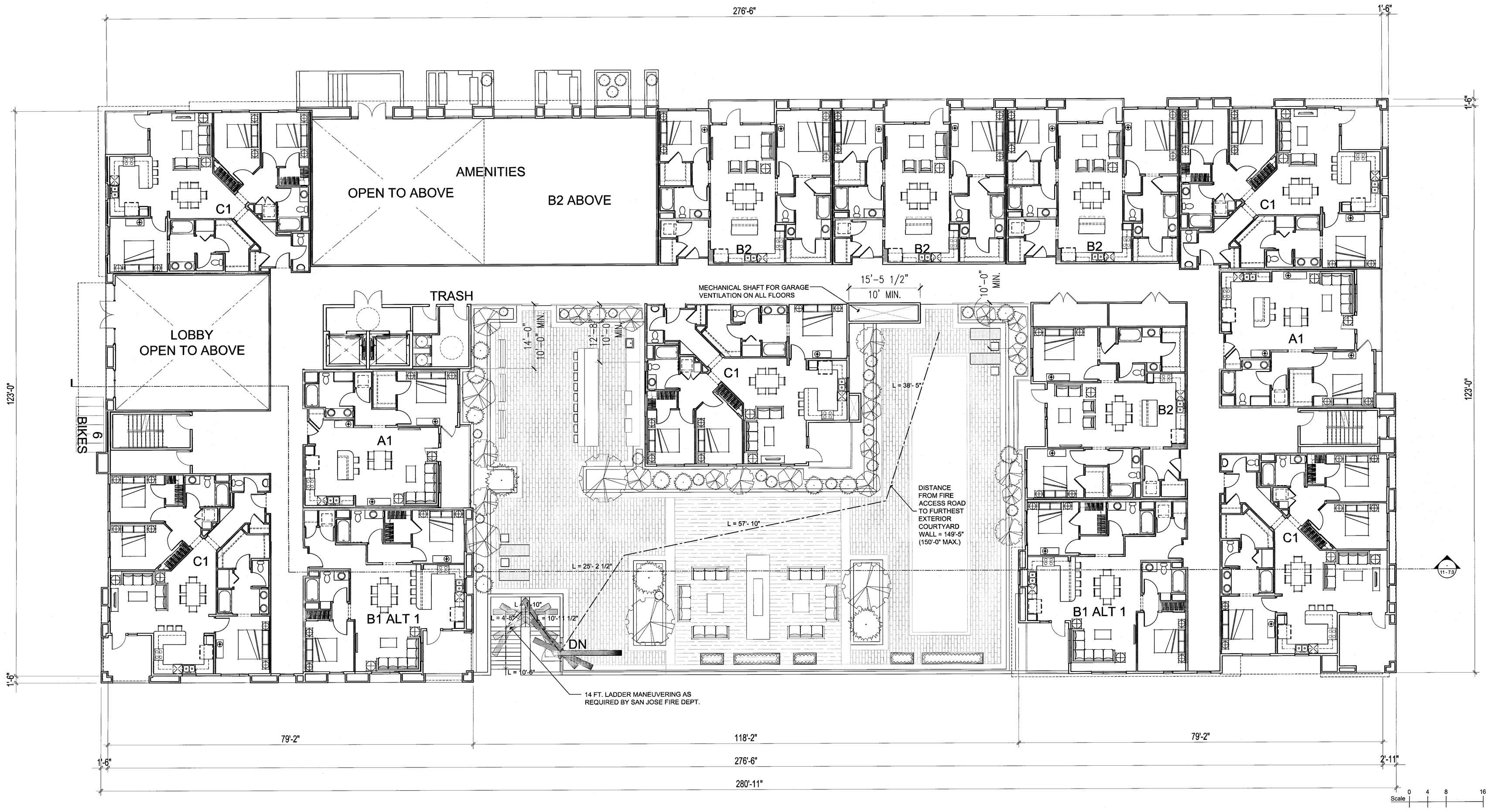
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 2.1

COMMUNICATIONS HILL
San Jose, California

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



FIRST FLOOR PLAN (PODIUM)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 3.0

COMMUNICATIONS HILL
San Jose, California

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

Scale 0 4 8 16

SECOND FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 3.1

COMMUNICATIONS HILL
San Jose, California

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

Scale 0 4 8 16

THIRD FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-3.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 3.2

COMMUNICATIONS HILL
San Jose, California

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

FOURTH FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-3.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 3.3

COMMUNICATIONS HILL
San Jose, California

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

FIFTH FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

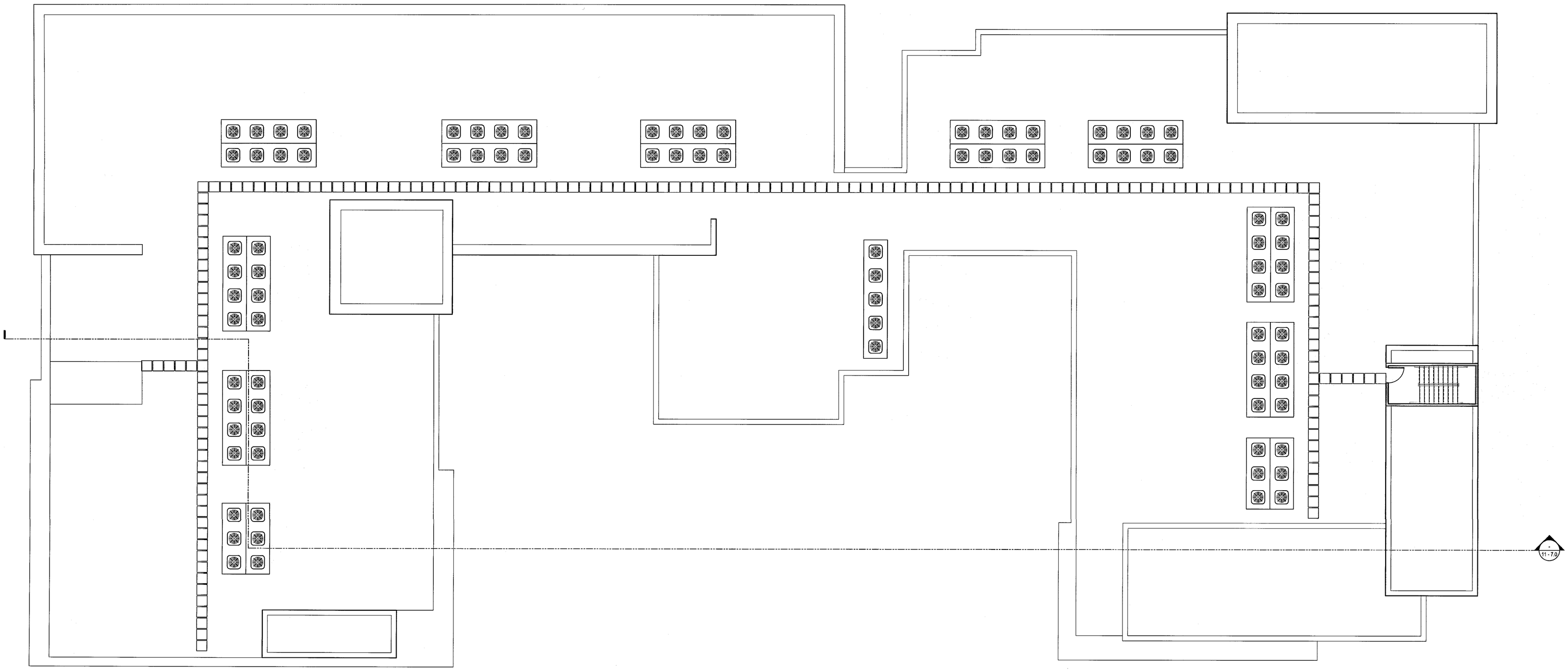
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-3.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 3.4

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

ROOF PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 4.0

COMMUNICATIONS HILL
San Jose, California

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

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

NORTH-WEST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 5.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

SOUTH-EAST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-5.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 5.1

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/4" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

SOUTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

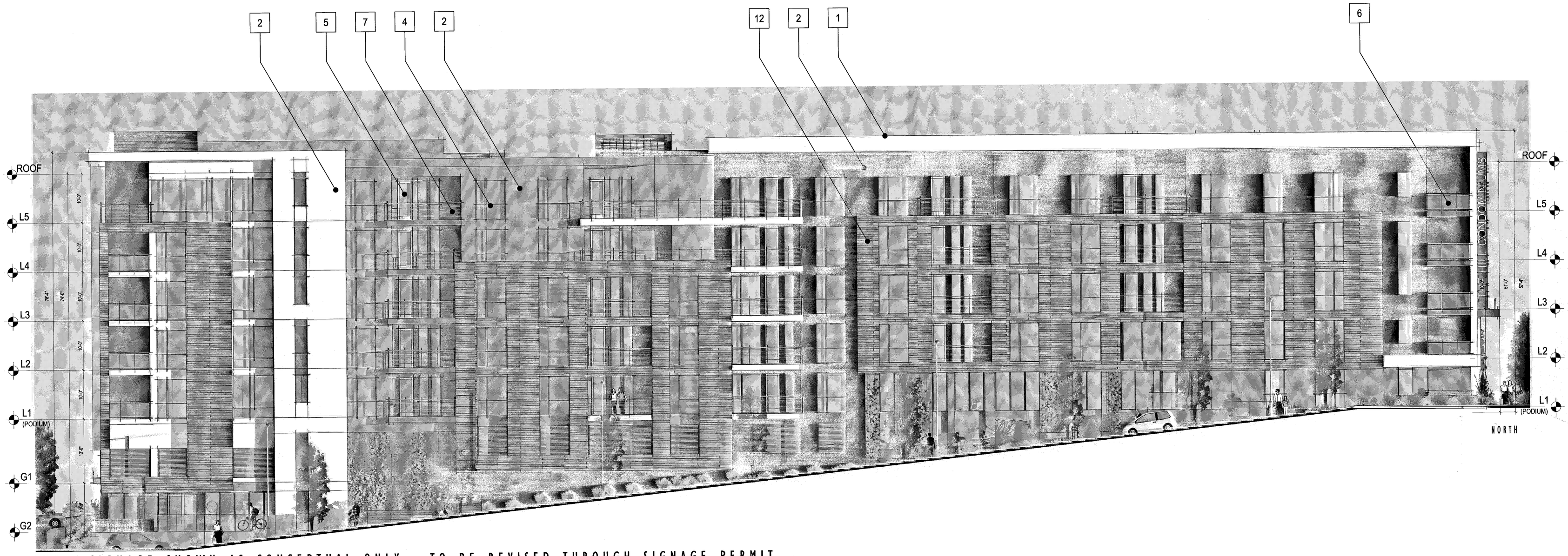
PODIUM BUILDING I
LOT 44

11 - 6.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

NORTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

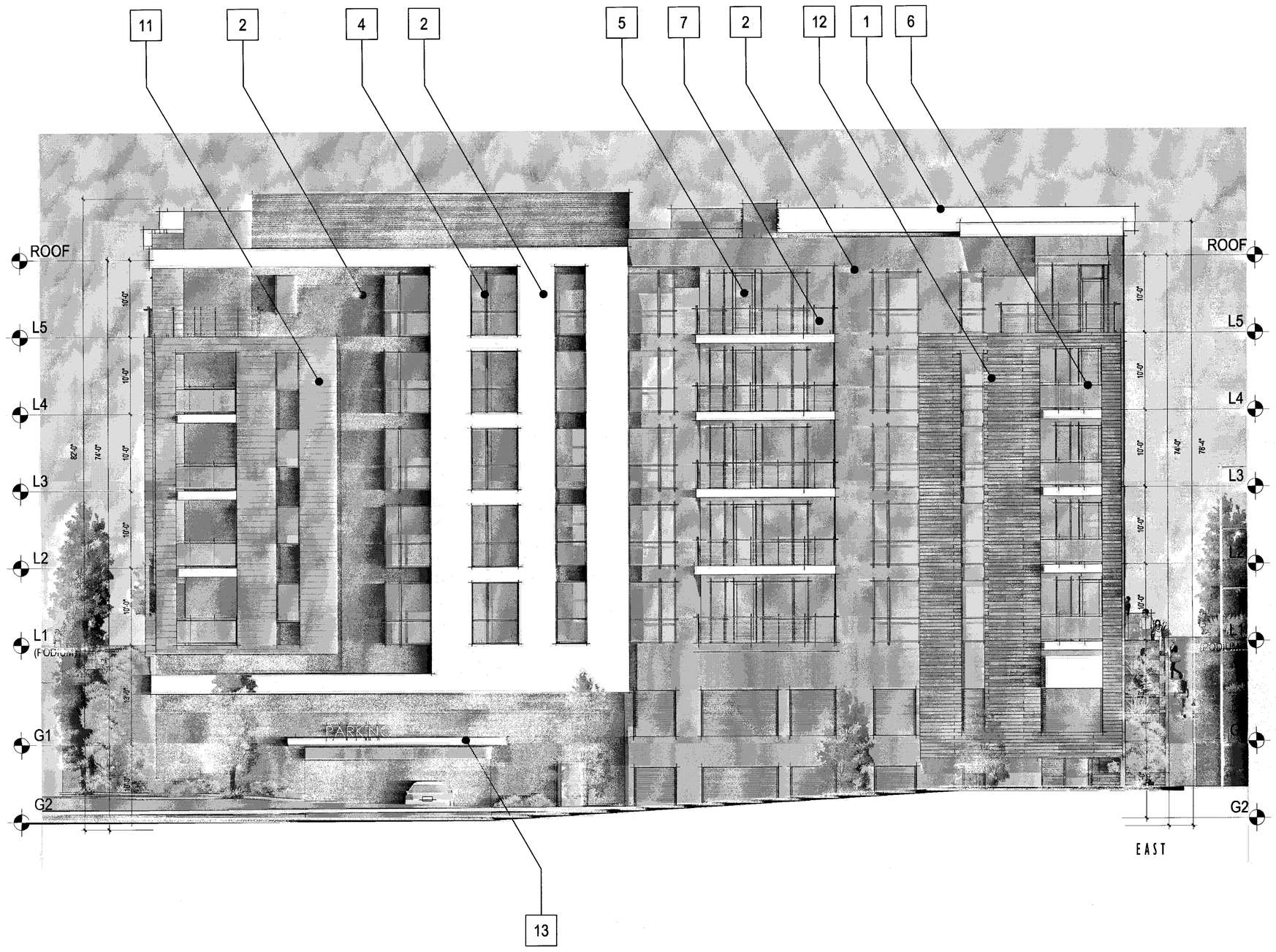
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 6.1

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

Scale 0 4 8 16

EAST & WEST ELEVATIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-6.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

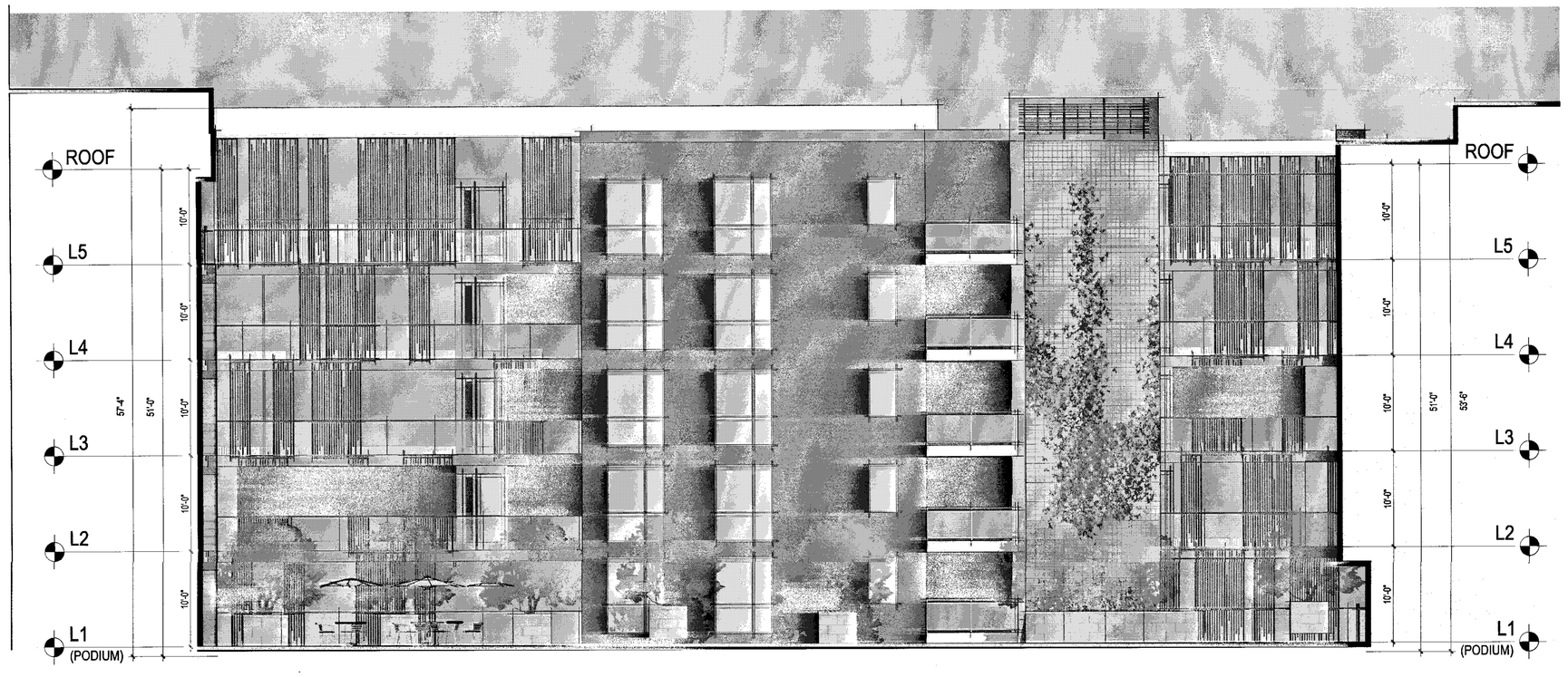
PODIUM BUILDING I
LOT 44

11 - 6.2

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



SOUTH

EAST

WEST

Scale 0 4 8 16

COURTYARD ELEVATIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-6.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

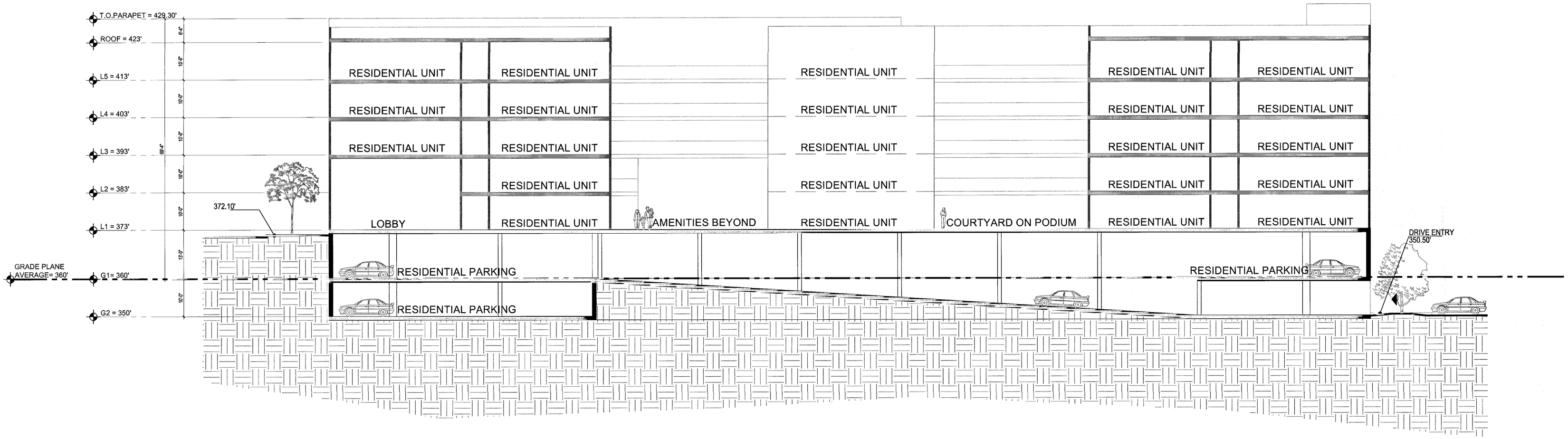
PODIUM BUILDING I
LOT 44

11 - 6.3

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

Scale : 3/32" = 1'-0"

SECTIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

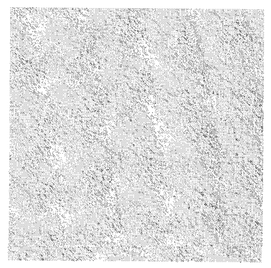
PODIUM BUILDING I
LOT 44

11 - 7.0

COMMUNICATIONS HILL
San Jose, California

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

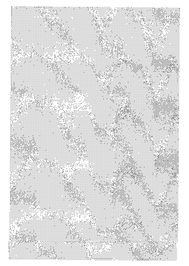
STUCCO: OMEGA STUCCO



20 / 30 SAND FINISH

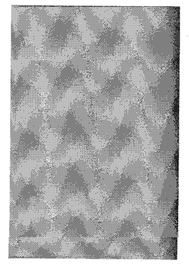
PAINT: SHERWIN WILLIAMS

STUCCO - 1



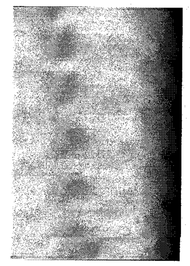
EXTRA WHITE
(SW 7006)

STUCCO - 2



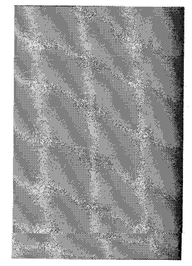
NETWORK GRAY
(SW 7073)

STUCCO - 3



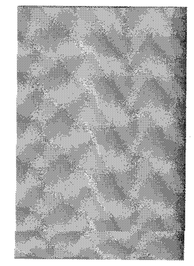
CYBERSPACE
(SW 7076)

STUCCO - 4



RHUMBA ORANGE
(SW 6642)

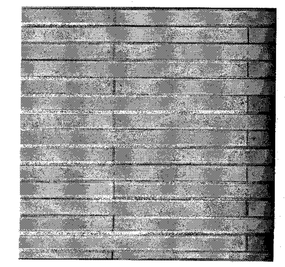
STUCCO - 5



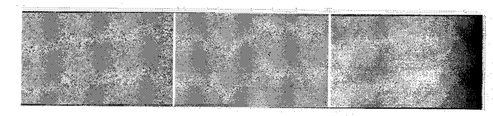
LIME RICKEY
(SW 6717)

SIDING: SLAT WALL

GLASS-FIBER
REINFORCED CONCRETE SLATS

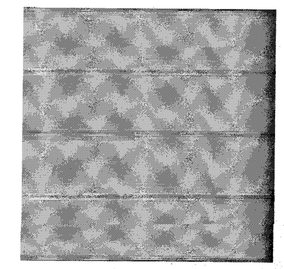


"TERRA" IN 3 TEXTURES BELOW
(FE FERRO, FE FERRO LIGHT, MA MATT)



SIDING: FIBER CEMENT PANEL

FIBER CEMENT SIDING

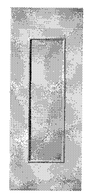


SENSATIONAL SAND
(SW 6094)

LIGHTING

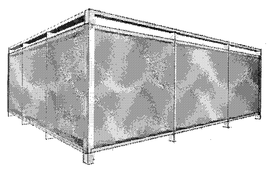
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



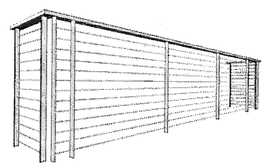
THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

BALCONY RAILING

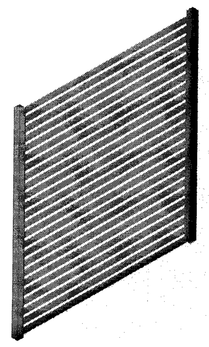


GLASS RAILING

BALCONY RAILING



METAL RAILING



PERFORATED SHEET METAL PANEL

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

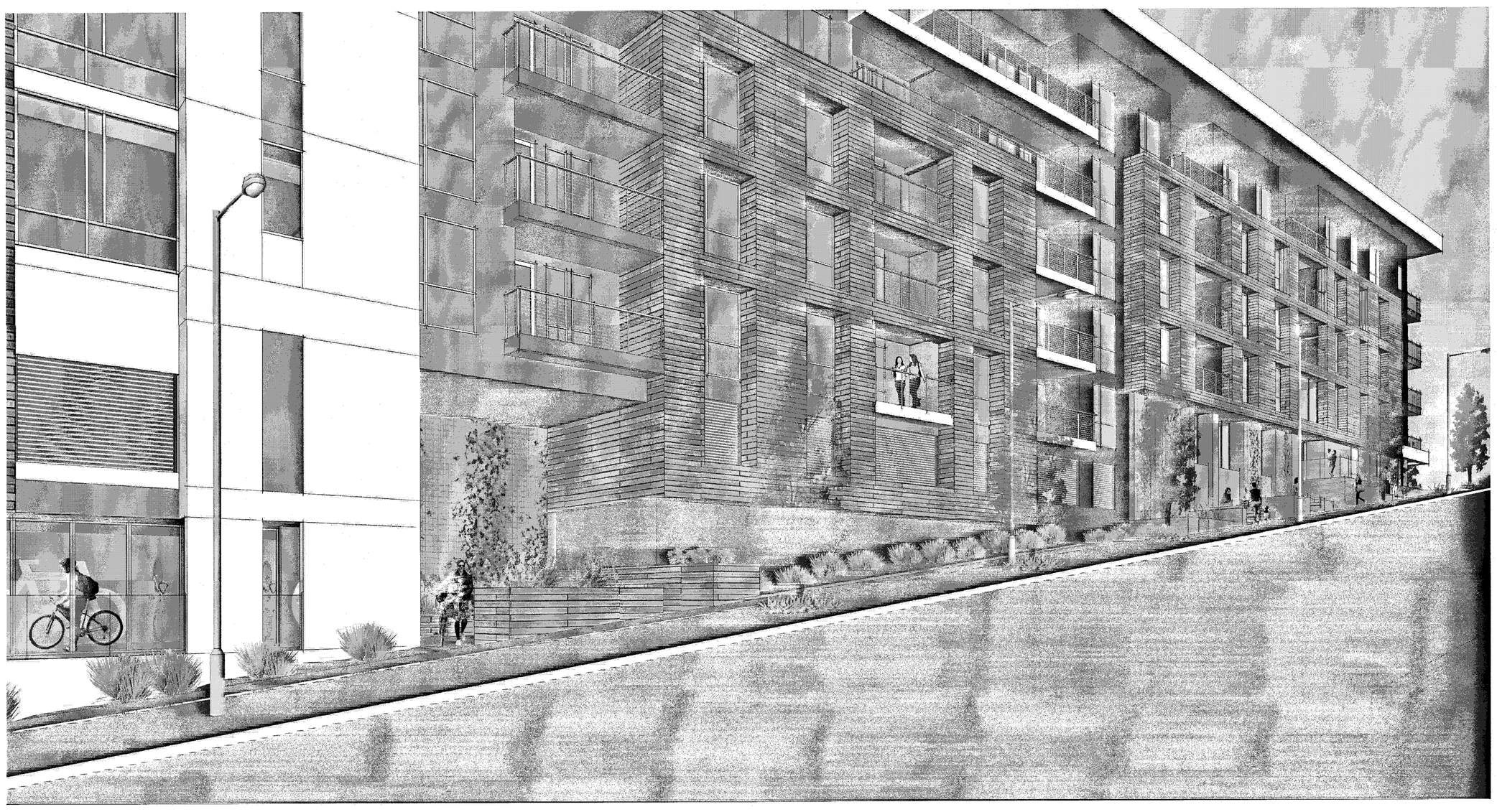
MATERIAL BOARD

PODIUM BUILDING I
LOT 44

11 - 8.0

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

COMMUNICATIONS HILL
San Jose, California



STREET ACTIVATION EXHIBIT

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_11-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING I
LOT 44

11 - 9.0

COMMUNICATIONS HILL
San Jose, California

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

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET SCENE PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

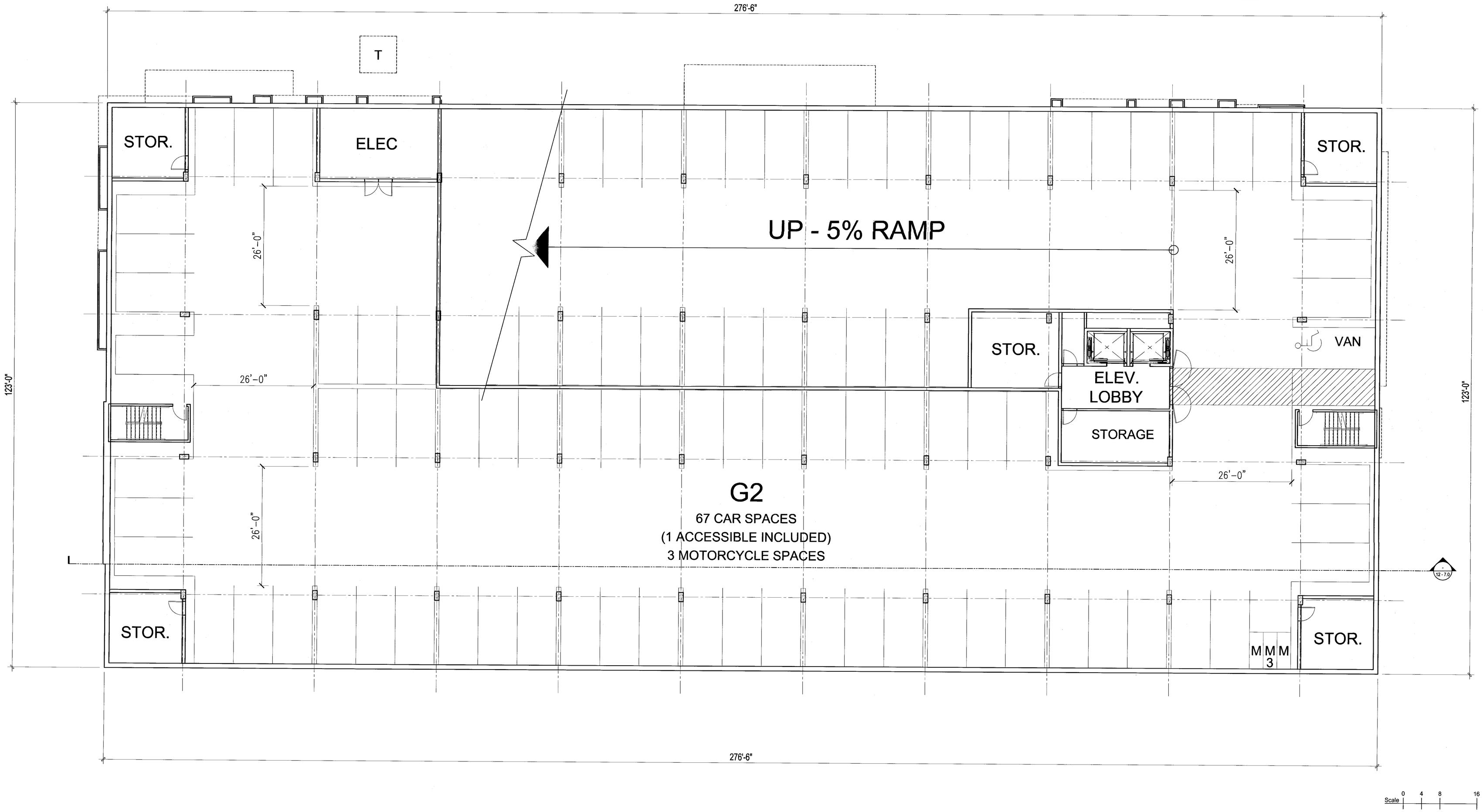
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 1.0

COMMUNICATIONS HILL
San Jose, California

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



GARAGE FLOOR PLAN (G2)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

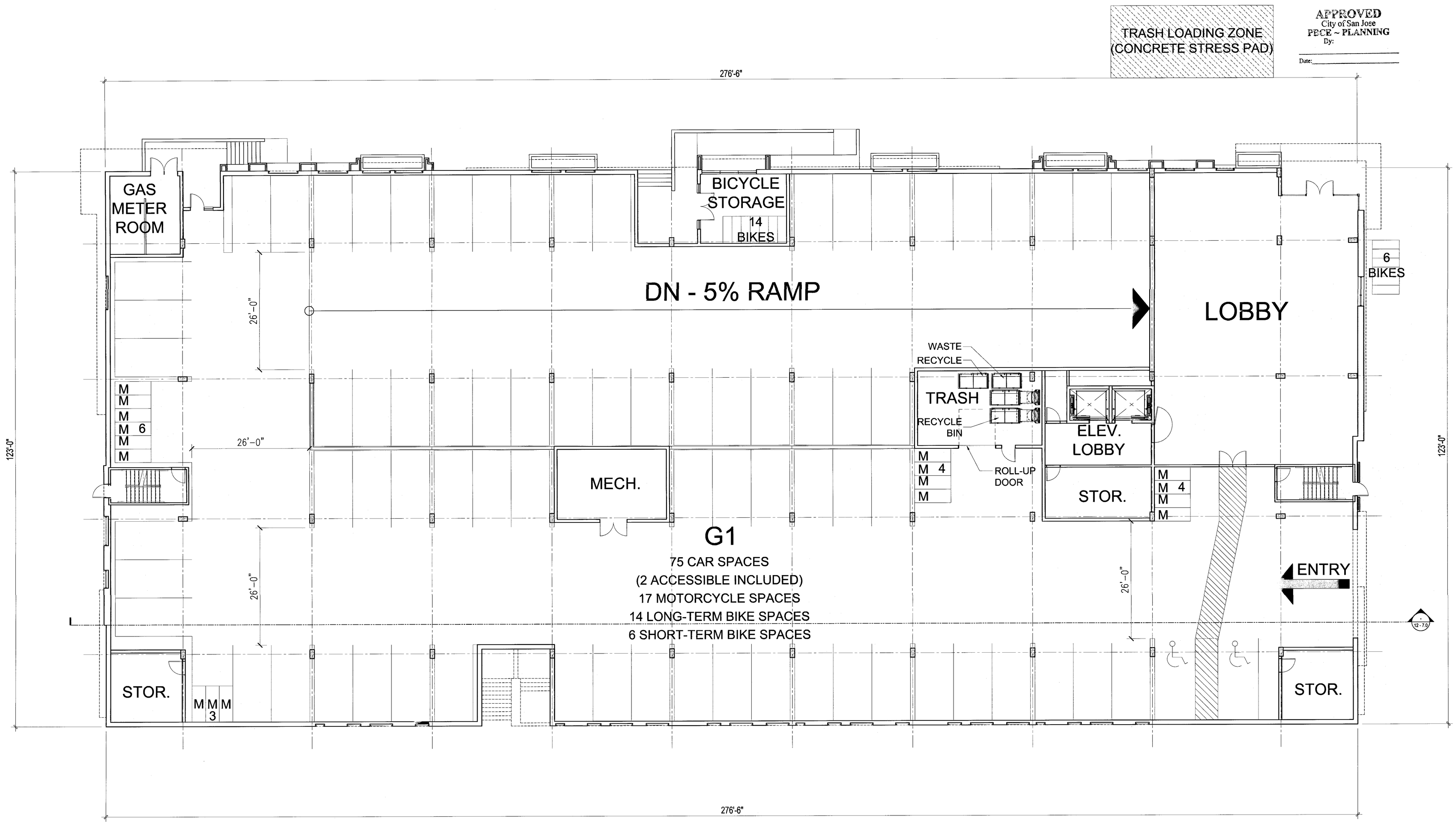
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 2.0

COMMUNICATIONS HILL
San Jose, California

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



GARAGE FLOOR PLAN (G1)

Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
ktgy
HMH
HMHca.com 408.487.3200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

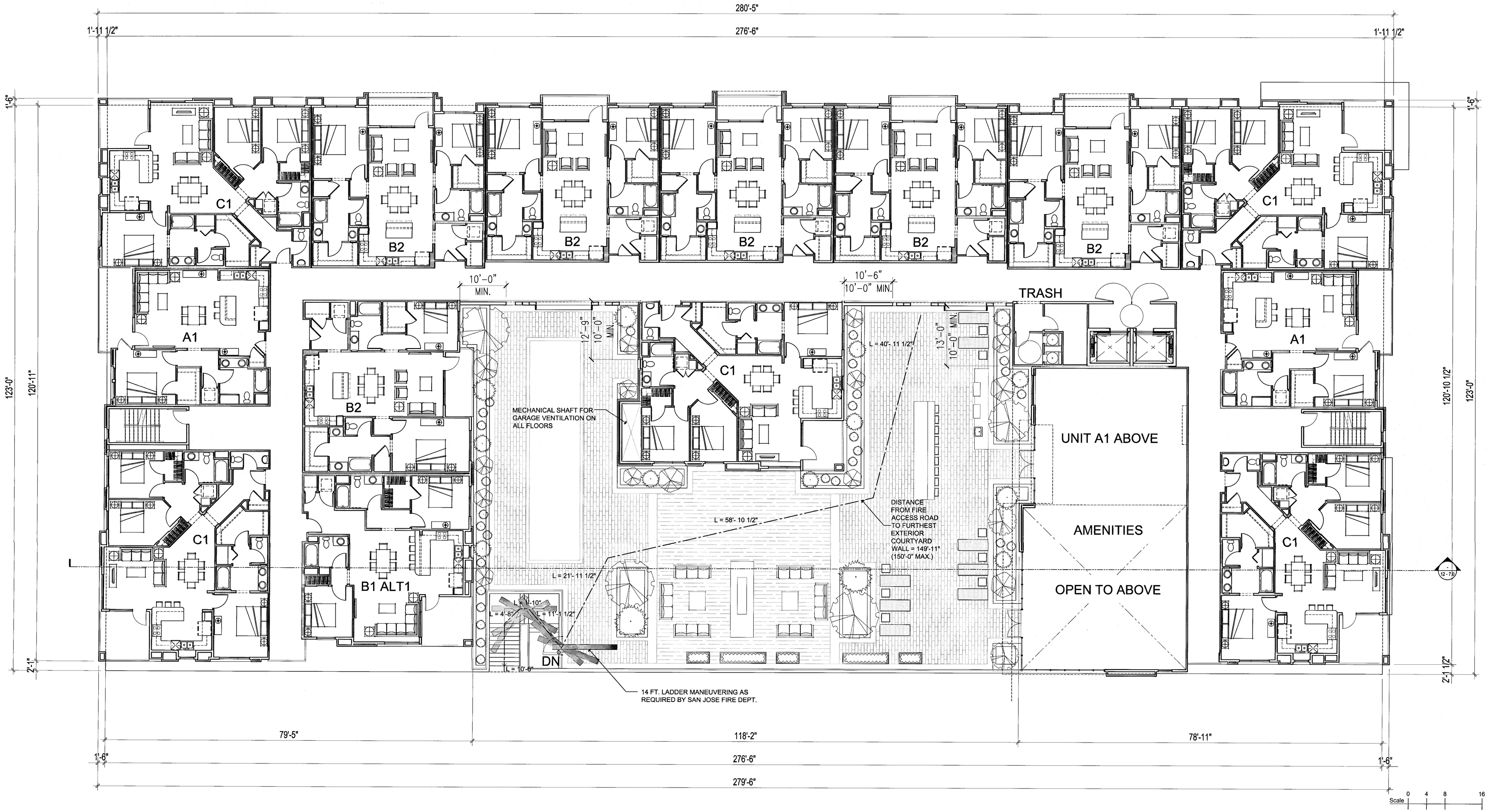
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 2.1

COMMUNICATIONS HILL
San Jose, California

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



FIRST FLOOR PLAN (PODIUM)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 3.0

COMMUNICATIONS HILL
San Jose, California

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

Scale 0 4 8 16

SECOND FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 3.1

COMMUNICATIONS HILL
San Jose, California

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

Scale 0 4 8 16

THIRD FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

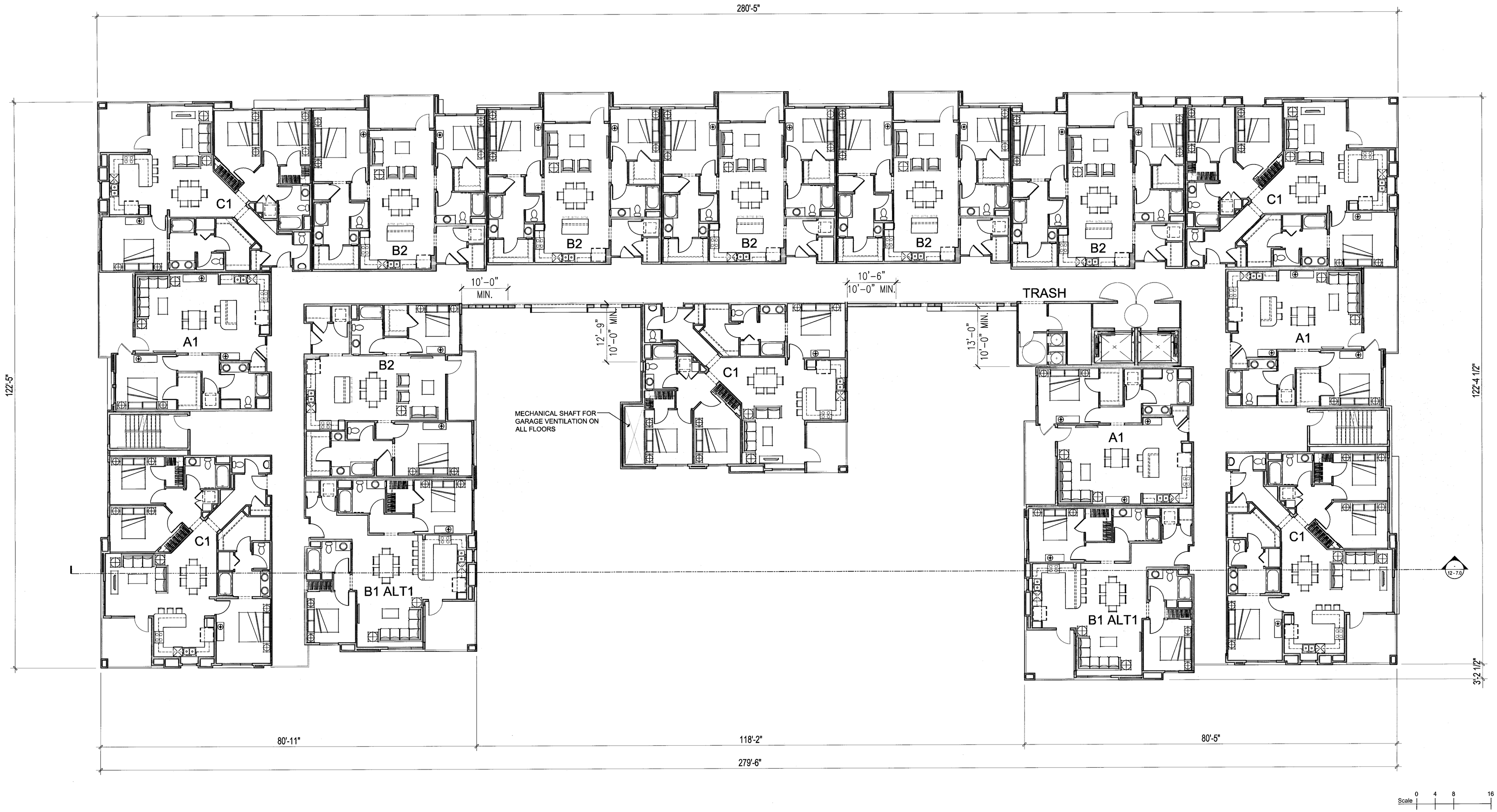
PODIUM BUILDING 2
LOT 45

12 - 3.2

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

FOURTH FLOOR PLAN

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | kt gy | HMH HMHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 3.3

COMMUNICATIONS HILL
San Jose, California

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

FIFTH FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

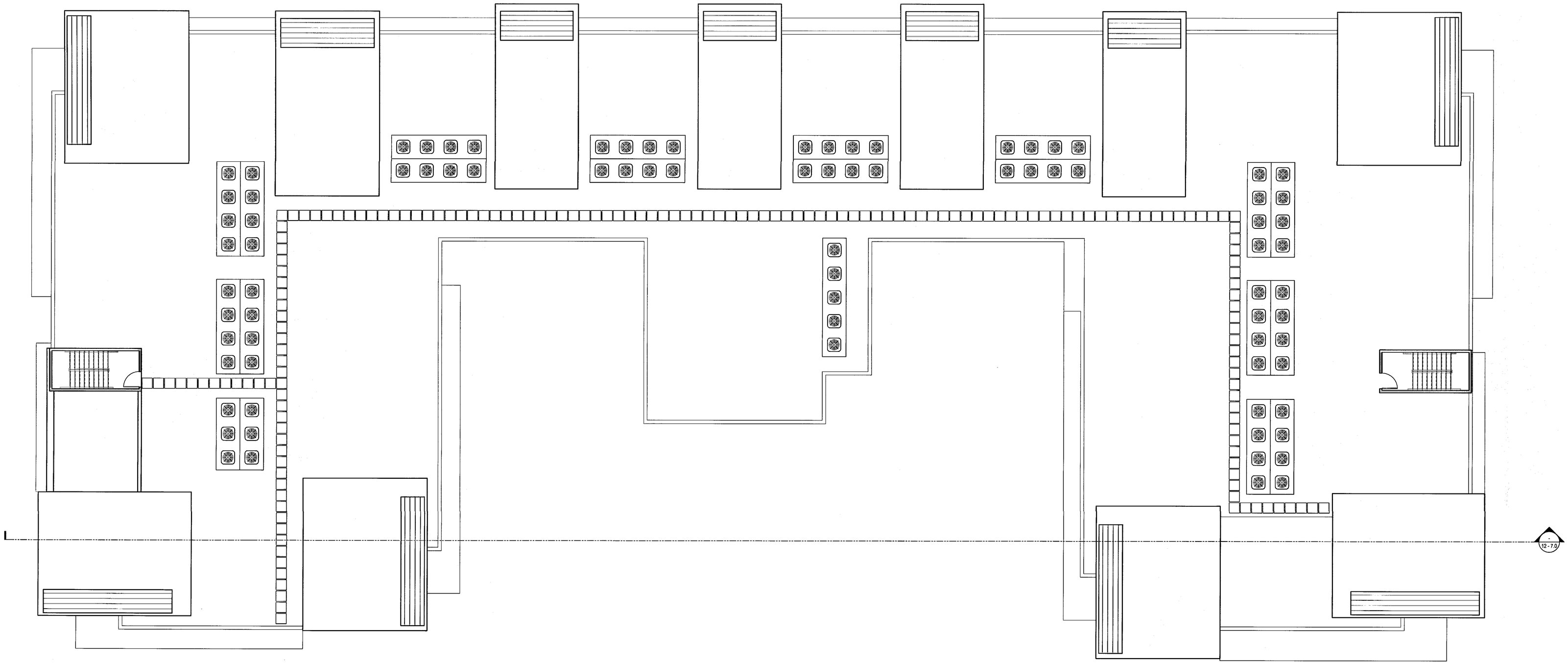
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-3.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 3.4

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

ROOF PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 4.0

COMMUNICATIONS HILL
San Jose, California

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

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

NORTH-EAST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 5.0

COMMUNICATIONS HILL
San Jose, California

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

SOUTH-WEST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3638.60
CAD DWG FILE:	D150647_12-5.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

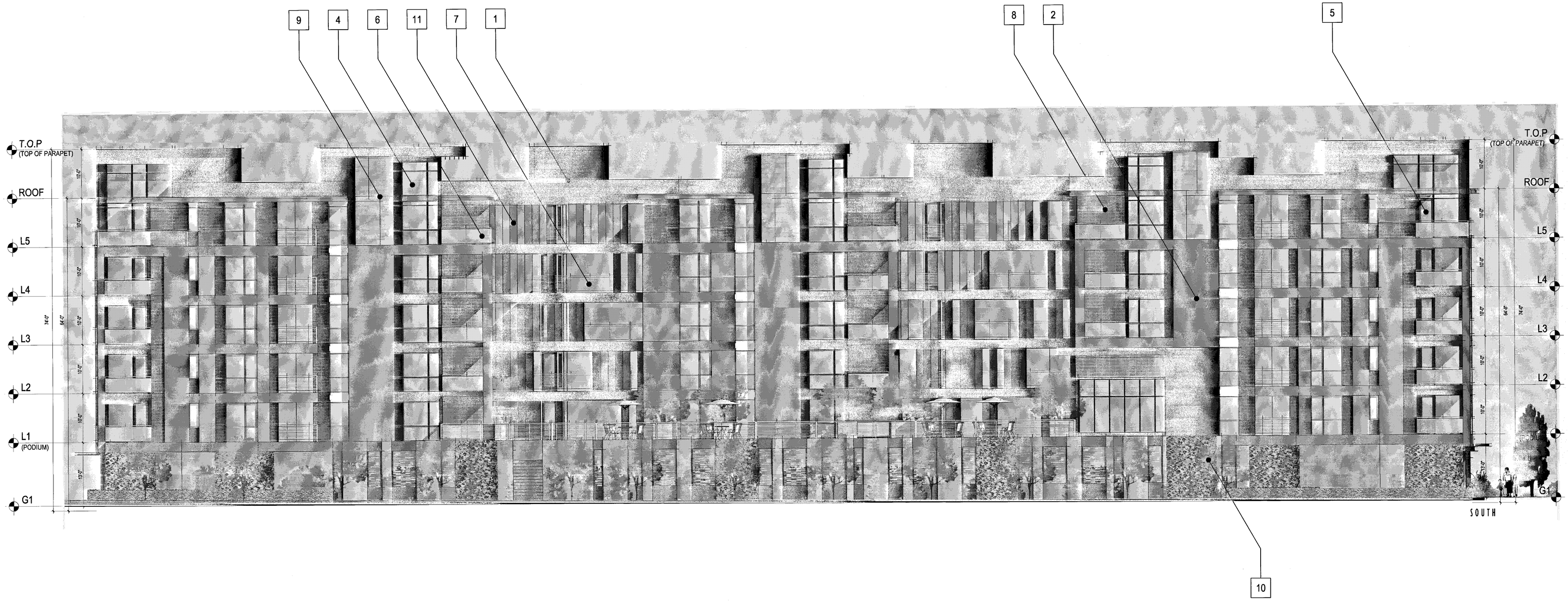
PODIUM BUILDING 2
LOT 45

12 - 5.1

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

SOUTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 6.0

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 1/4" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

NORTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 6.1

COMMUNICATIONS HILL
San Jose, California

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

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

EAST & WEST ELEVATIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-6.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

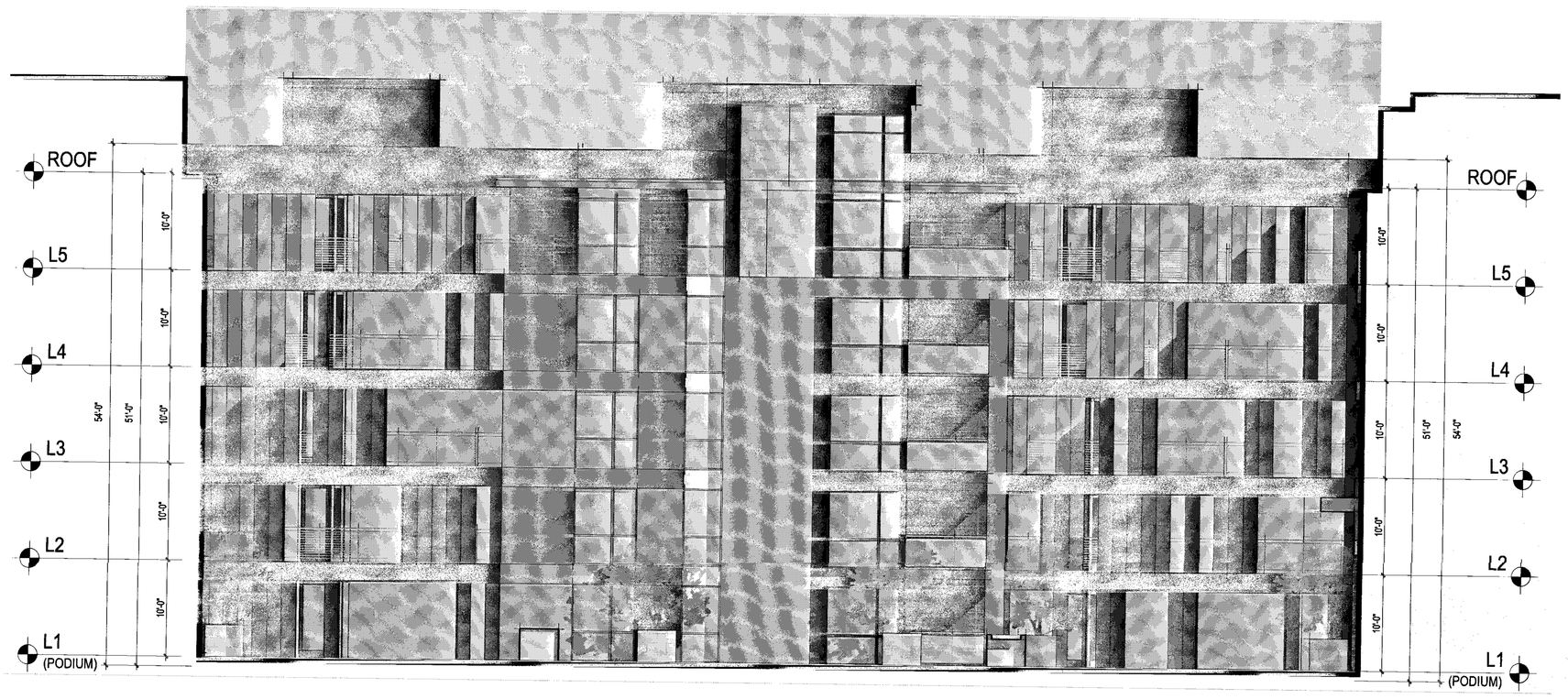
PODIUM BUILDING 2
LOT 45

12 - 6.2

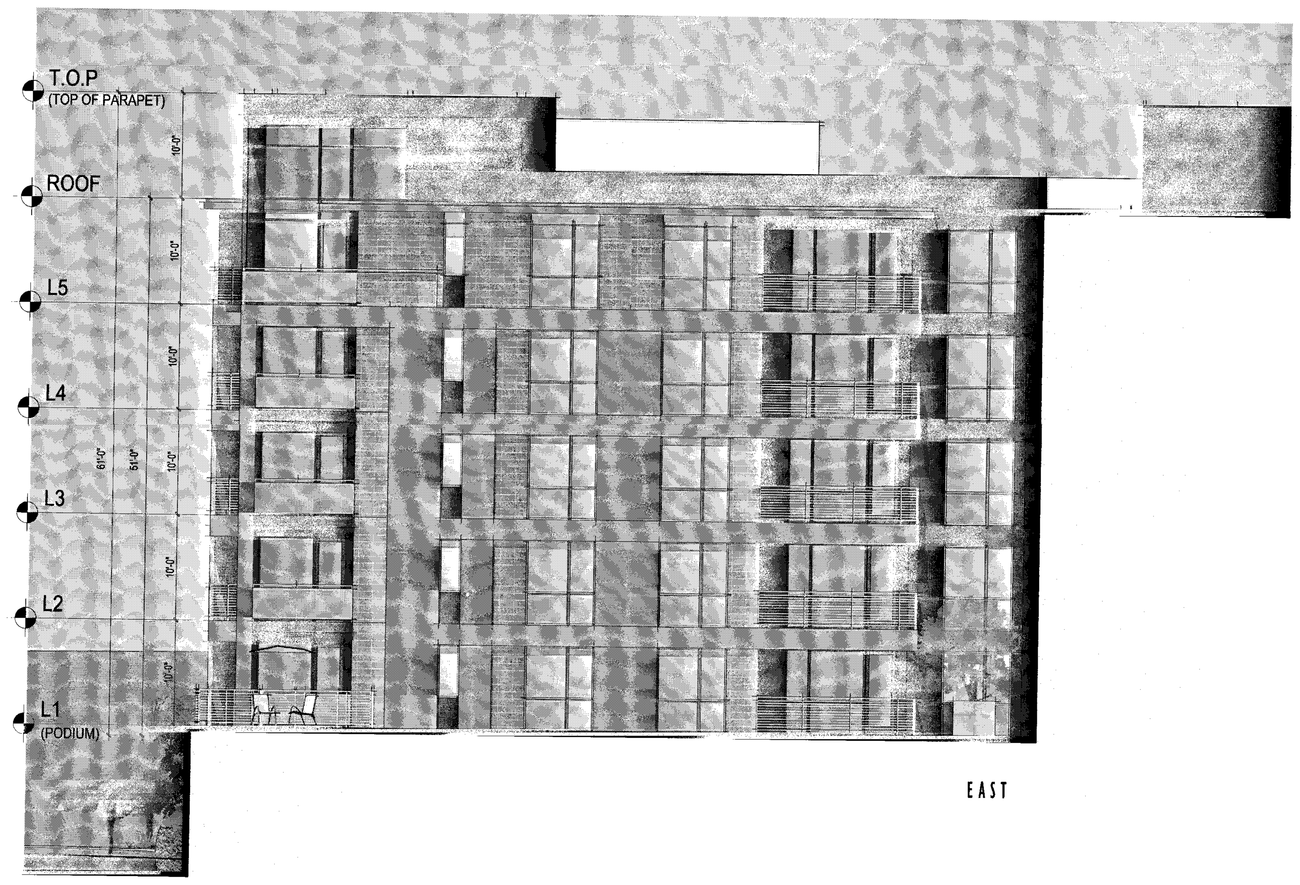
COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

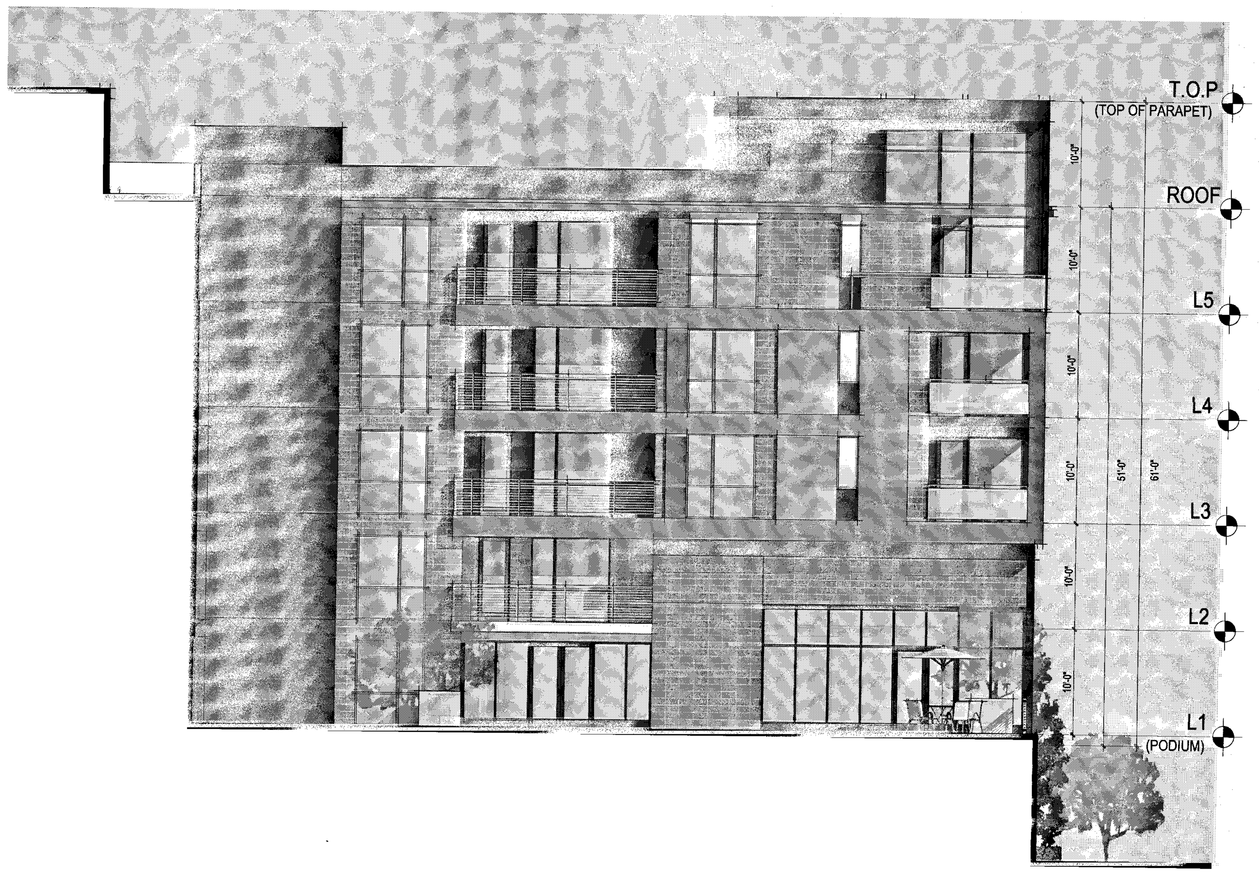
Date:



SOUTH



EAST



WEST

Scale 0 4 8 16

COURTYARD ELEVATIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

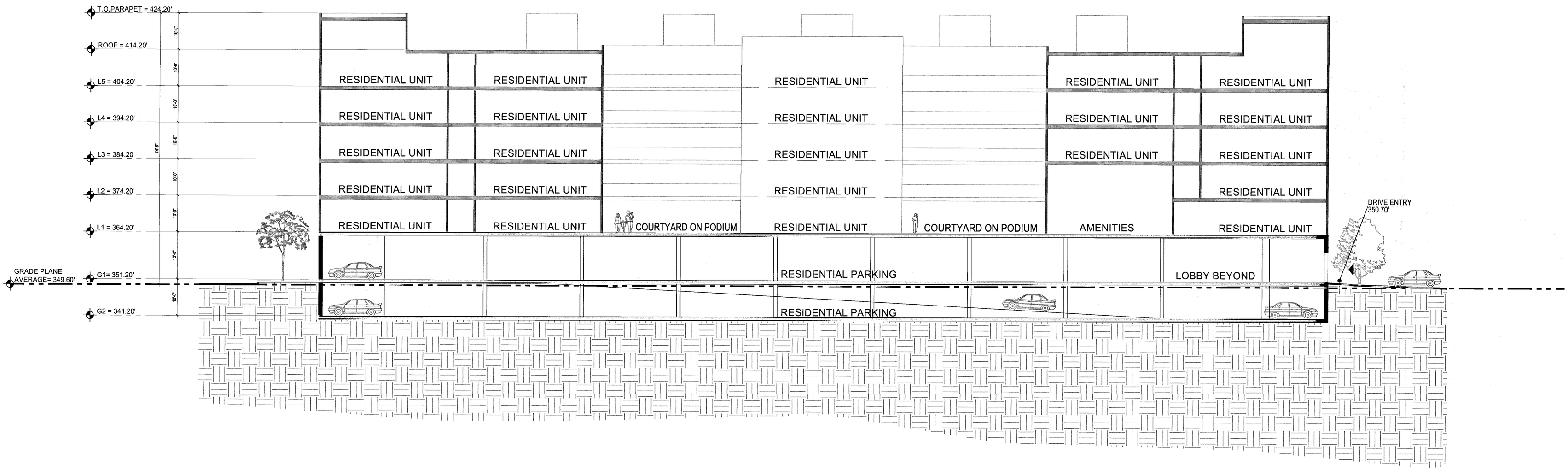
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-6.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 6.3

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16
Scale : 3/32" = 1'-0"

SECTIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 7.0

COMMUNICATIONS HILL
San Jose, California

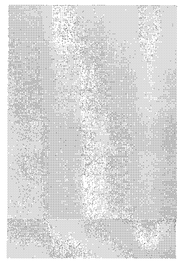
APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____

STUCCO: OMEGA STUCCO

20 / 30 SAND FINISH

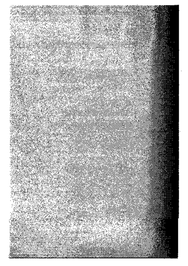
PAINT: SHERWIN WILLIAMS

STUCCO - 1



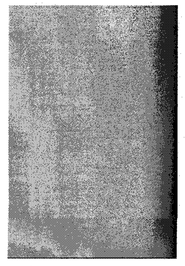
PURE WHITE
(SW 7005)

STUCCO - 2



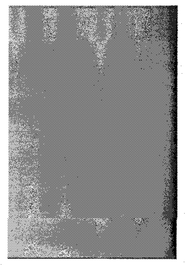
ROCK BOTTOM
(SW 7062)

STUCCO - 3



TEACHEST
(SW 6103)

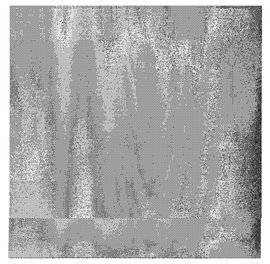
STUCCO - 4



PORTABELLO
(SW 6102)

SIDING: WOOD PANEL

3/8" PHENOLIC EXTERIOR PANEL

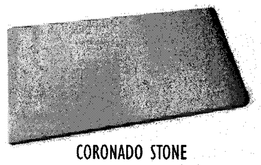


MANITOBA MAPLE

SIDING: CONCRETE BLOCK VENEER

STACKED BOND PATTERN

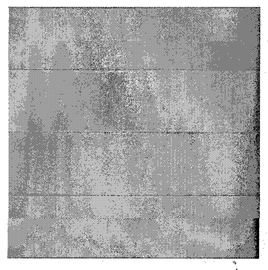
COLOR MATCHED TO
RENDERINGS



CORONADO STONE
PRECISION BLOCK
1X8X16

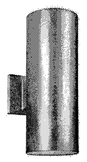
MASONRY WALL

CONCRETE BLOCK



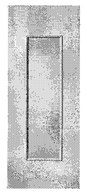
NATURAL

LIGHTING



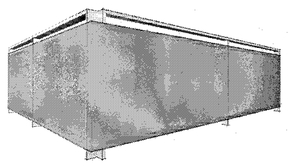
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



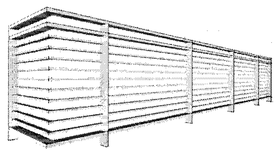
THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

BALCONY RAILING

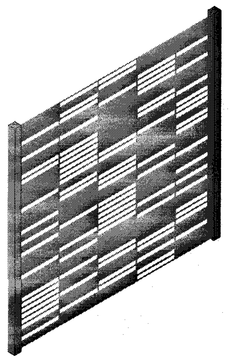


GLASS RAILING

BALCONY RAILING

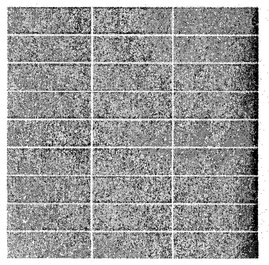


METAL RAILING

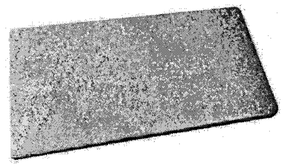


PERFORATED SHEET METAL PANEL

STACKED BOND PATTERN



COLOR MATCHED TO
RENDERINGS



CORONADO STONE
PRECISION BLOCK
1X8X16

MATERIAL BOARD

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

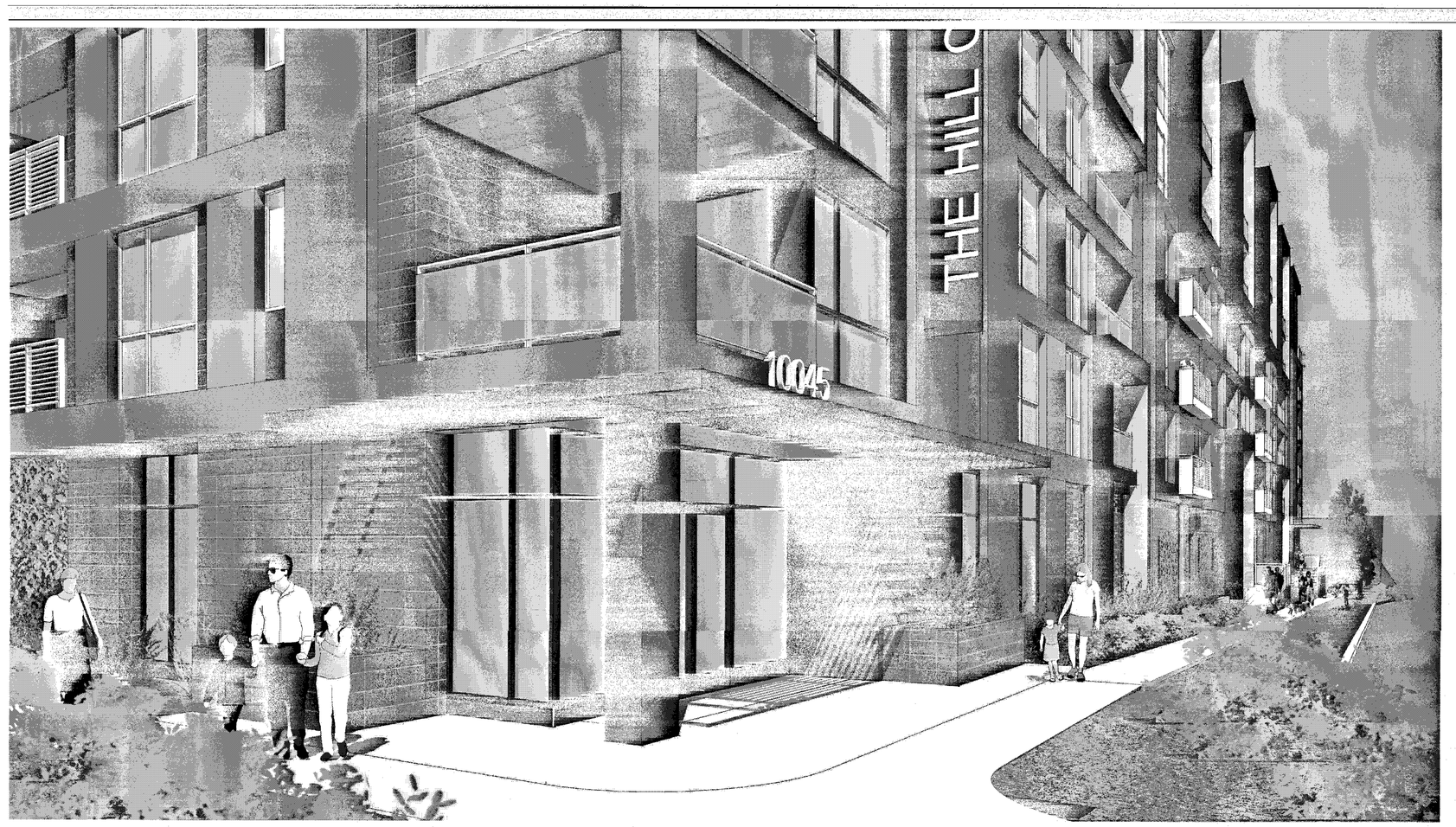
NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

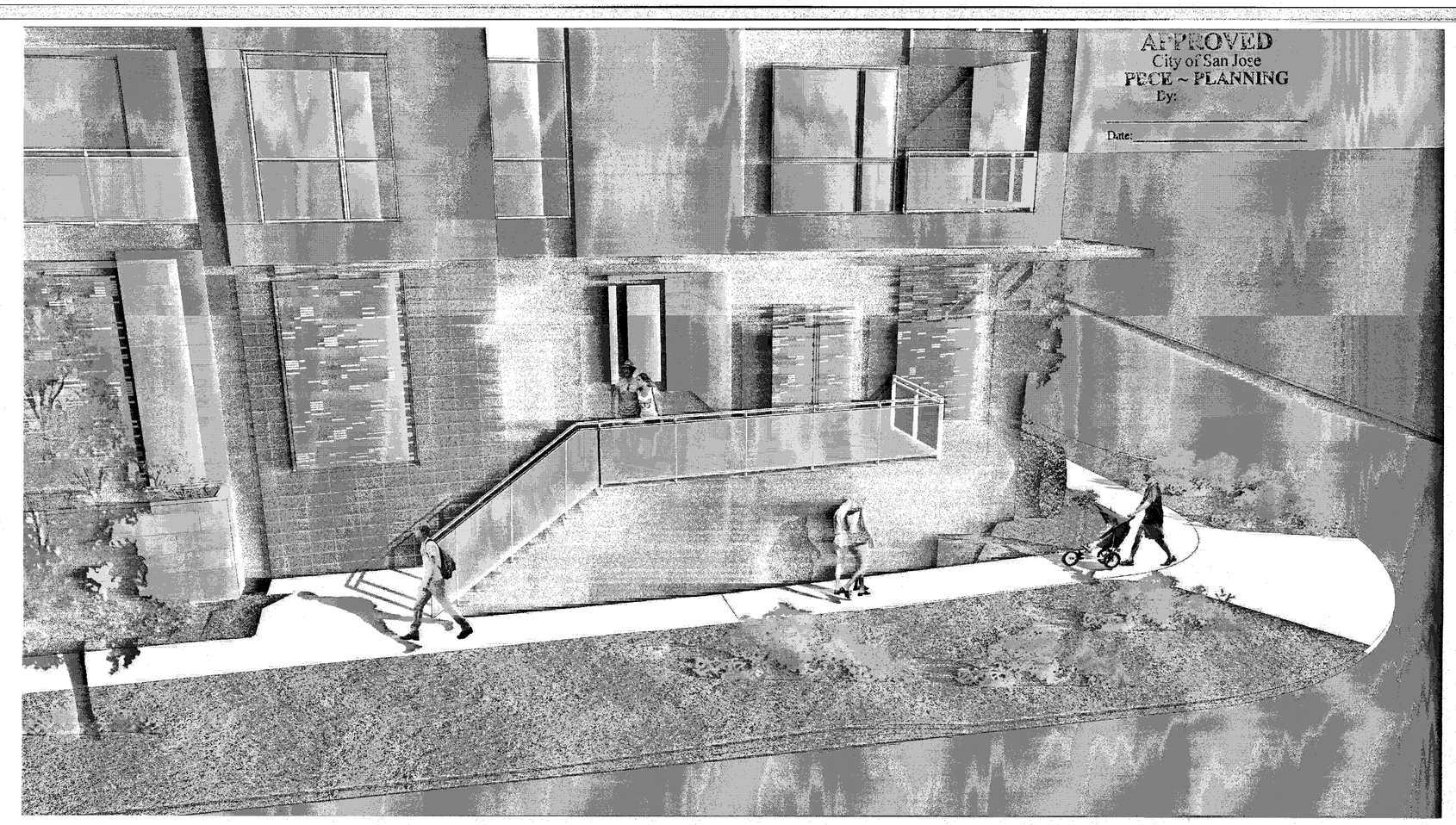
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

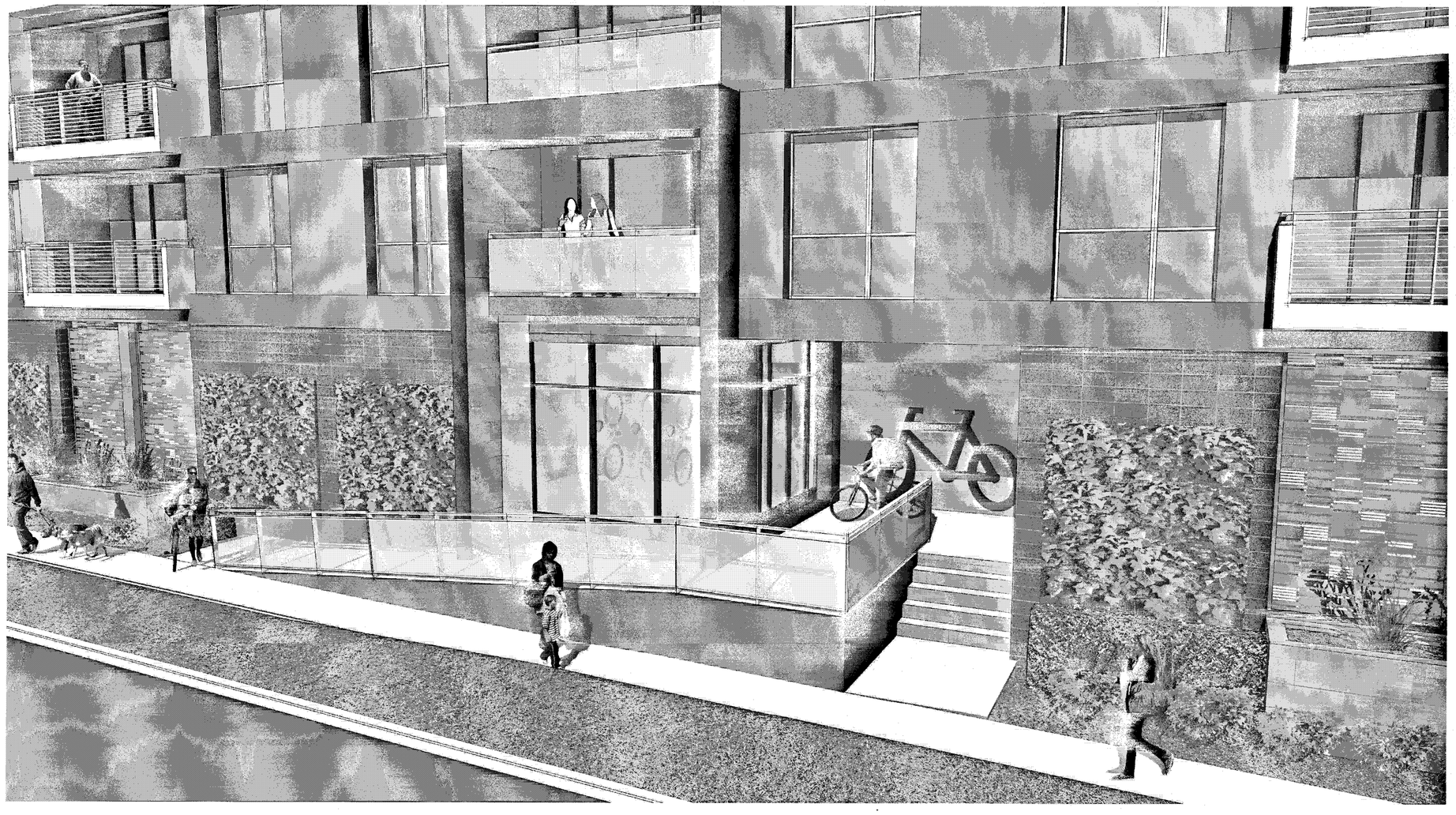
PODIUM BUILDING 2
LOT 45

12 - 8.0

COMMUNICATIONS HILL
San Jose, California







*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET ACTIVATION EXHIBIT

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

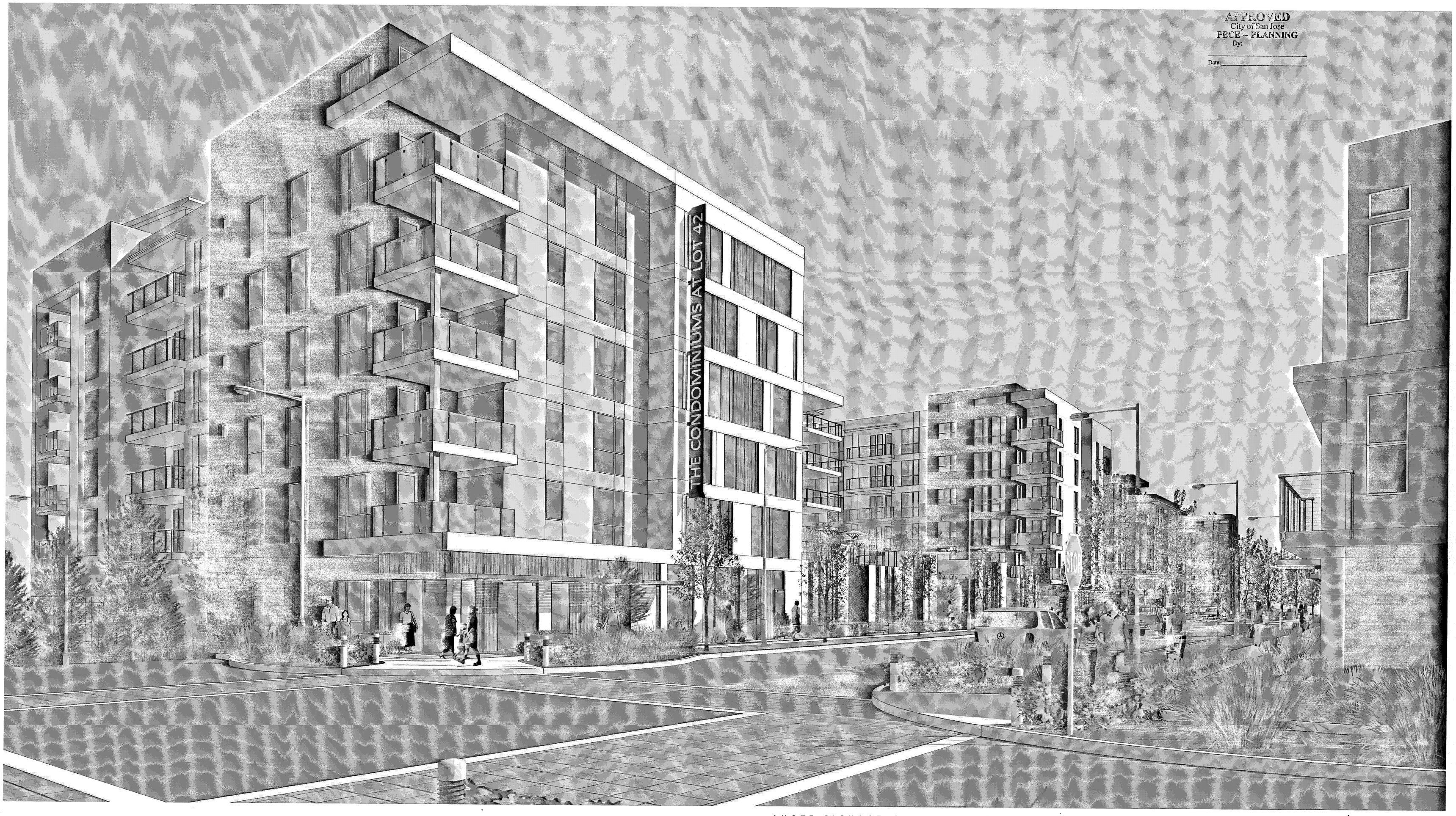
PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_12-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 2
LOT 45

12 - 9.0



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

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET SCENE PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

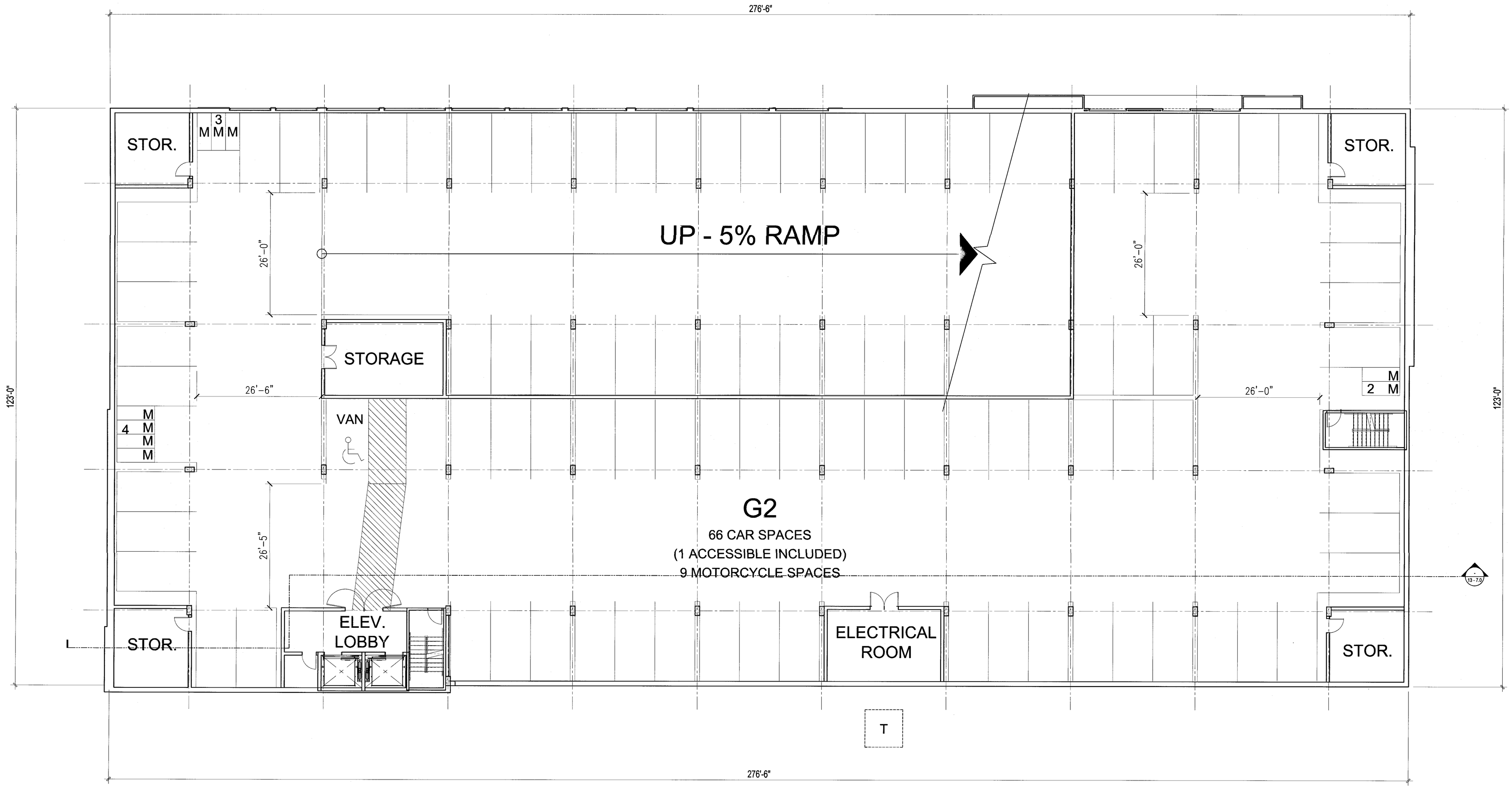
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 1.0

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

GARAGE FLOOR PLAN (G2)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

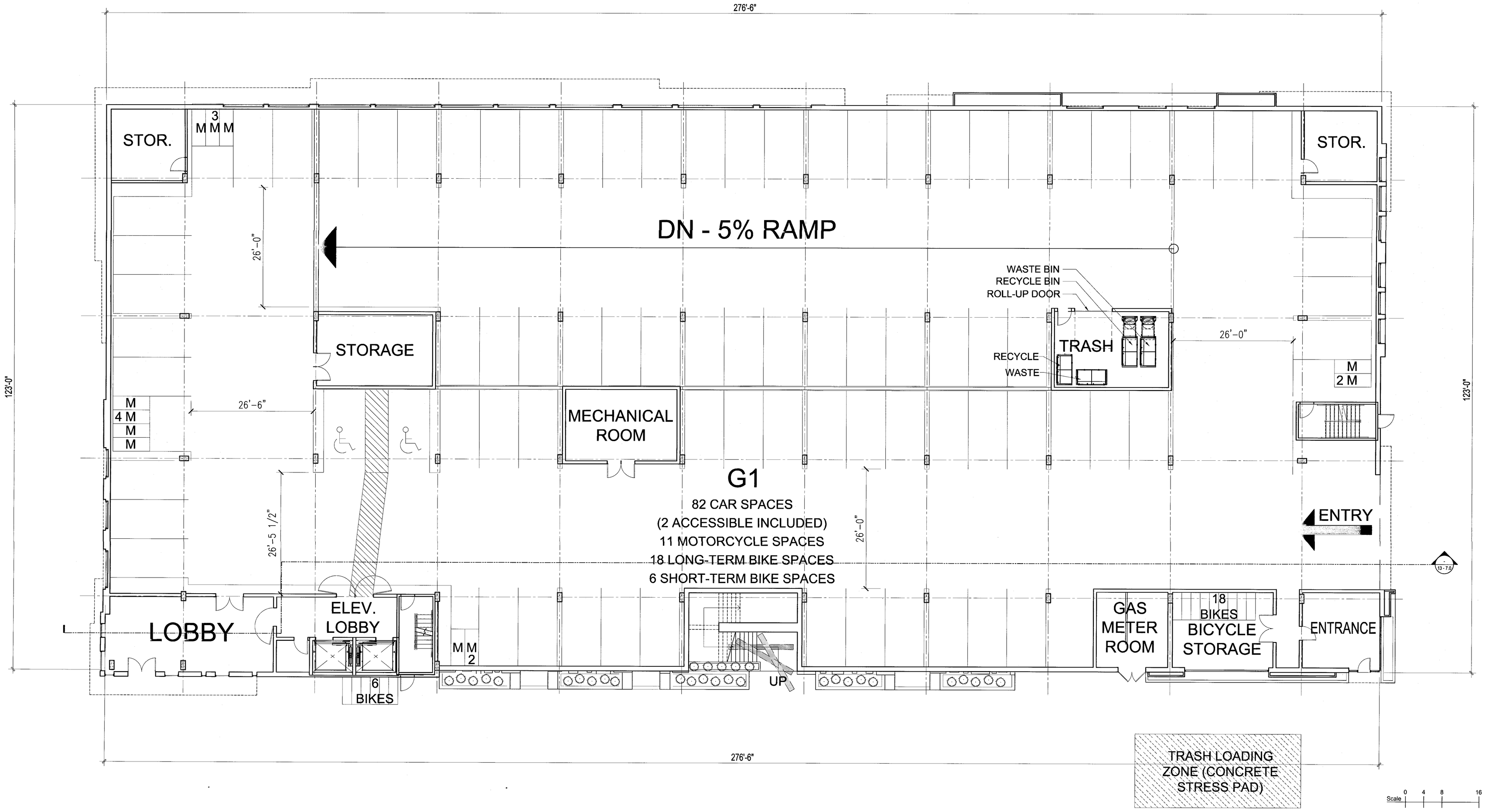
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 2.0

COMMUNICATIONS HILL
San Jose, California

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



GARAGE FLOOR PLAN (G1)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

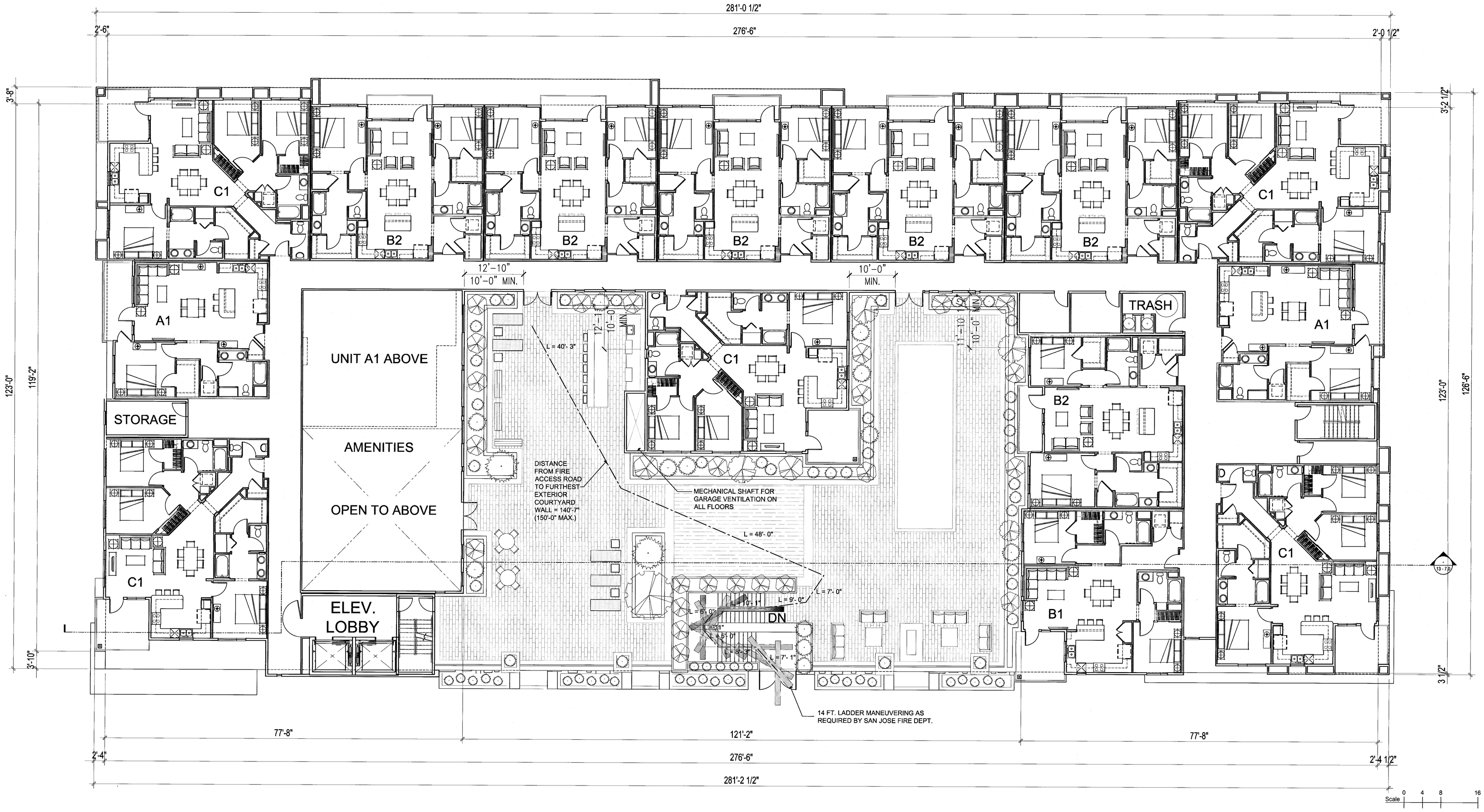
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 2.1

COMMUNICATIONS HILL
San Jose, California

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



FIRST FLOOR PLAN (PODIUM)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 3.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

Scale 0 4 8 16

SECOND FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

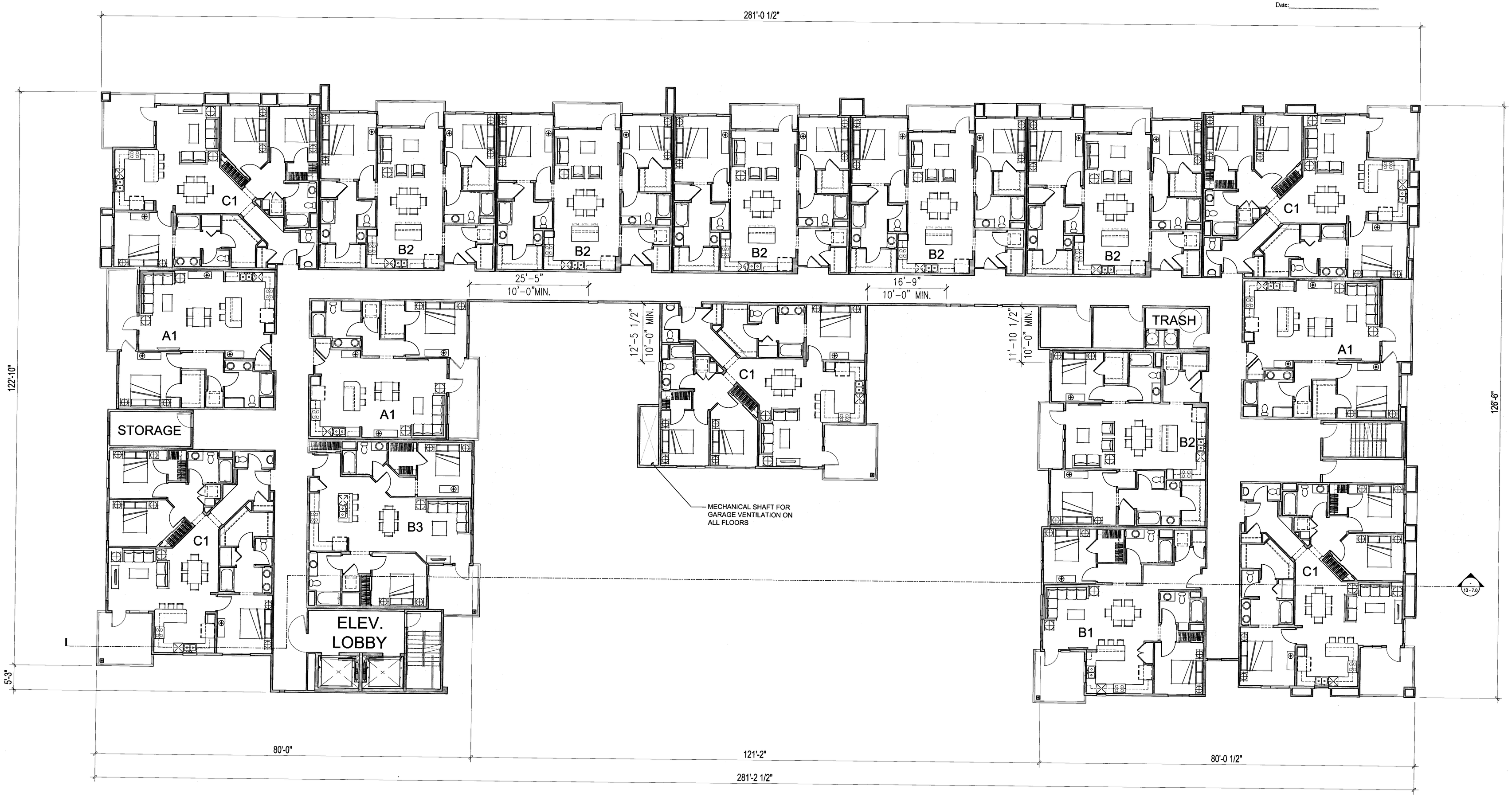
PODIUM BUILDING 3
LOT 42

13 - 3.1

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

THIRD FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

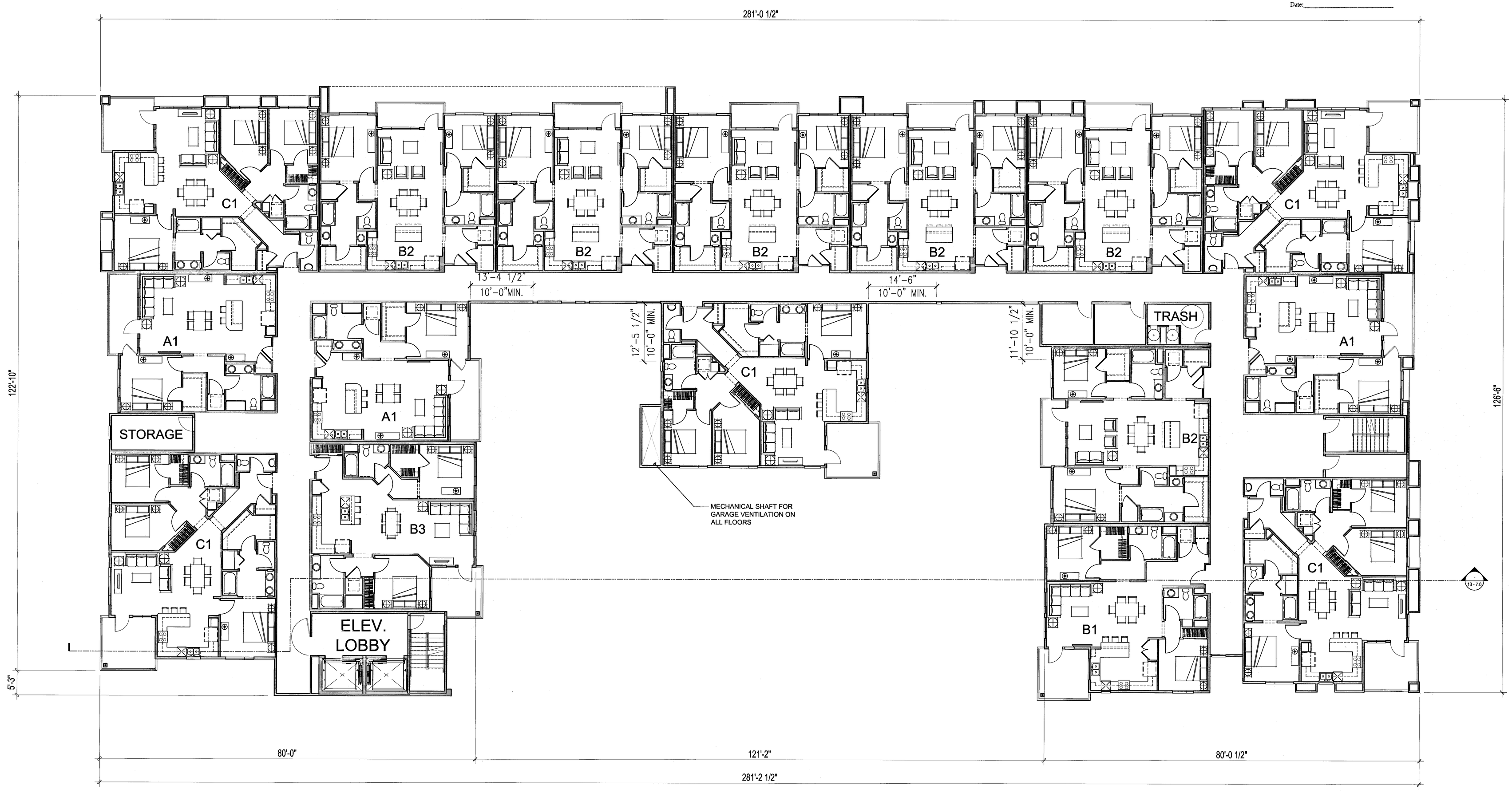
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-3.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 3.2

COMMUNICATIONS HILL
San Jose, California

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



FOURTH FLOOR PLAN

PODIUM BUILDING 3
LOT 42

13 - 3.3

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-3.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

COMMUNICATIONS HILL
San Jose, California

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

FIFTH FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-3.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

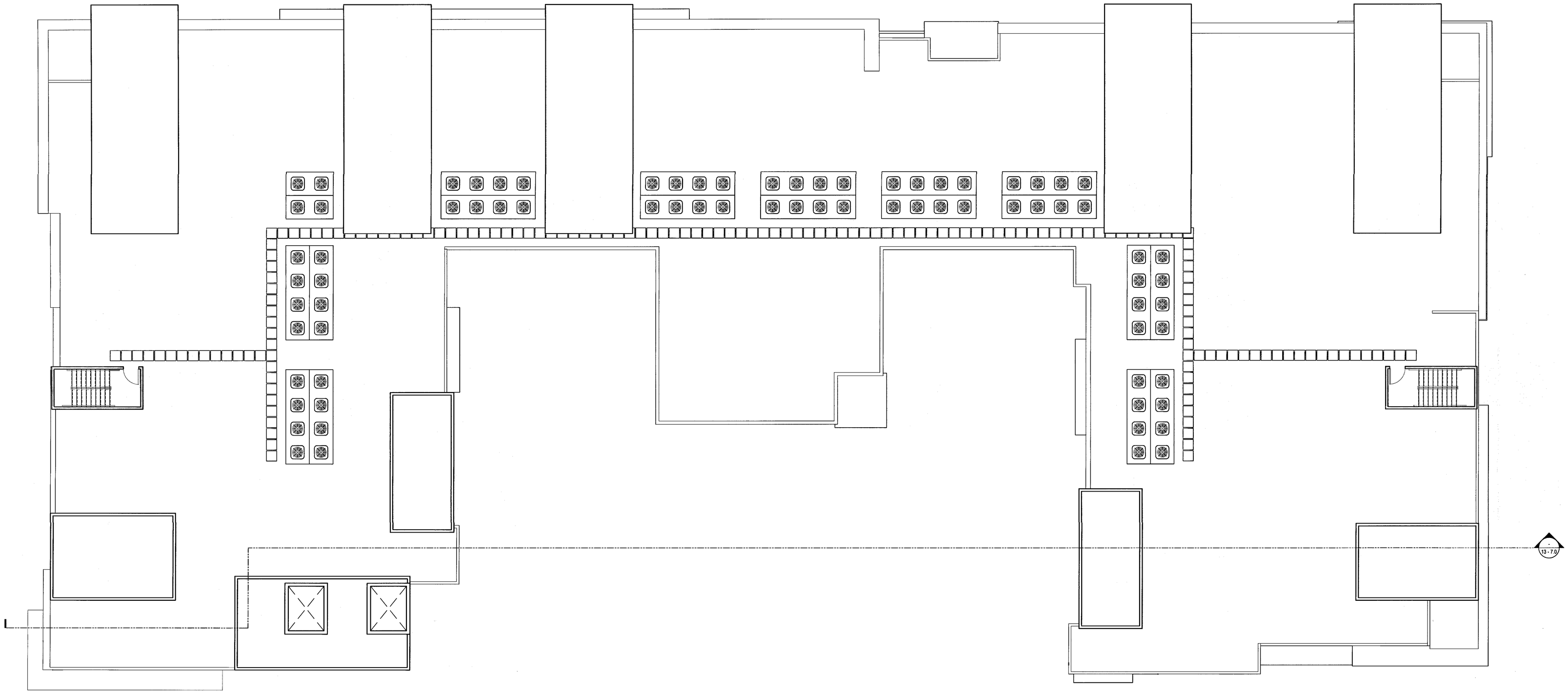
PODIUM BUILDING 3
LOT 42

13 - 3.4

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

ROOF PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 4.0

COMMUNICATIONS HILL
San Jose, California

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

SOUTH-WEST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 5.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

NORTH-EAST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

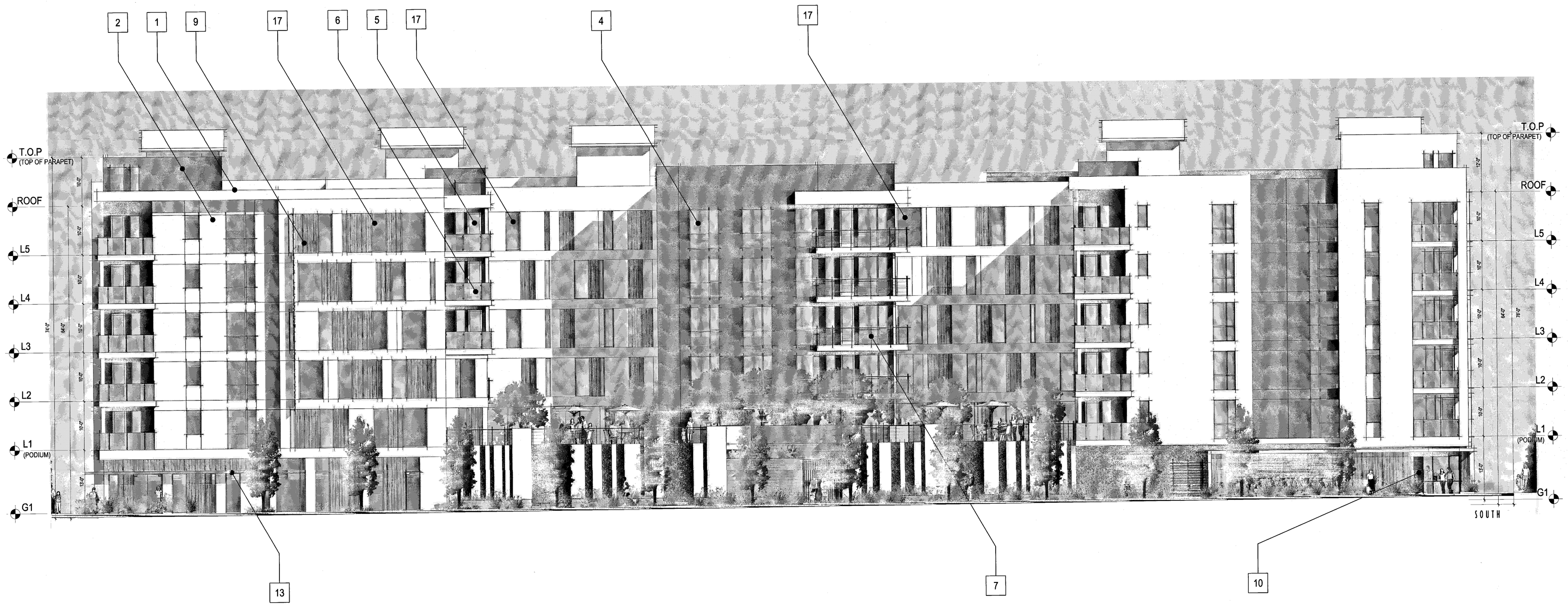
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-5.1.DWG
DESIGNED BY:	Ryan Fisuta
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 5.1

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/4" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

SOUTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 6.0

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

NORTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

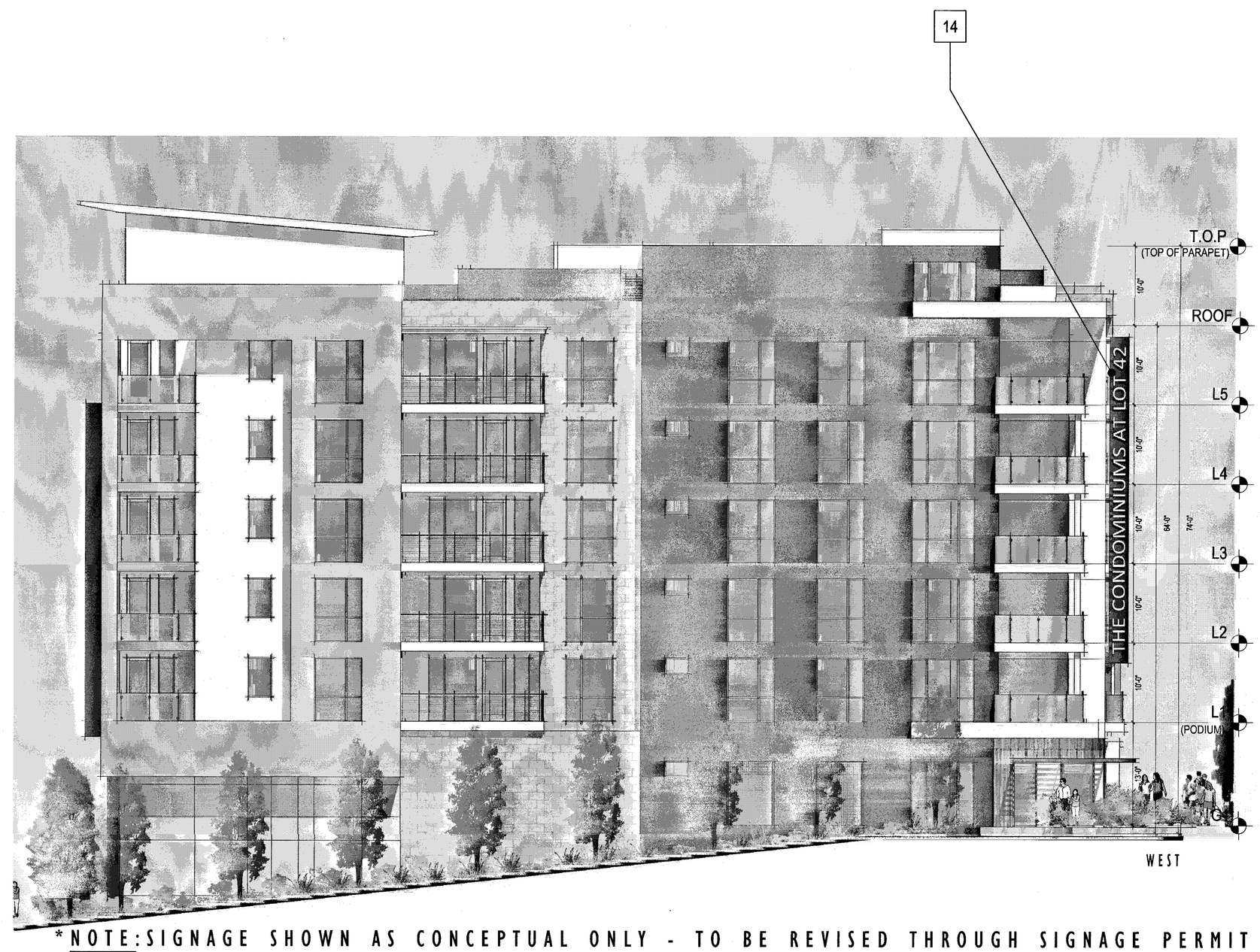
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 6.1

COMMUNICATIONS HILL
San Jose, California

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



*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

EAST & WEST ELEVATIONS

Strangis Properties · DAHLIN group · THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners · ktgy · HMH HMHfca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance · KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-6.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

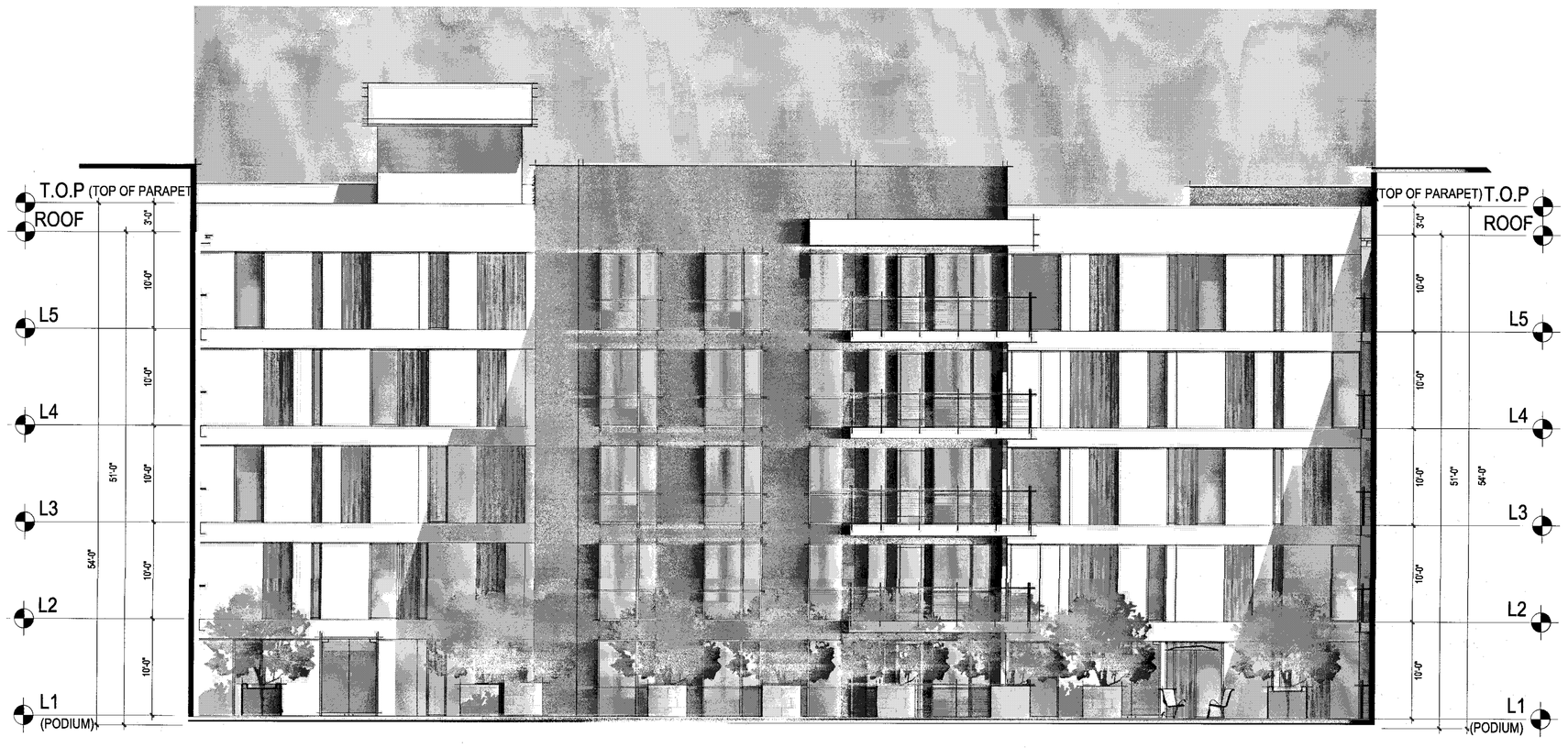
PODIUM BUILDING 3
LOT 42

13 - 6.2

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



SOUTH

EAST

WEST

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

COURTYARD ELEVATIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-6.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

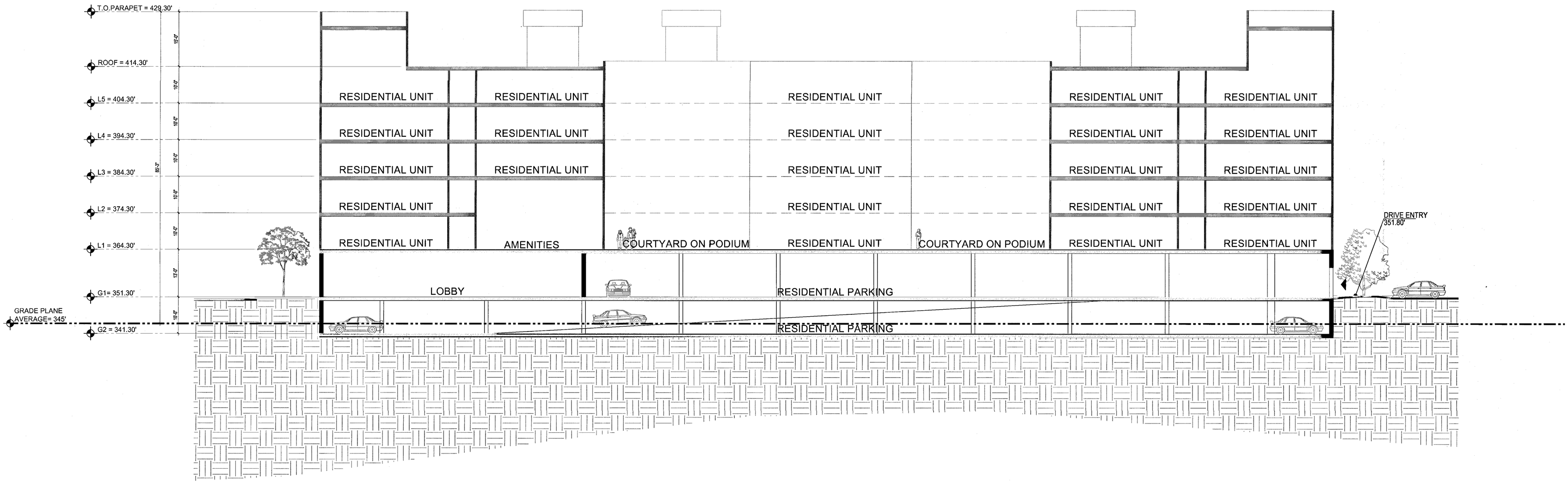
PODIUM BUILDING 3
LOT 42

13 - 6.3

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

Scale : 3/32" = 1'-0"

SECTIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_13-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 7.0

COMMUNICATIONS HILL
San Jose, California

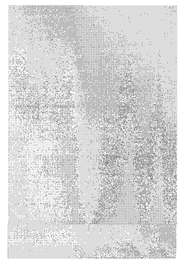
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

STUCCO: OMEGA STUCCO

20 / 30 SAND FINISH

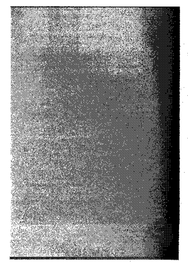
PAINT: SHERWIN WILLIAMS

STUCCO - 1



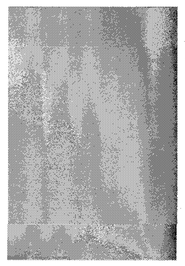
PURE WHITE
(SW 7005)

STUCCO - 2



ROCK BOTTOM
(SW 7062)

STUCCO - 3



DORAIN GRAY
(SW 7017)

STUCCO - 4

KILIM BEIGE
(SW 6106)

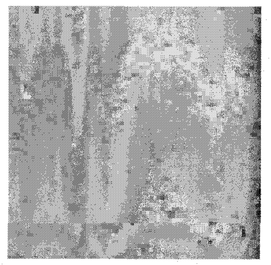
SIDING: WOOD PANEL

3/8" PHENOLIC EXTERIOR PANEL

STONEWOOD UPTOWN WALNUT

MASONRY WALL

PRECISION BLOCK
3 5/8 X 8 X 16



ANGELUS BLOCK BUFF

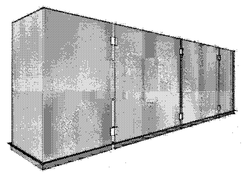
LIGHTING

SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS

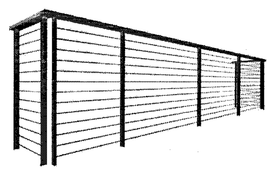
THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

BALCONY RAILING

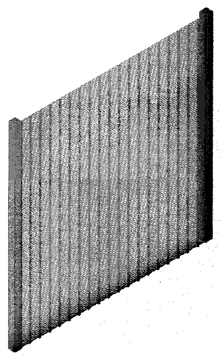


GLASS RAILING

BALCONY RAILING



METAL RAILING



PERFORATED SHEET METAL PANEL

MATERIAL BOARD

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

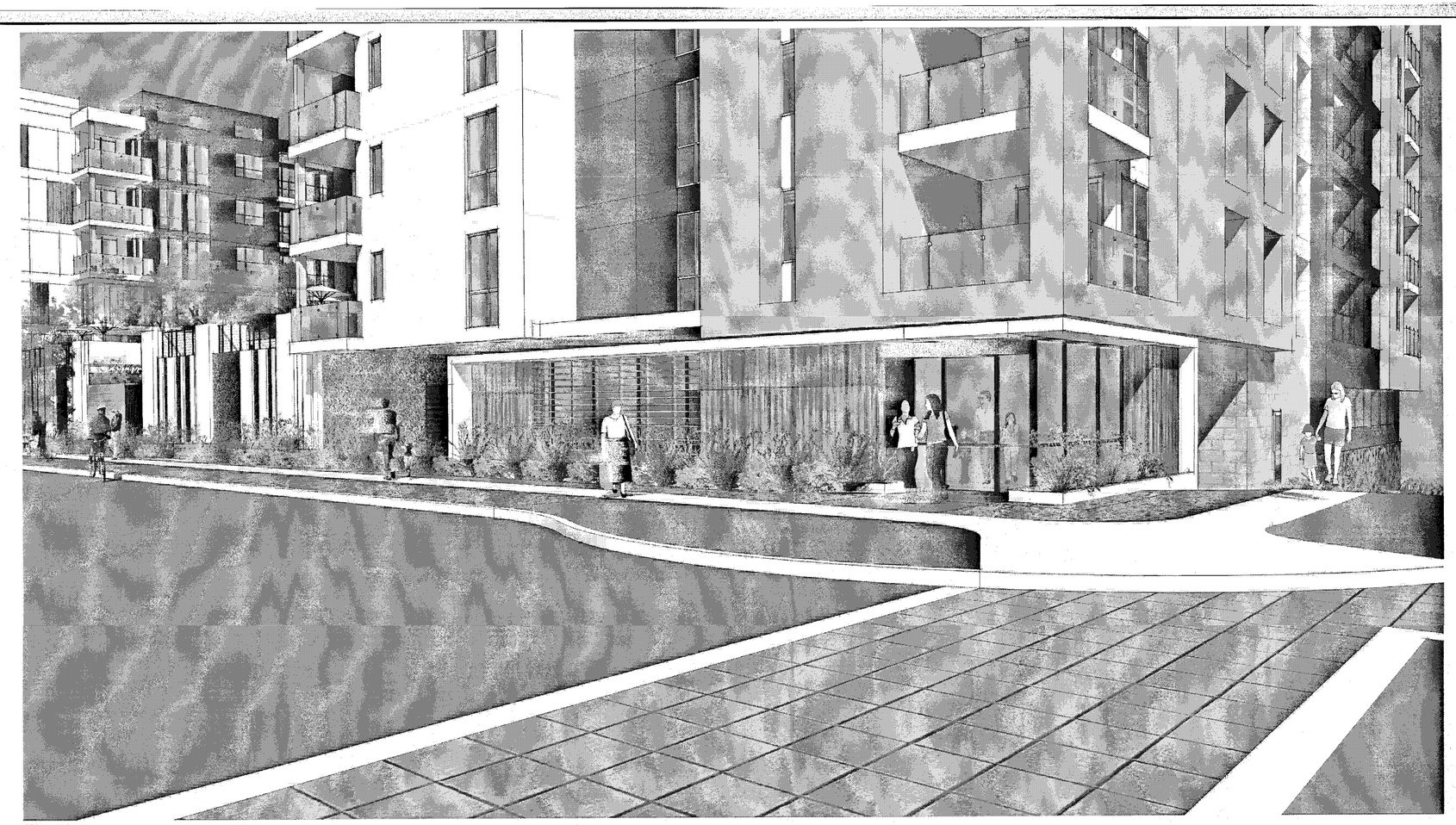
PROJECT NO:	3636.69
CAD DWG FILE:	D150647_13-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 8.0

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

COMMUNICATIONS HILL
San Jose, California



STREET ACTIVATION EXHIBIT

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.50
CAD DWG FILE:	D150647_13-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 3
LOT 42

13 - 9.0

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET SCENE PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

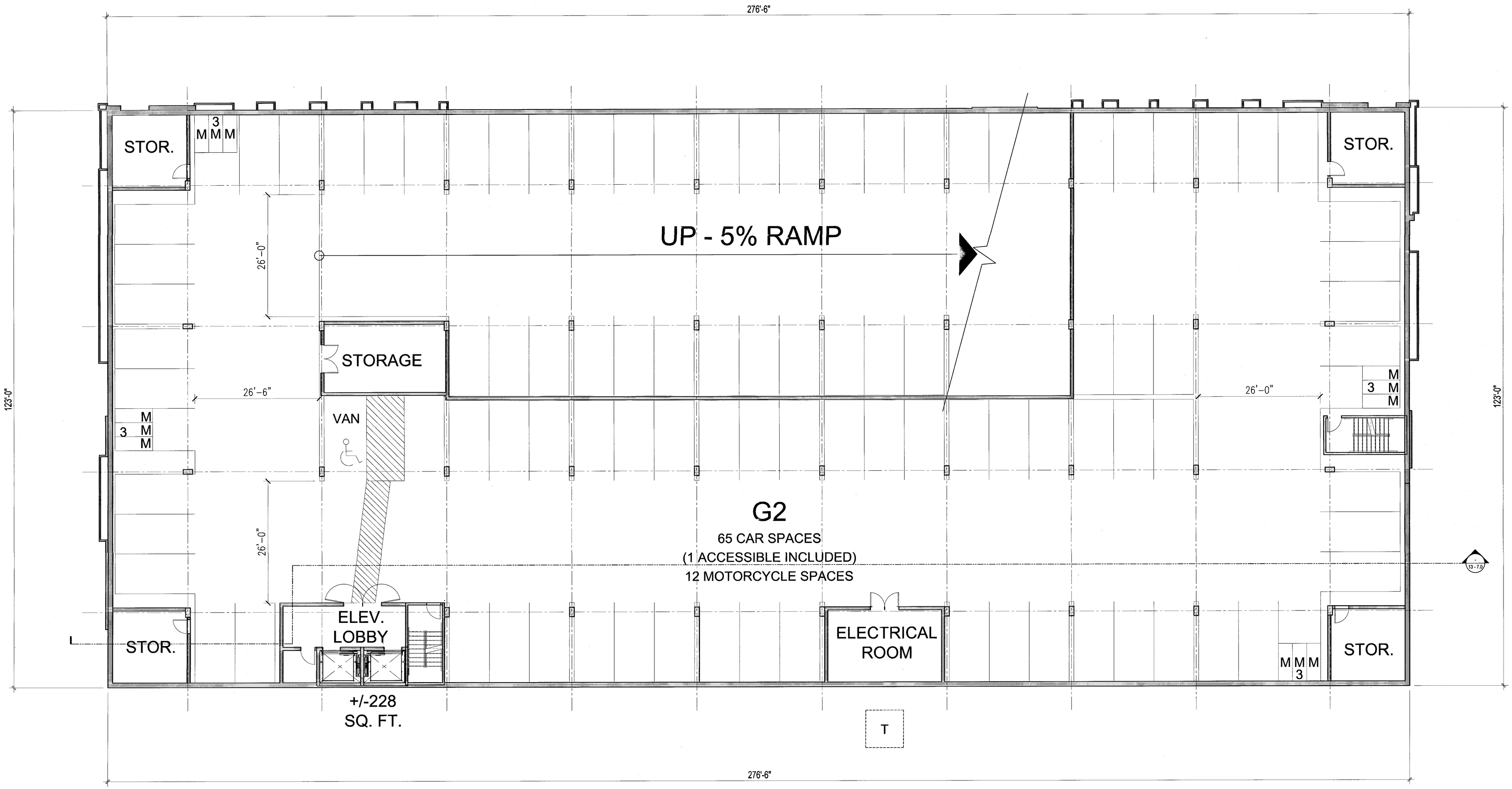
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 1.0

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

GARAGE FLOOR PLAN (G2)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

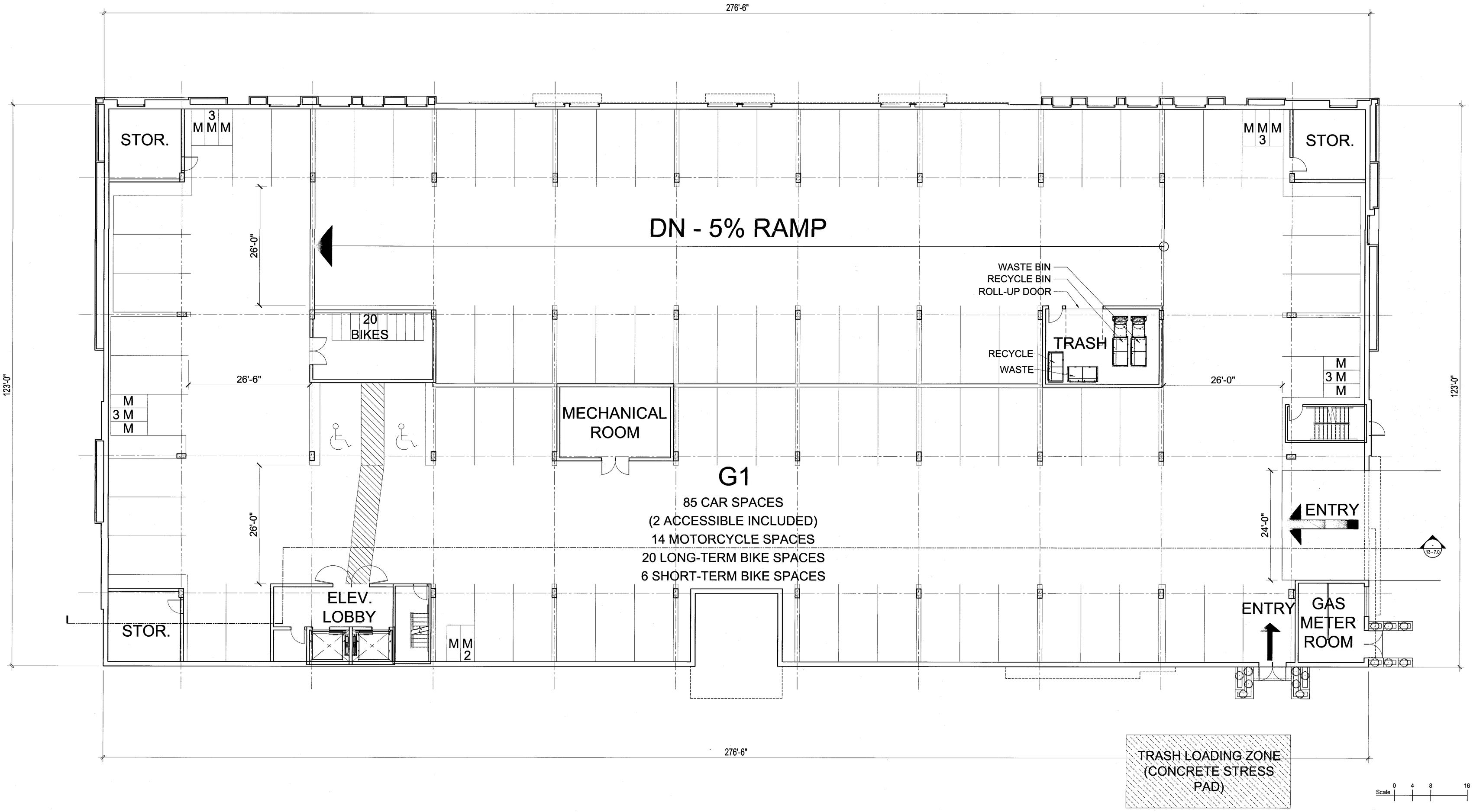
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-2.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 2.0

COMMUNICATIONS HILL
San Jose, California

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



GARAGE FLOOR PLAN (G1)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-2.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 2.1

COMMUNICATIONS HILL
San Jose, California

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

FIRST FLOOR PLAN (PODIUM)

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

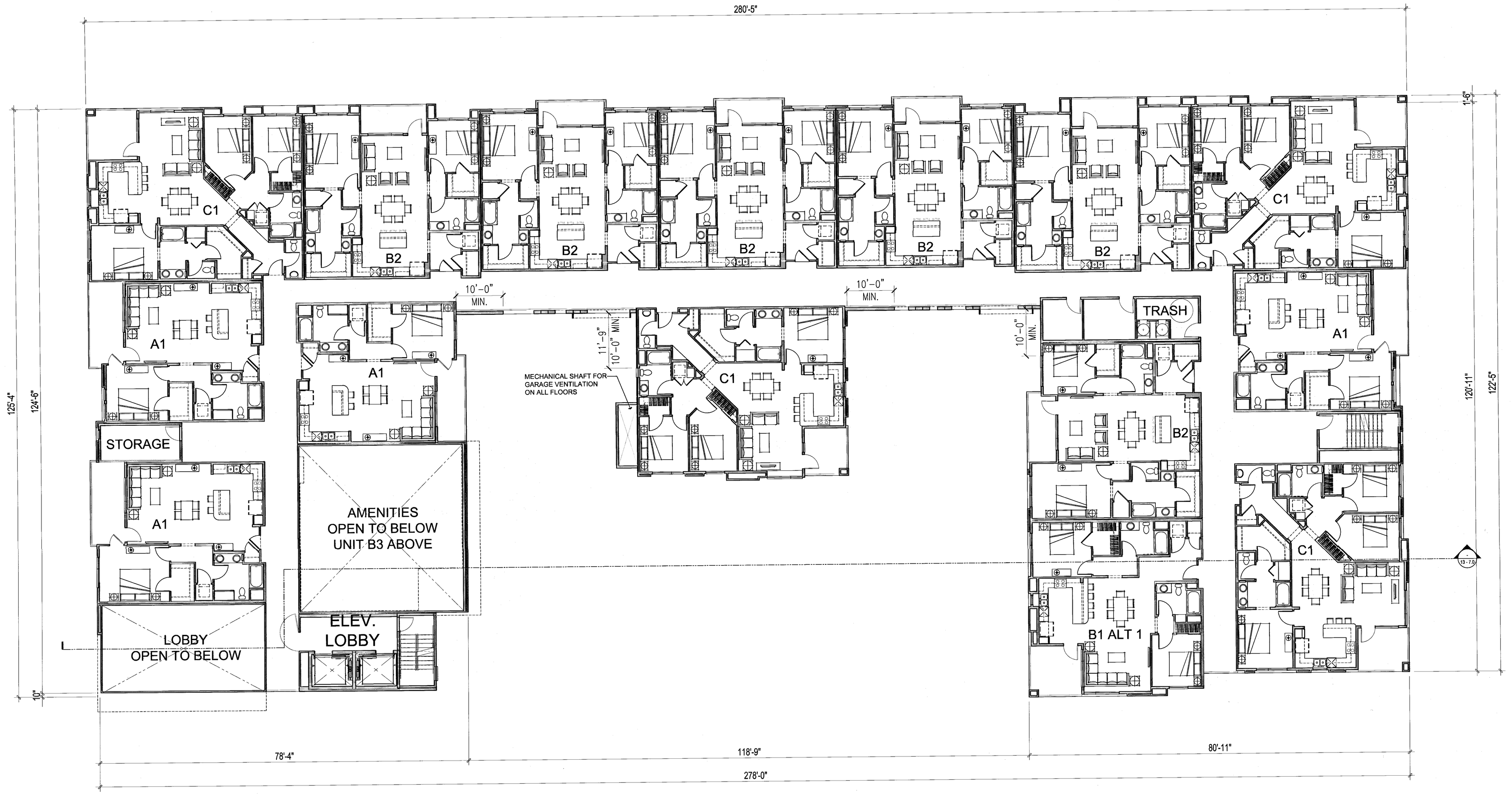
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-3.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 3.0

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

SECOND FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

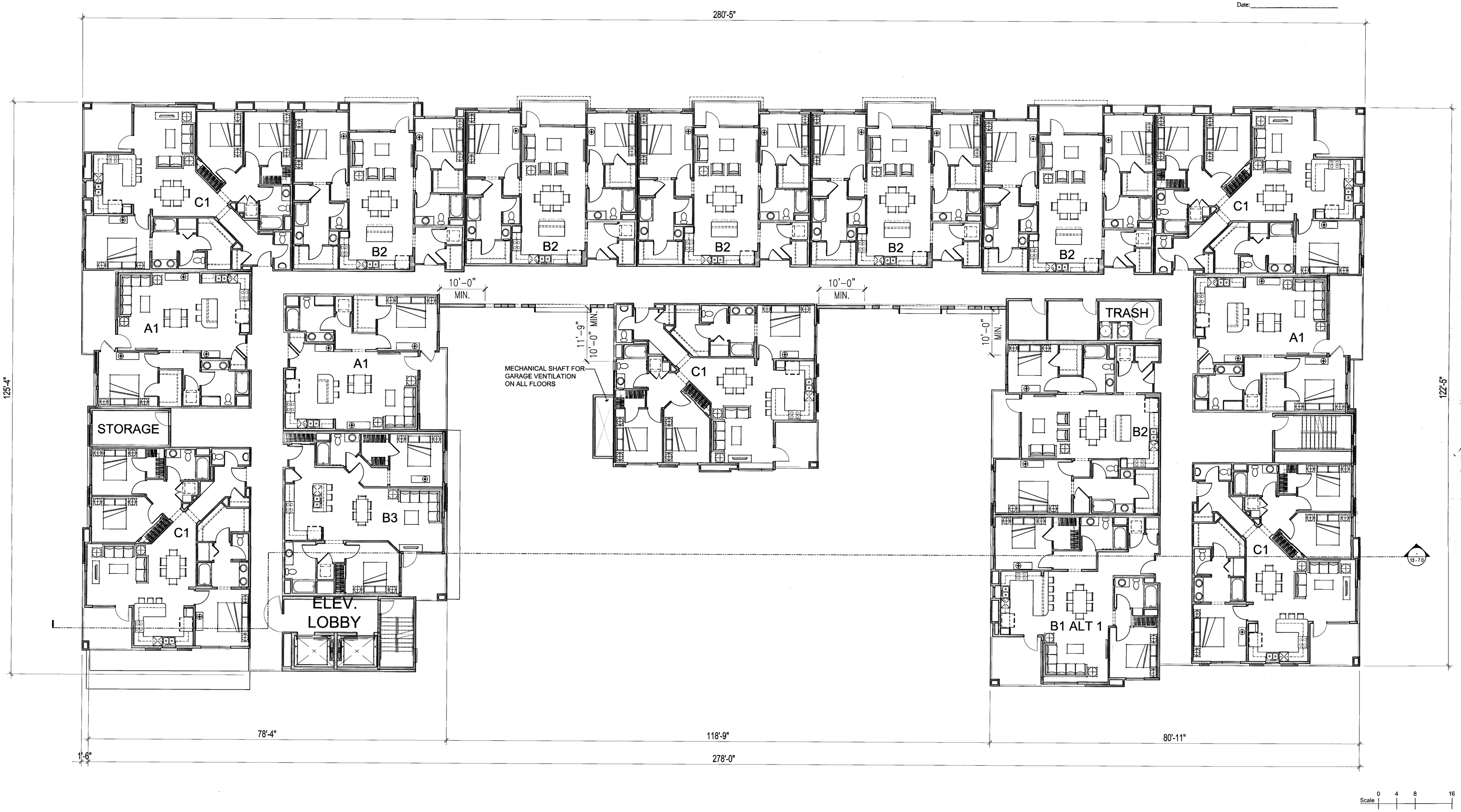
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-3.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 3.1

COMMUNICATIONS HILL
San Jose, California

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



THIRD FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-3.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

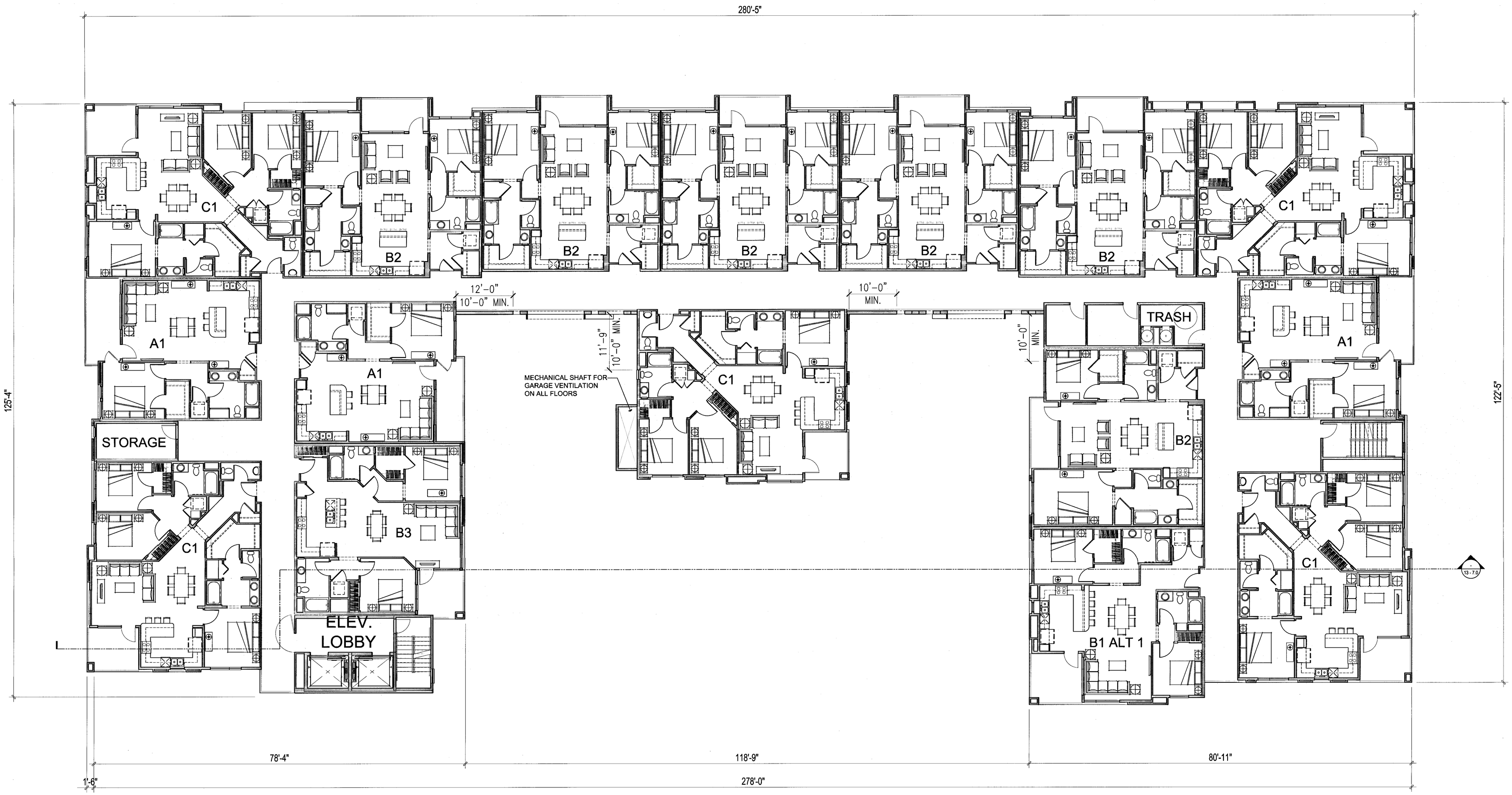
PODIUM BUILDING 4
LOT 41

14 - 3.2

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

FOURTH FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

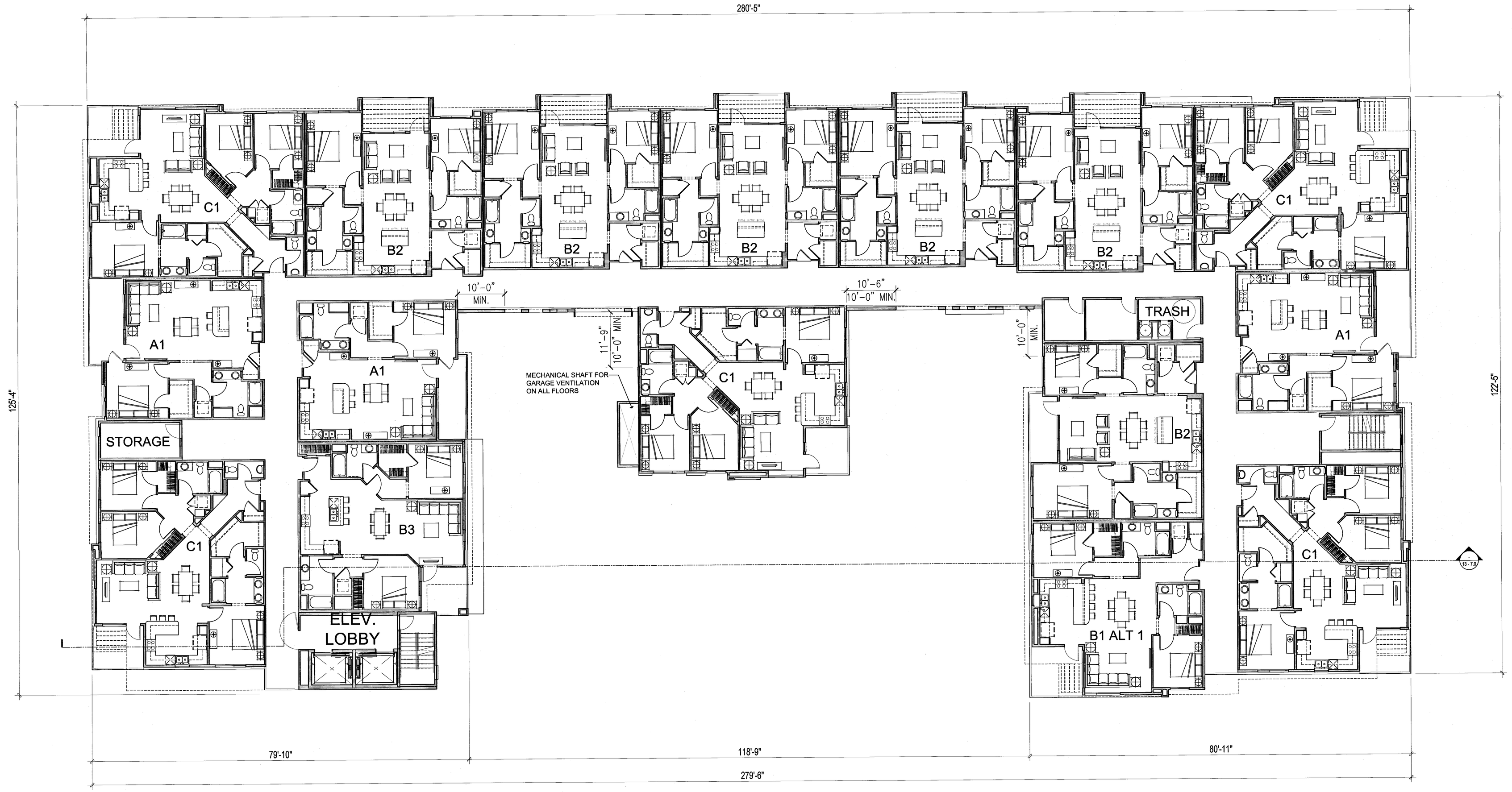
PROJECT NO:	3636.60
CAD DWG FILE:	01150447_14-3.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 3.3

COMMUNICATIONS HILL
San Jose, California

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



Scale 0 4 8 16

FIFTH FLOOR PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-3.4.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

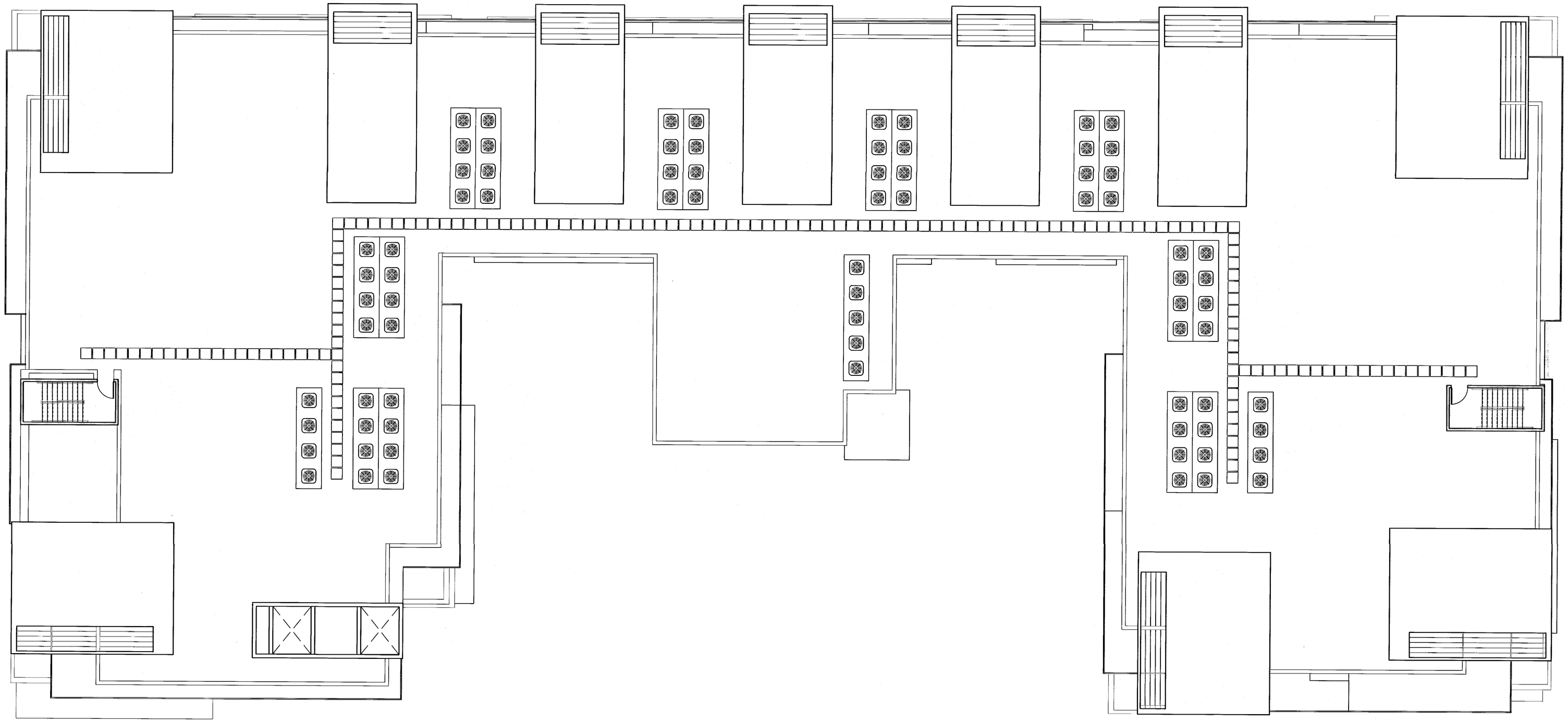
PODIUM BUILDING 4
LOT 41

14 - 3.4

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16

ROOF PLAN

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-4.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 4.0

COMMUNICATIONS HILL
San Jose, California

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

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

SOUTH-WEST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-5.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 5.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

NORTH-EAST BUILDING PERSPECTIVE

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-5.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 5.1

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

Scale 0 4 8 16

SOUTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1	03/15/2016	PER CITY COMMENTS
0	02/03/2016	PER CITY COMMENTS
	12/09/2015	PER CITY COMMENTS

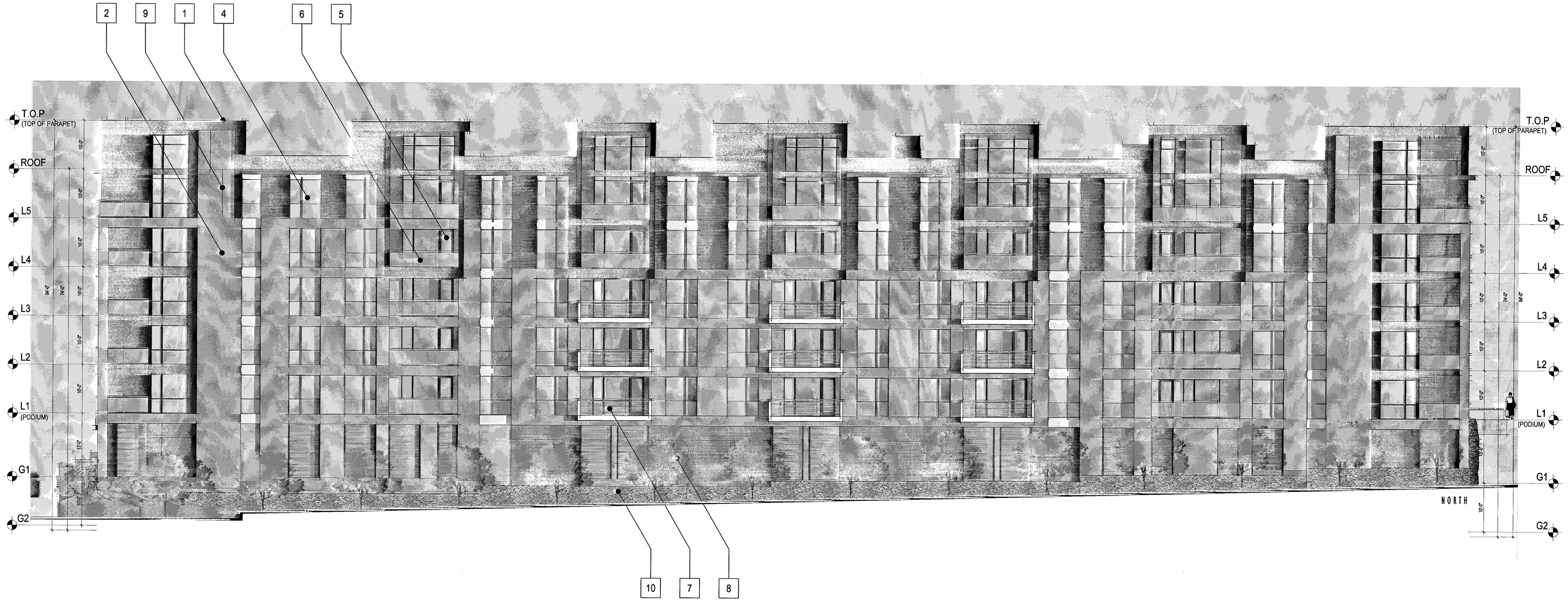
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-6.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 6.0

COMMUNICATIONS HILL
San Jose, California

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

NORTH ELEVATION

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-6.1.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

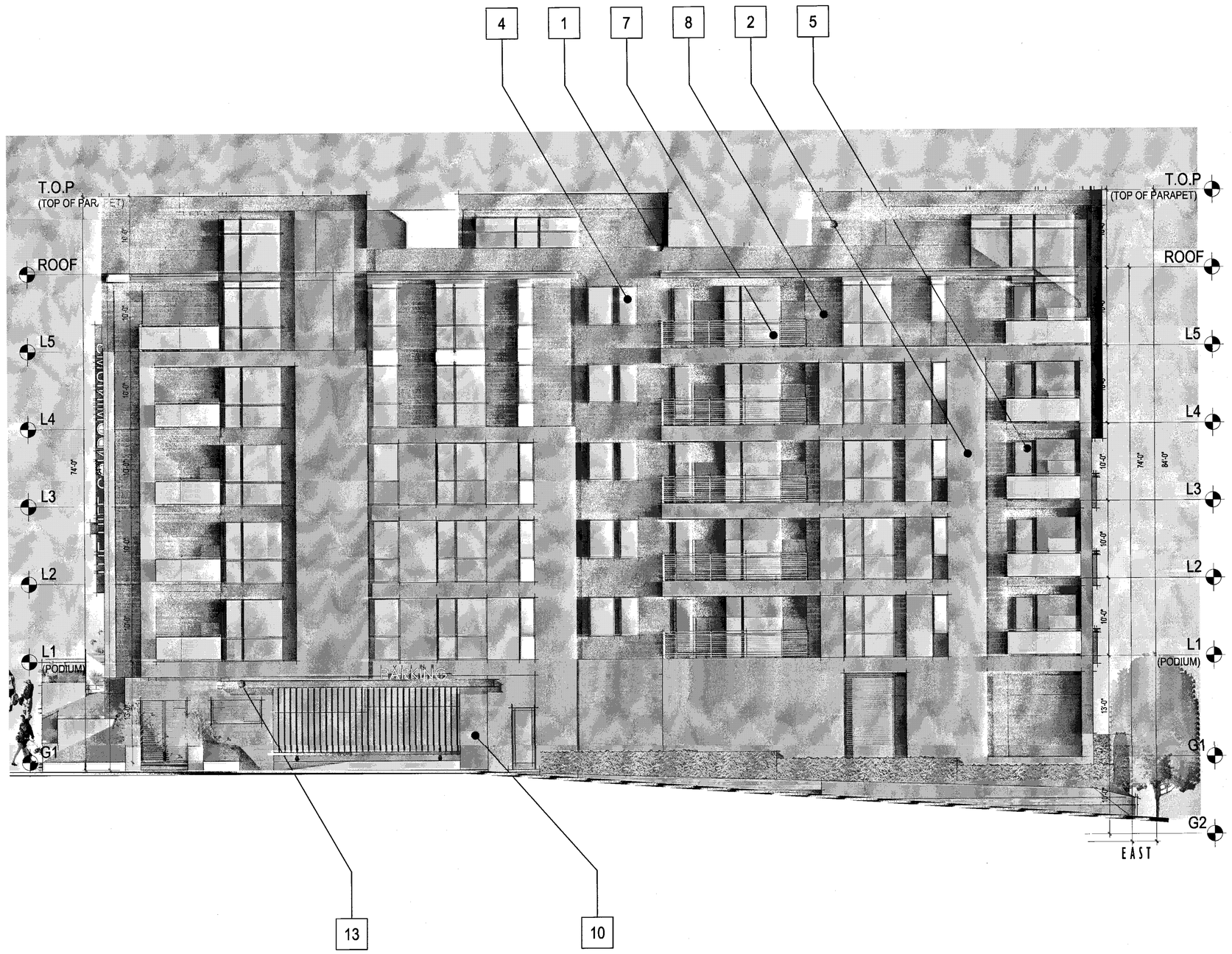
PODIUM BUILDING 4
LOT 41

14 - 6.1

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

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. STEEL DOOR SYSTEM
6. GLASS GUARDRAIL
7. METAL GUARDRAIL
8. CONCRETE BLOCK VENEER IN STACKED BOND PATTERN
9. 3/8" PHENOLIC EXTERIOR PANEL SIDING
10. ANGELUS CONCRETE BLOCK VENEER
11. FIBER CEMENT PANELS
12. GLASS-FIBER REINFORCED CONCRETE SLATS
13. METAL AWNING
14. METAL SIGNAGE
15. DOWNWARD DIRECTED LIGHT FIXTURE
16. WOOD SCREEN
17. DECORATIVE SPANDREL GLASS

Scale 0 4 8 16

EAST & WEST ELEVATIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-6.2.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

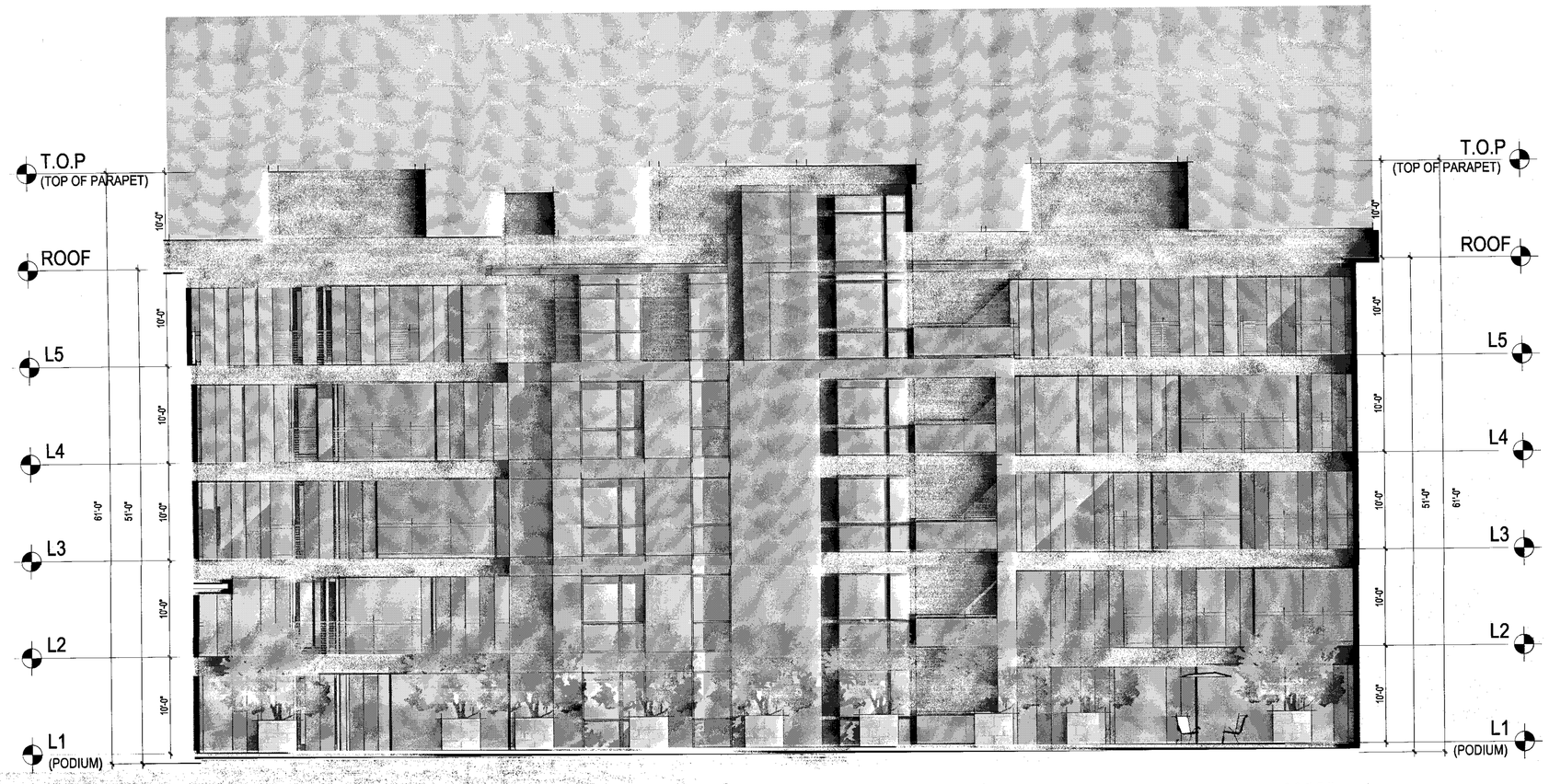
PODIUM BUILDING 4
LOT 41

14 - 6.2

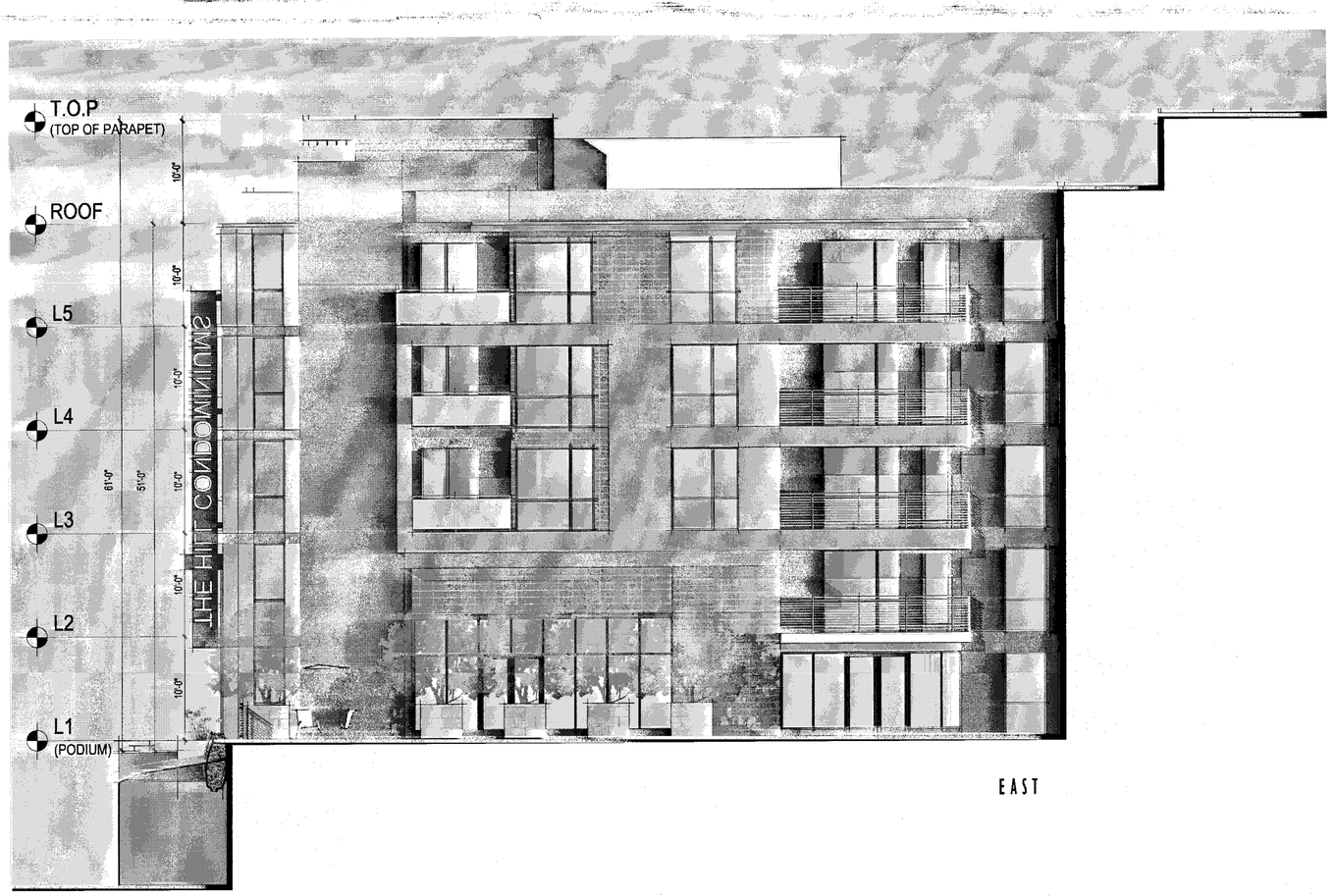
COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

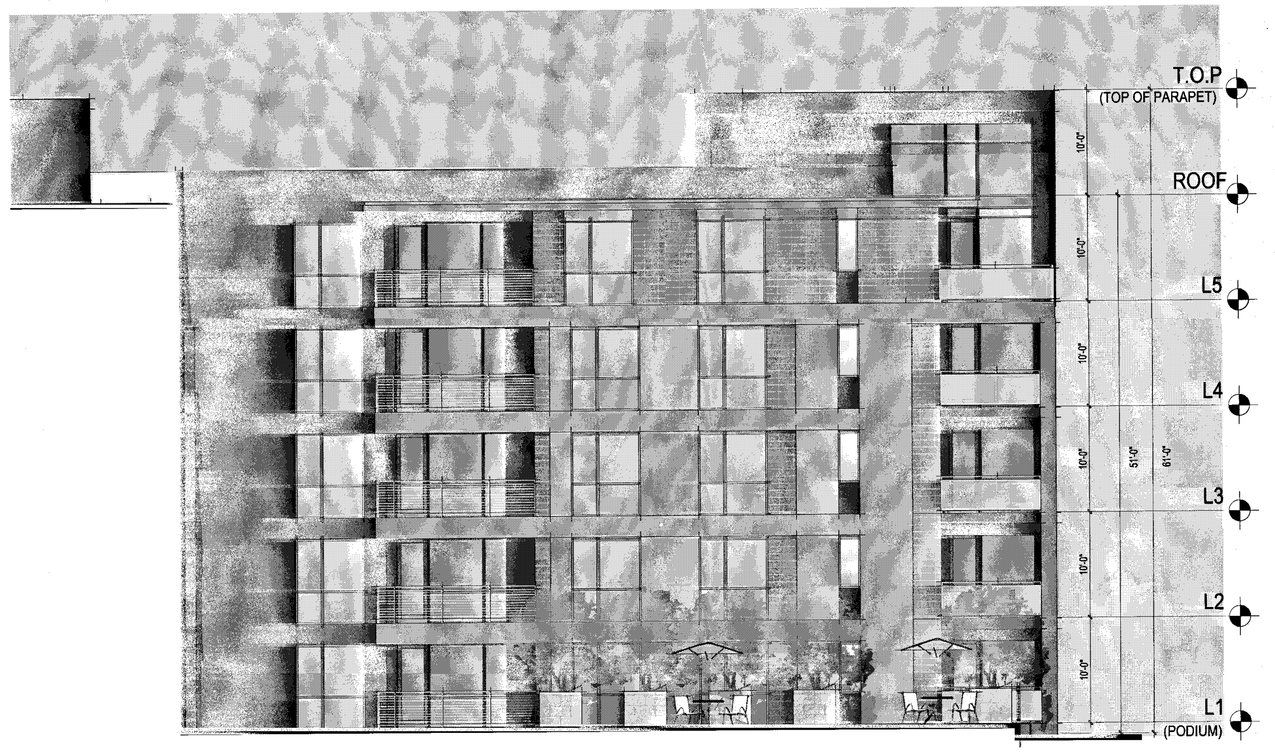
Date:



SOUTH



EAST



WEST

*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

Scale 0 4 8 16

COURTYARD ELEVATIONS

Strangis Properties | DAHLIN group | THE GUZZARDO PARTNERSHIP INC. Landscape Architects · Land Planners | ktgy | HMH 11MHca.com 408.487.2200 Land Use Entitlements, Land Planning, Landscape Architecture, Civil Engineering, Land Surveying, Stormwater Compliance | KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-6.3.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

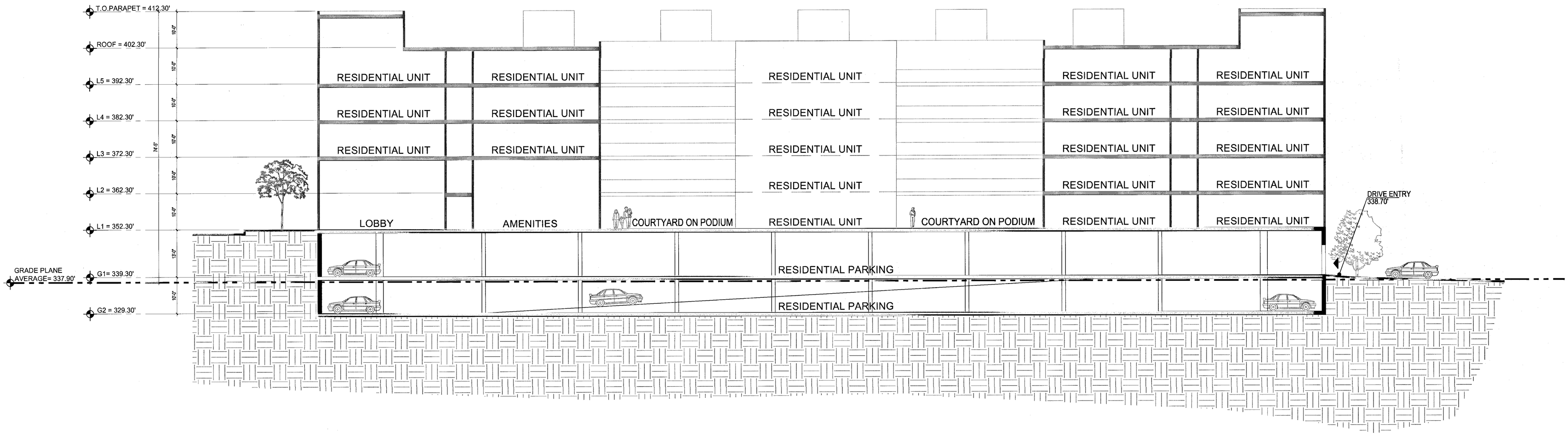
PODIUM BUILDING 4
LOT 41

14 - 6.3

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Scale 0 4 8 16
Scale : 3/32" = 1'-0"

SECTIONS

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-7.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

14 - 7.0

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

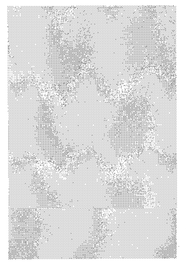
Date:

STUCCO: OMEGA STUCCO

20 / 30 SAND FINISH

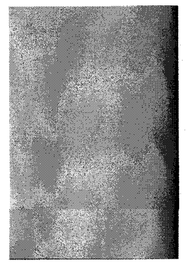
PAINT: SHERWIN WILLIAMS

STUCCO - 1



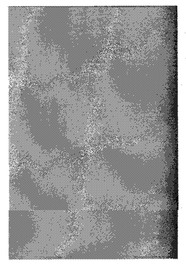
PURE WHITE
(SW 7005)

STUCCO - 2



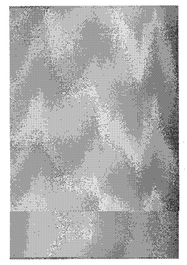
ROCK BOTTOM
(SW 7062)

STUCCO - 3



CITY SCAPE
(SW 7067)

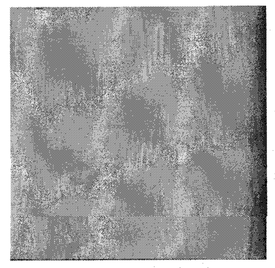
STUCCO - 4



DORAIN GRAY
(SW 7017)

SIDING: WOOD PANELS

3/8" PHENOLIC EXTERIOR PANEL

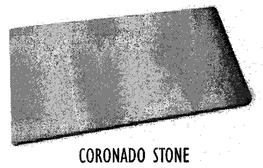


STONEWOOD WILD CHERRY

SIDING: CONCRETE BLOCK VENEER

STACKED BOND PATTERN

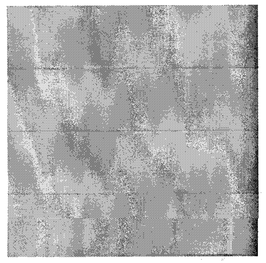
COLOR MATCHED TO RENDERINGS



CORONADO STONE
PRECISION BLOCK
1X8X16

MASONRY WALL

CONCRETE BLOCK

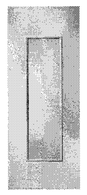


NATURAL

LIGHTING

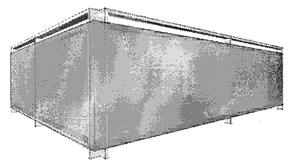
SEAGULL LIGHTING
84138915-753
PAINTED BRUSHED NICKEL WITH
CLEAR TEMPERED GLASS

ENTRY DOORS



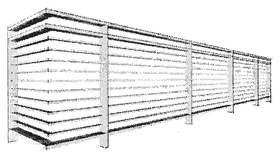
THERMA-TRU® DOOR
STEEL BALCONY DOOR SYSTEM
TS87XN
(COLOR PER ELEVATION STYLE)

BALCONY RAILING

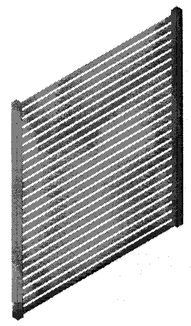


GLASS RAILING

BALCONY RAILING

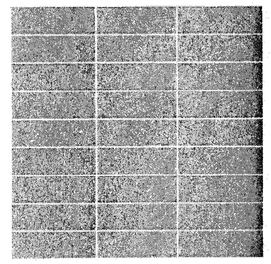


METAL RAILING

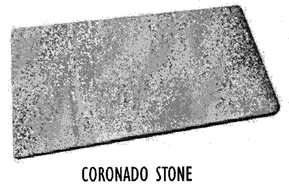


PERFORATED SHEET METAL PANEL

STACKED BOND PATTERN



COLOR MATCHED TO RENDERINGS



CORONADO STONE
PRECISION BLOCK
1X8X16

MATERIAL BOARD

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/2016	PER CITY COMMENTS
1	02/03/2016	PER CITY COMMENTS
0	12/09/2015	PER CITY COMMENTS

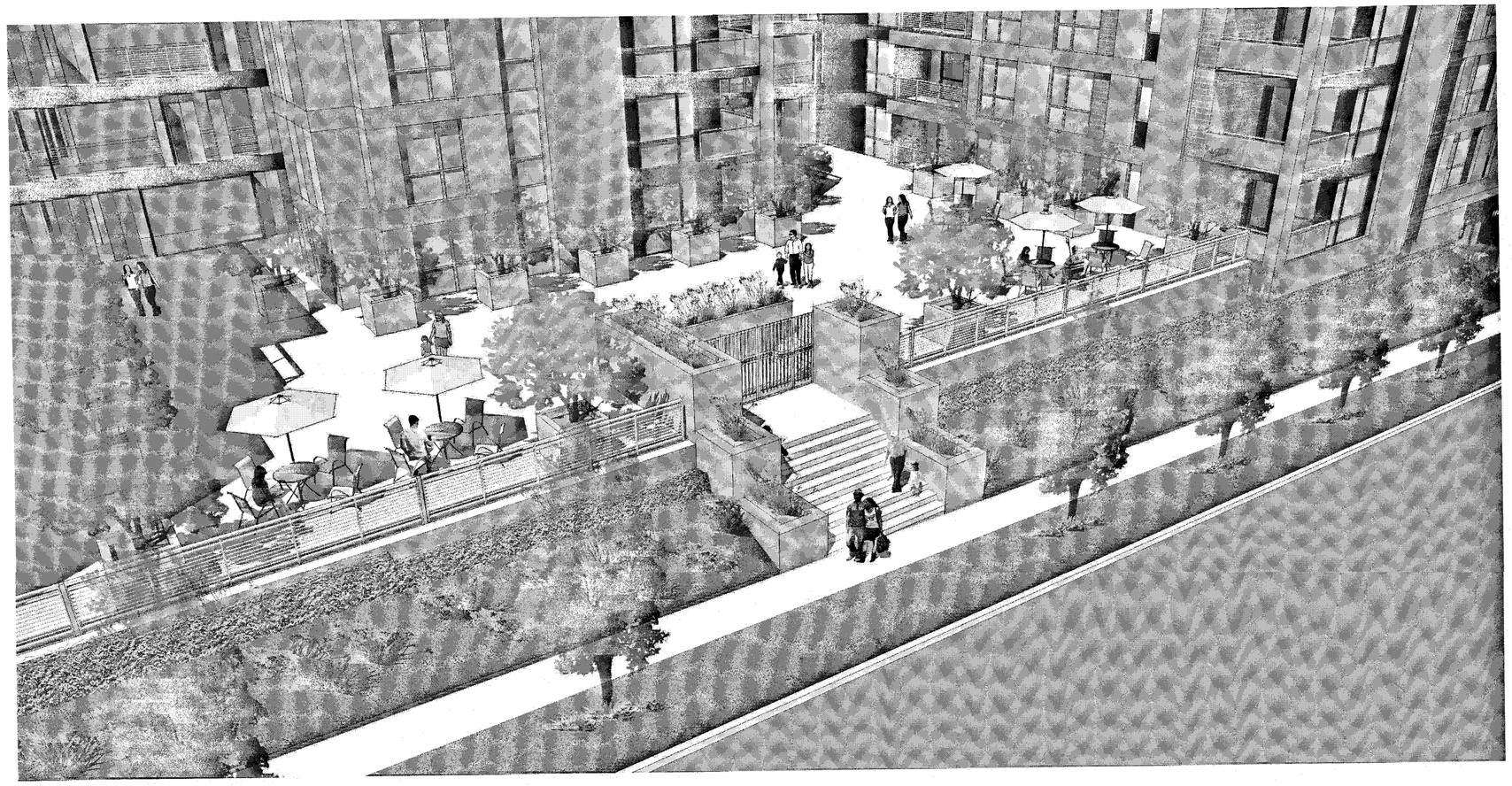
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-8.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

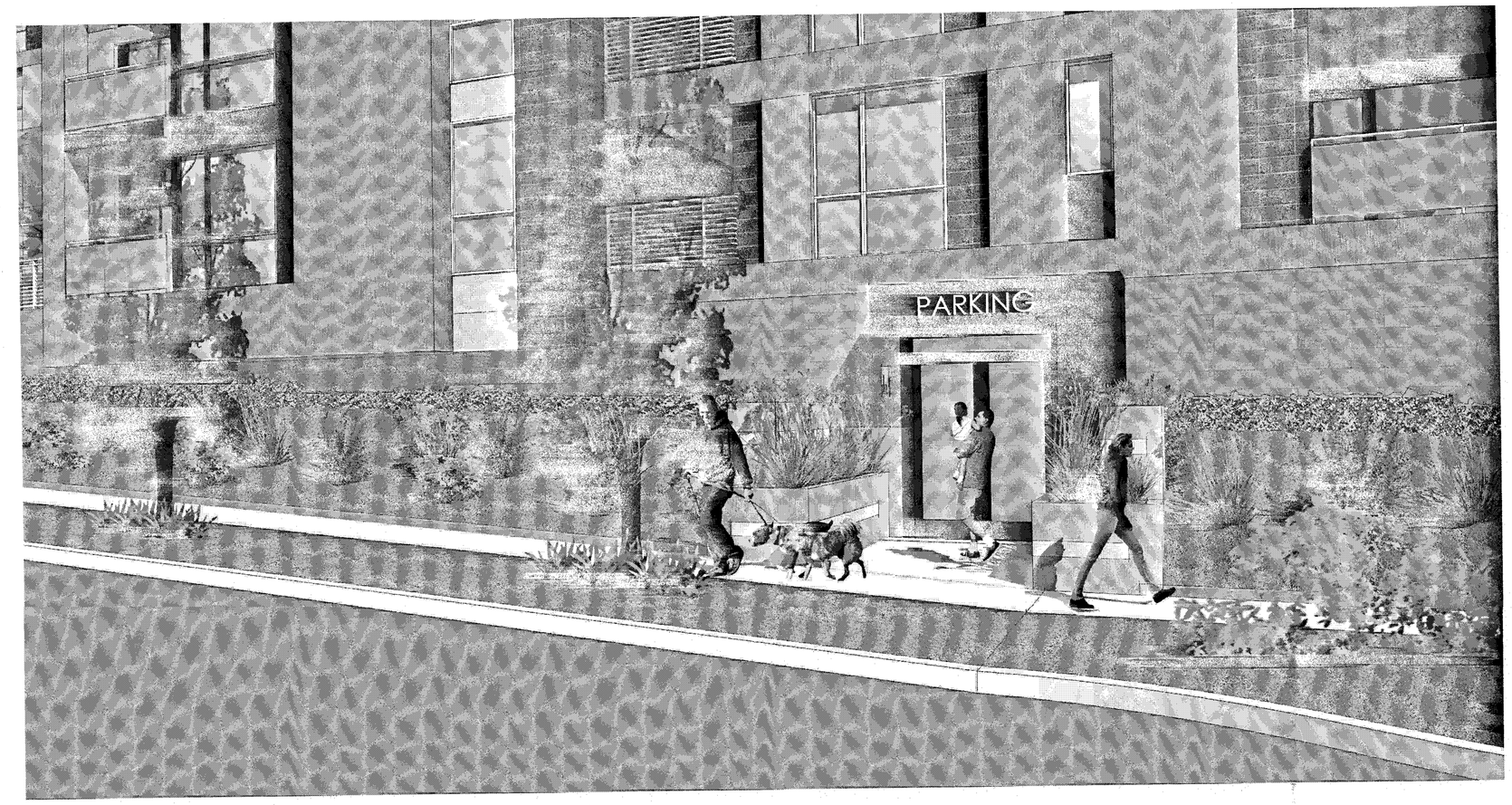
PODIUM BUILDING 4
LOT 41

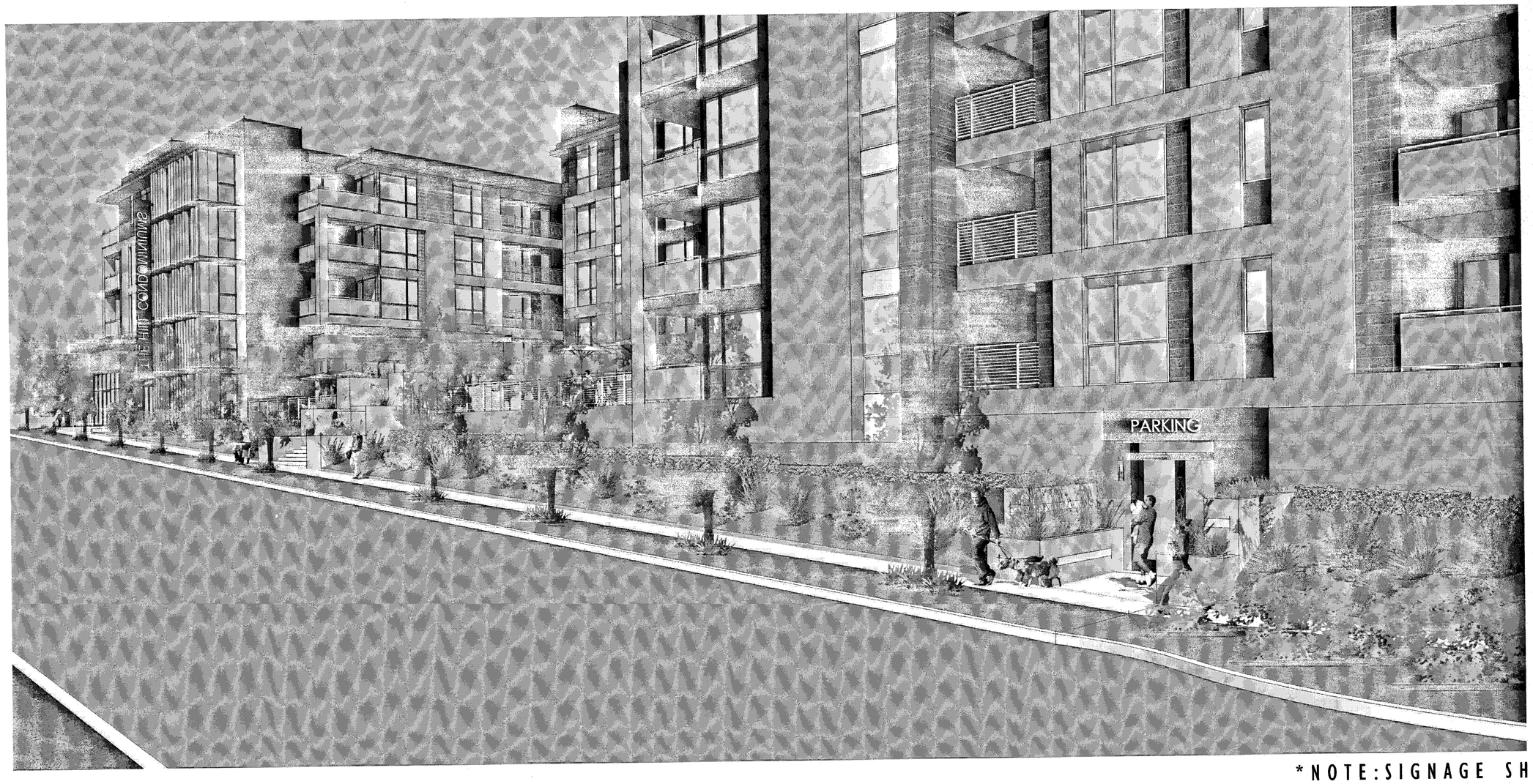
14 - 8.0

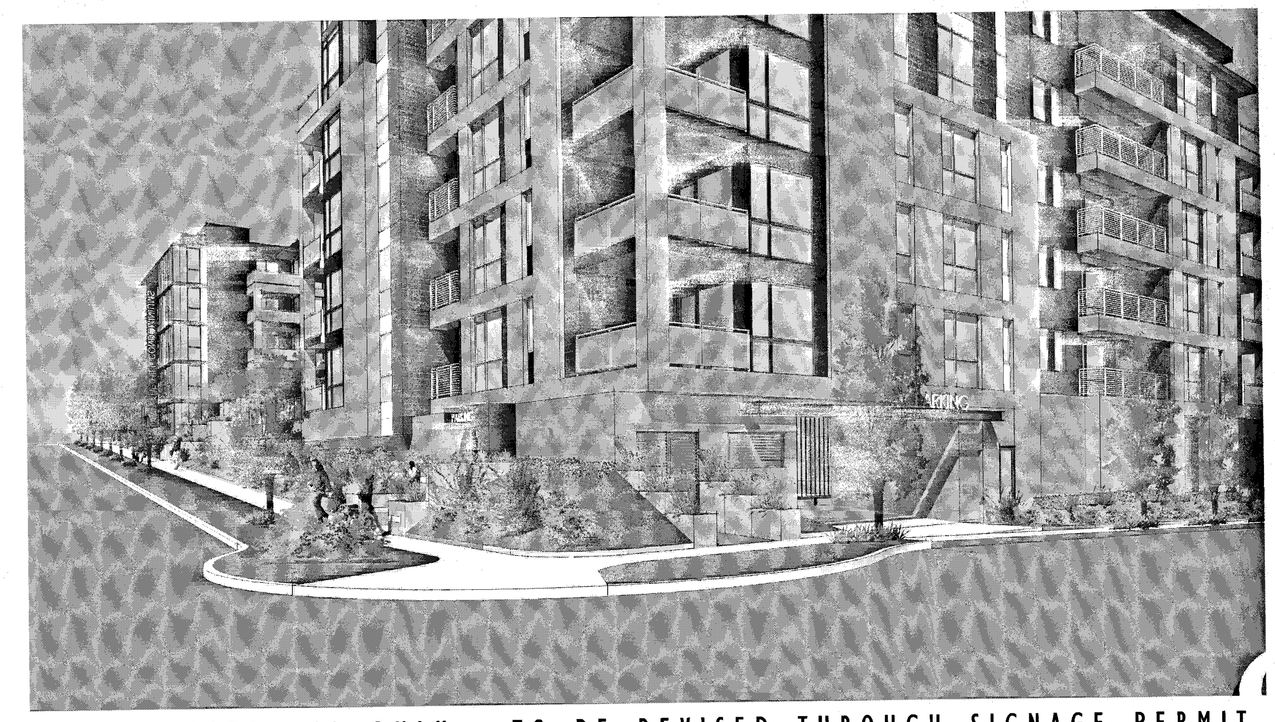
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:

COMMUNICATIONS HILL
San Jose, California









*NOTE: SIGNAGE SHOWN AS CONCEPTUAL ONLY - TO BE REVISED THROUGH SIGNAGE PERMIT

STREET ACTIVATION EXHIBIT

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
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/15/2016	PER CITY COMMENTS
2	02/03/2016	PER CITY COMMENTS
1	12/09/2015	PER CITY COMMENTS

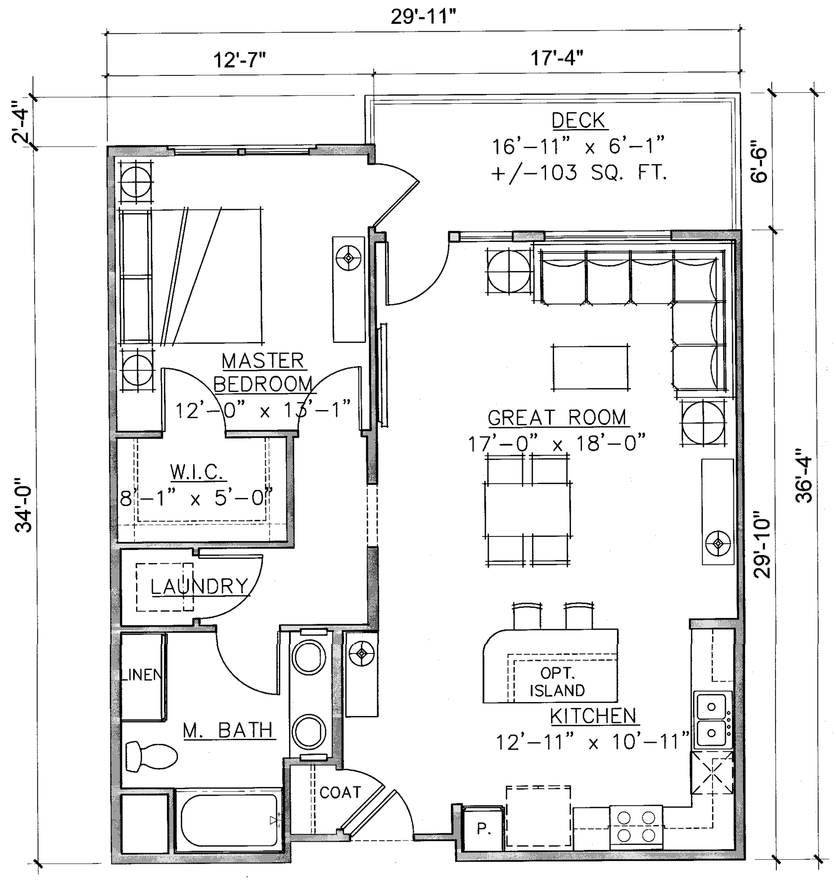
PROJECT NO:	3636.60
CAD DWG FILE:	D150647_14-9.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

PODIUM BUILDING 4
LOT 41

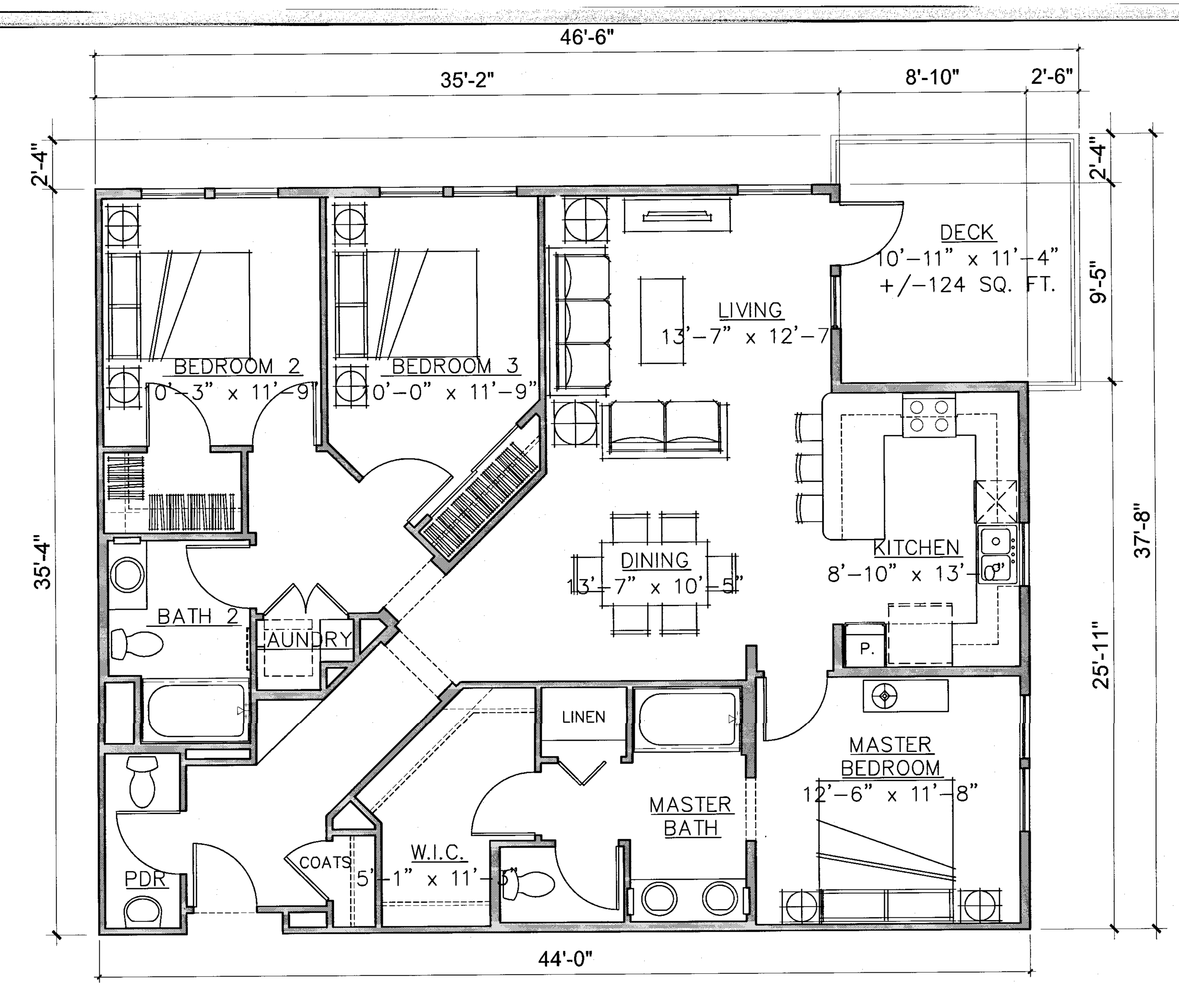
14 - 9.0

COMMUNICATIONS HILL
San Jose, California

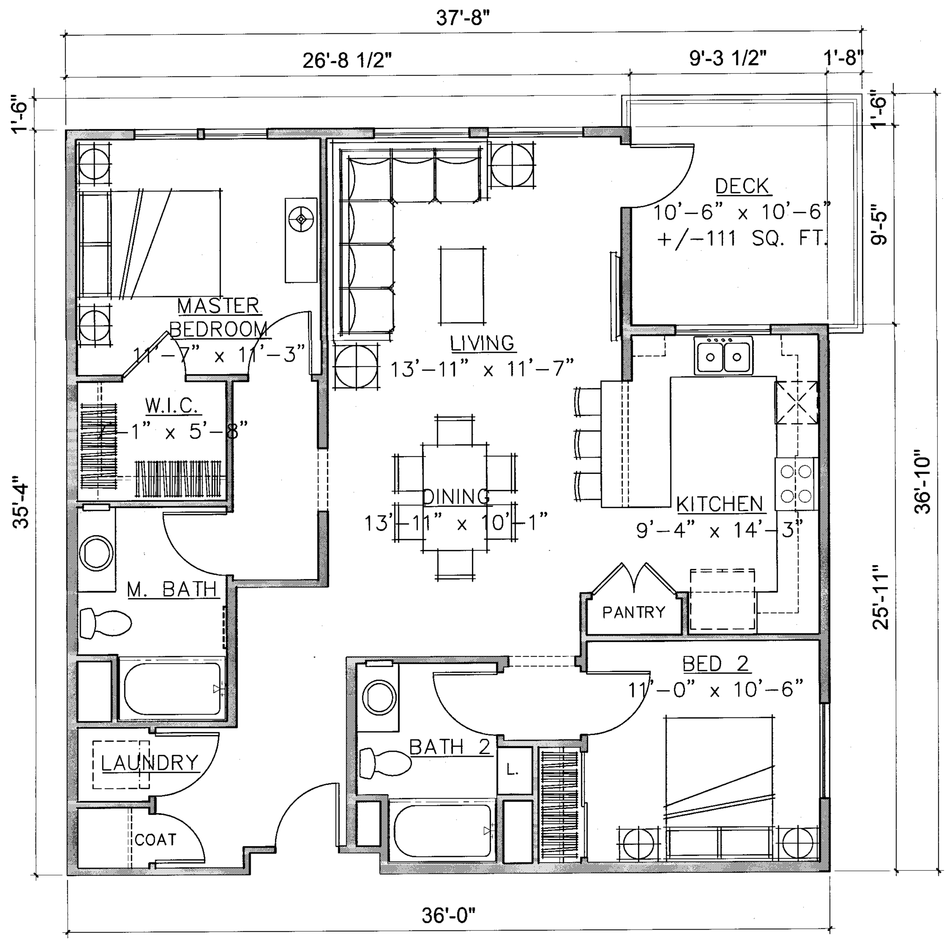
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



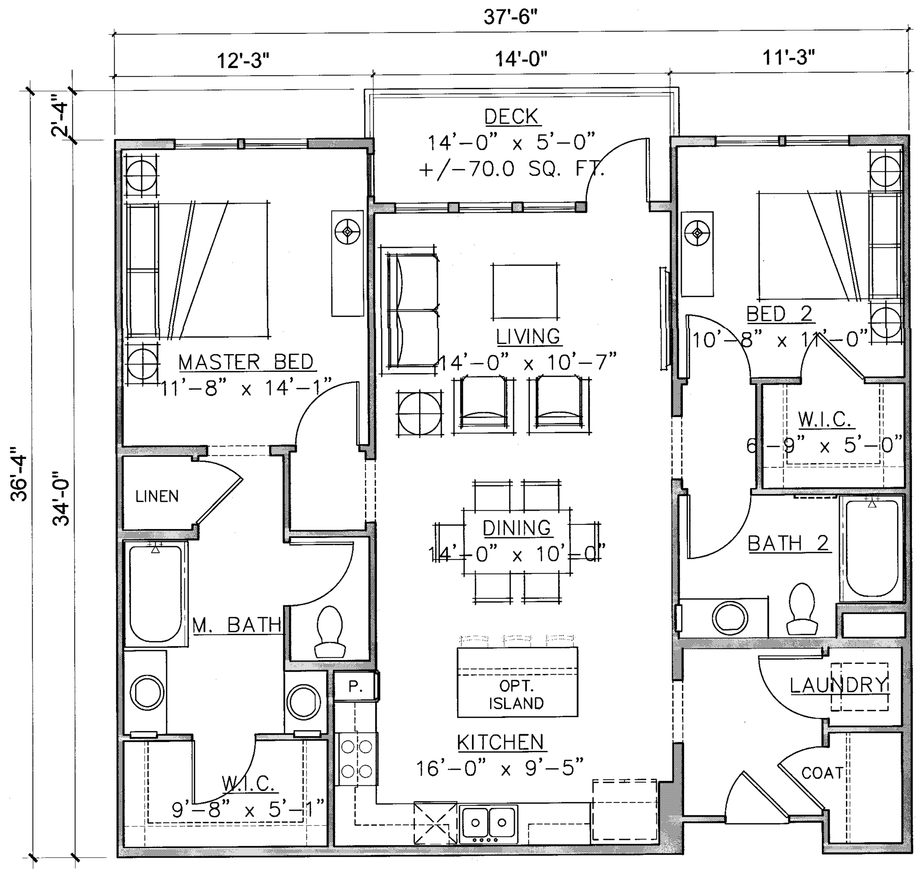
UNIT A1
940 GROSS SQ. FT.
879 NET SQ. FT.



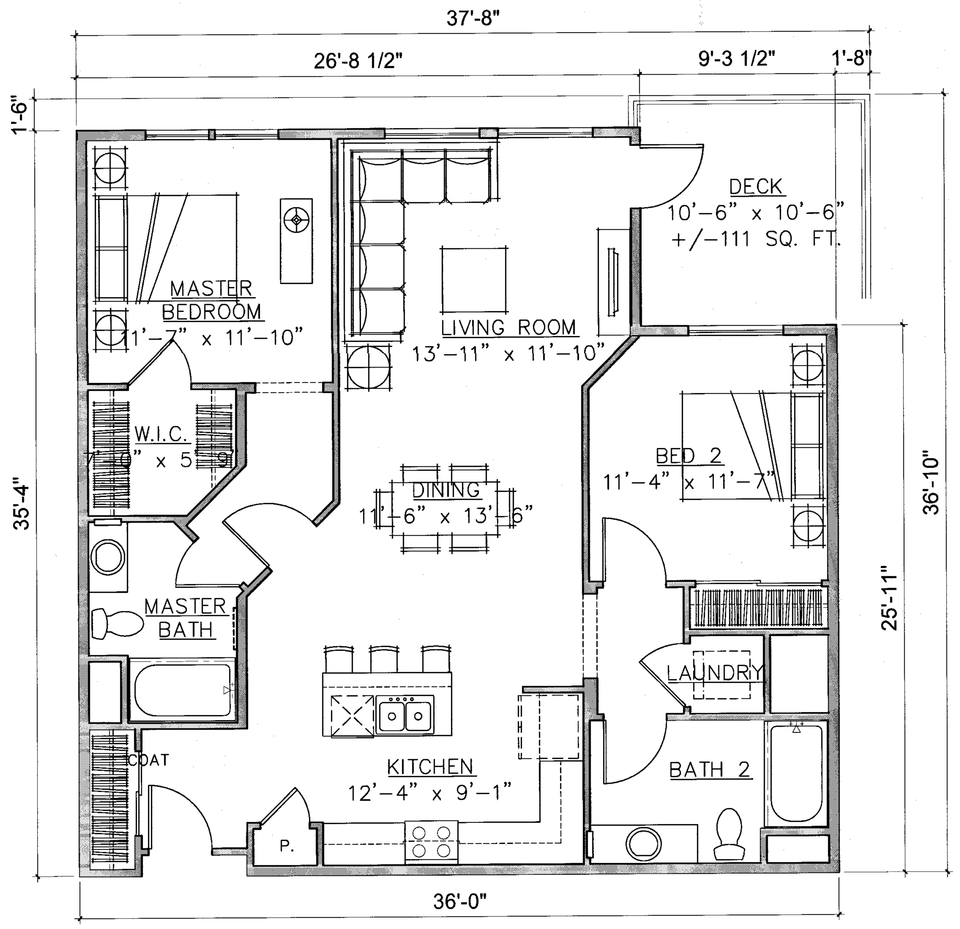
UNIT C1
1470 GROSS SQ. FT.
1396 NET SQ. FT.



UNIT B1
1181 GROSS SQ. FT.
1098 NET SQ. FT.



UNIT B2
1228 GROSS SQ. FT.
1157 NET SQ. FT.



UNIT B3
1180 GROSS SQ. FT.
1091 NET SQ. FT.

UNIT PLANS

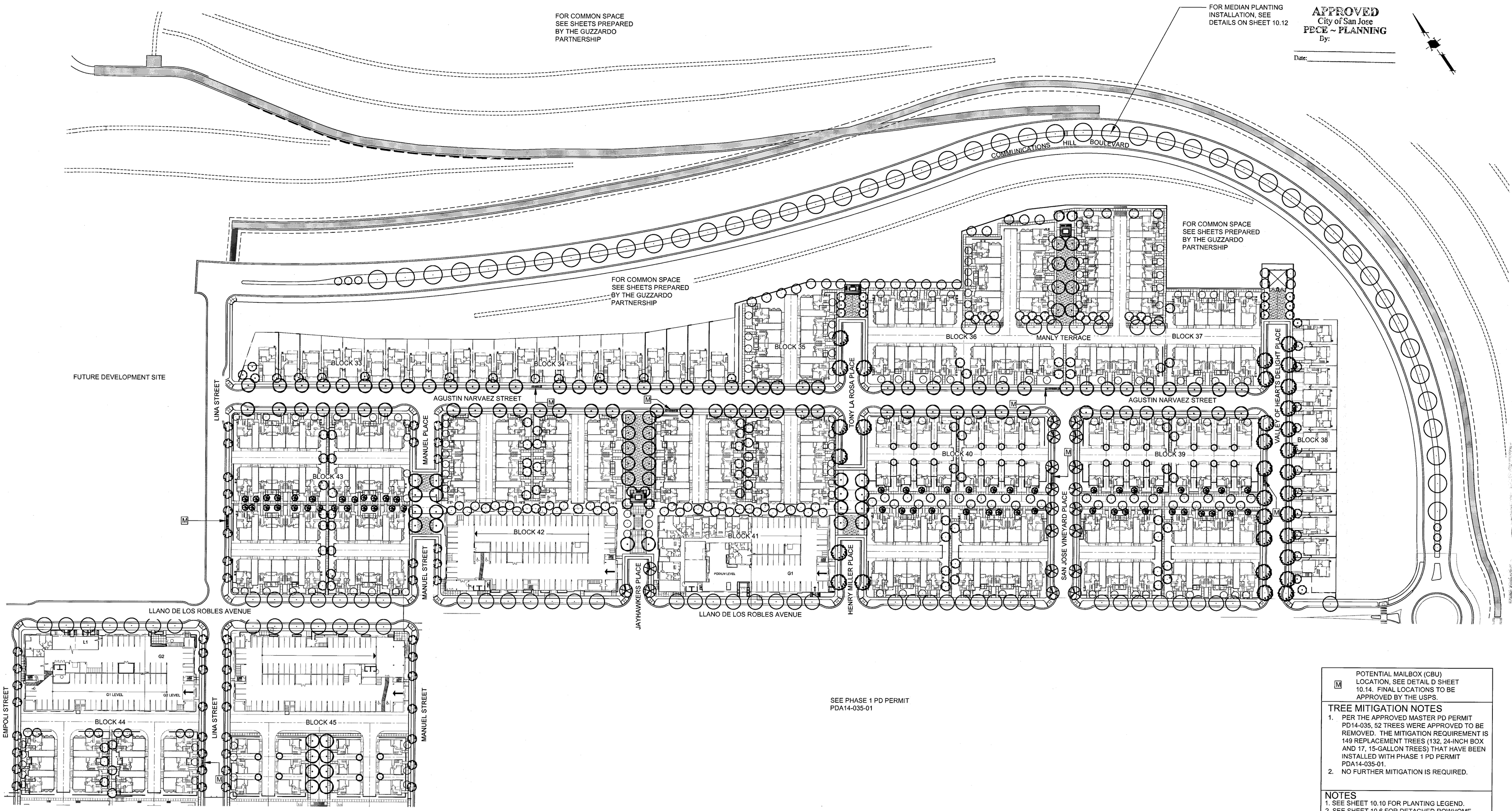
Strangis Properties
DAHLIN group
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
ktgy
HMH
HMHca.com 408.487.2200
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Land Surveying
Stormwater Compliance
KB HOME

PLANNED DEVELOPMENT PERMIT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/15/2016	PER CITY COMMENTS
4	02/03/2016	PER CITY COMMENTS
5	12/09/2015	PER CITY COMMENTS

PROJECT NO:	3636.60
CAD DWG FILE:	0150647_15-1.0.DWG
DESIGNED BY:	Ryan Flautz
DRAWN BY:	
CHECKED BY:	
DATE:	03.15.2016
SCALE:	

15 - 1.0



SEE PHASE 1 PD PERMIT
PDA14-035-01

M POTENTIAL MAILBOX (CBU) LOCATION, SEE DETAIL D SHEET 10.14. 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 HAVE BEEN INSTALLED WITH PHASE 1 PD PERMIT PDA14-035-01.
2. NO FURTHER MITIGATION IS REQUIRED.

NOTES

1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

GRAPHIC SCALE
60 0 30 60 120 240
(In Feet)
1 inch = 60 feet

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/15/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

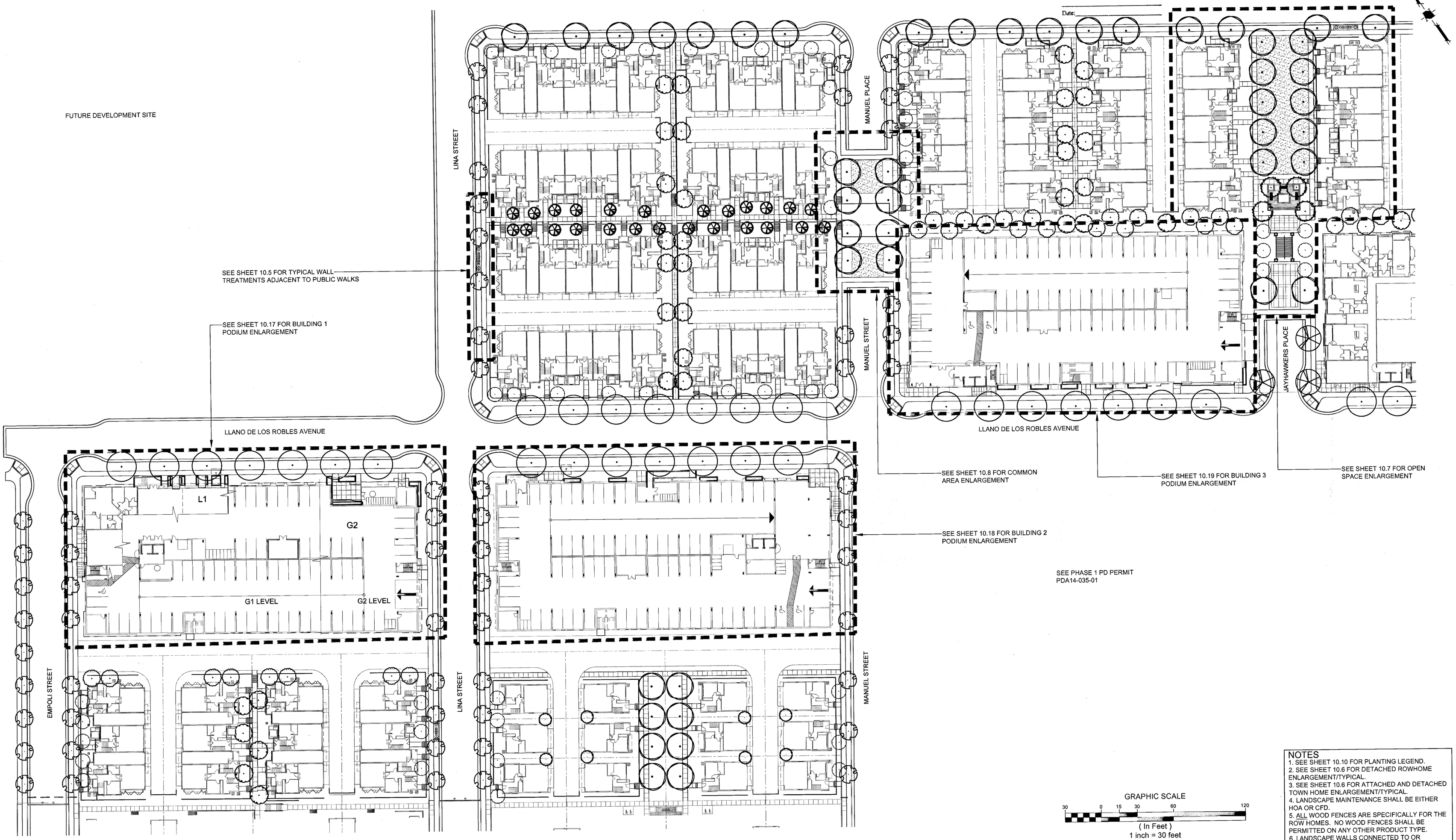
PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=60'

LANDSCAPE PLAN

10.1

COMMUNICATIONS HILL
San Jose, California

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 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

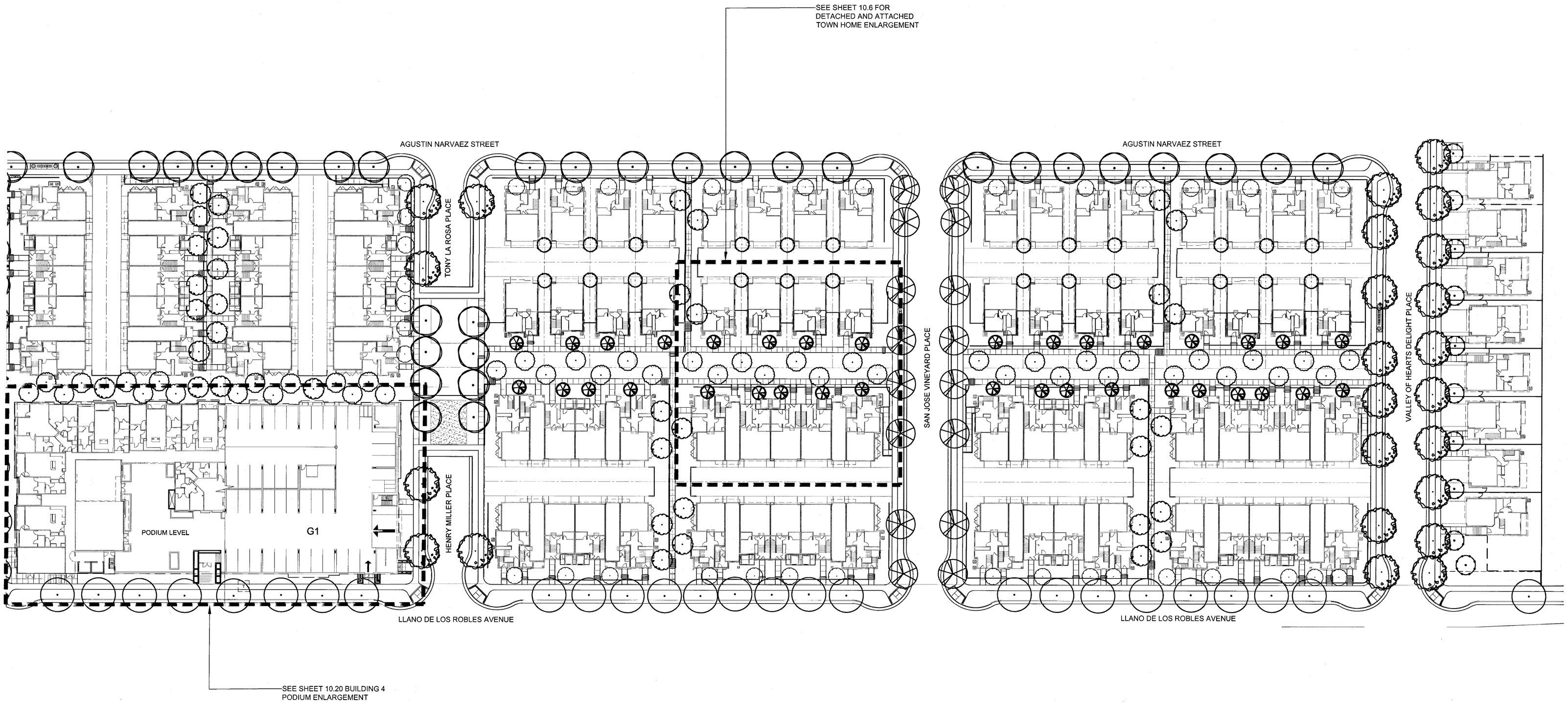
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
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 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3	03/16/16	PER CITY COMMENTS
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

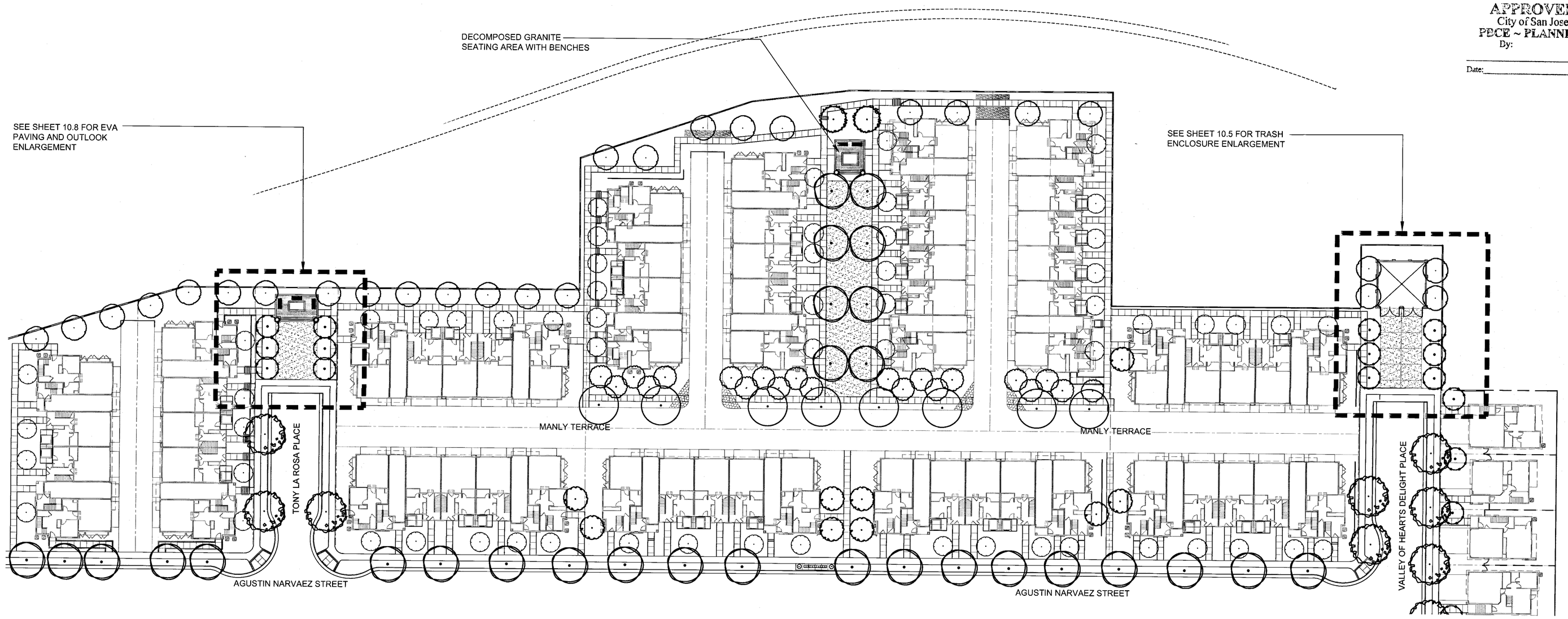
PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=30'

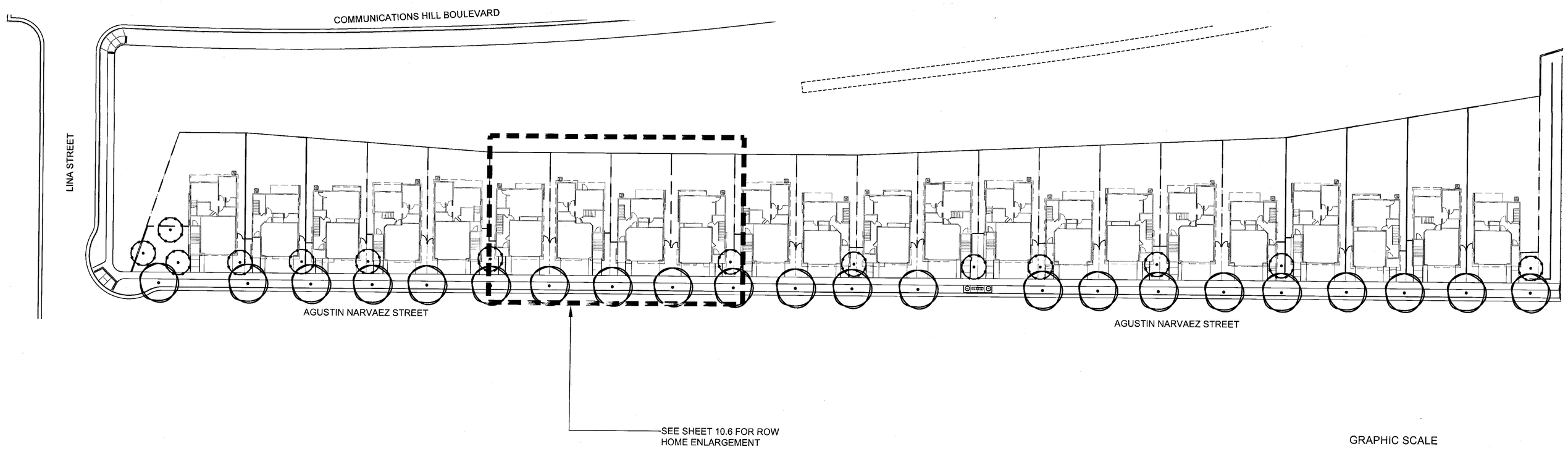
LANDSCAPE PLAN

10.3

COMMUNICATIONS HILL
San Jose, California

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 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

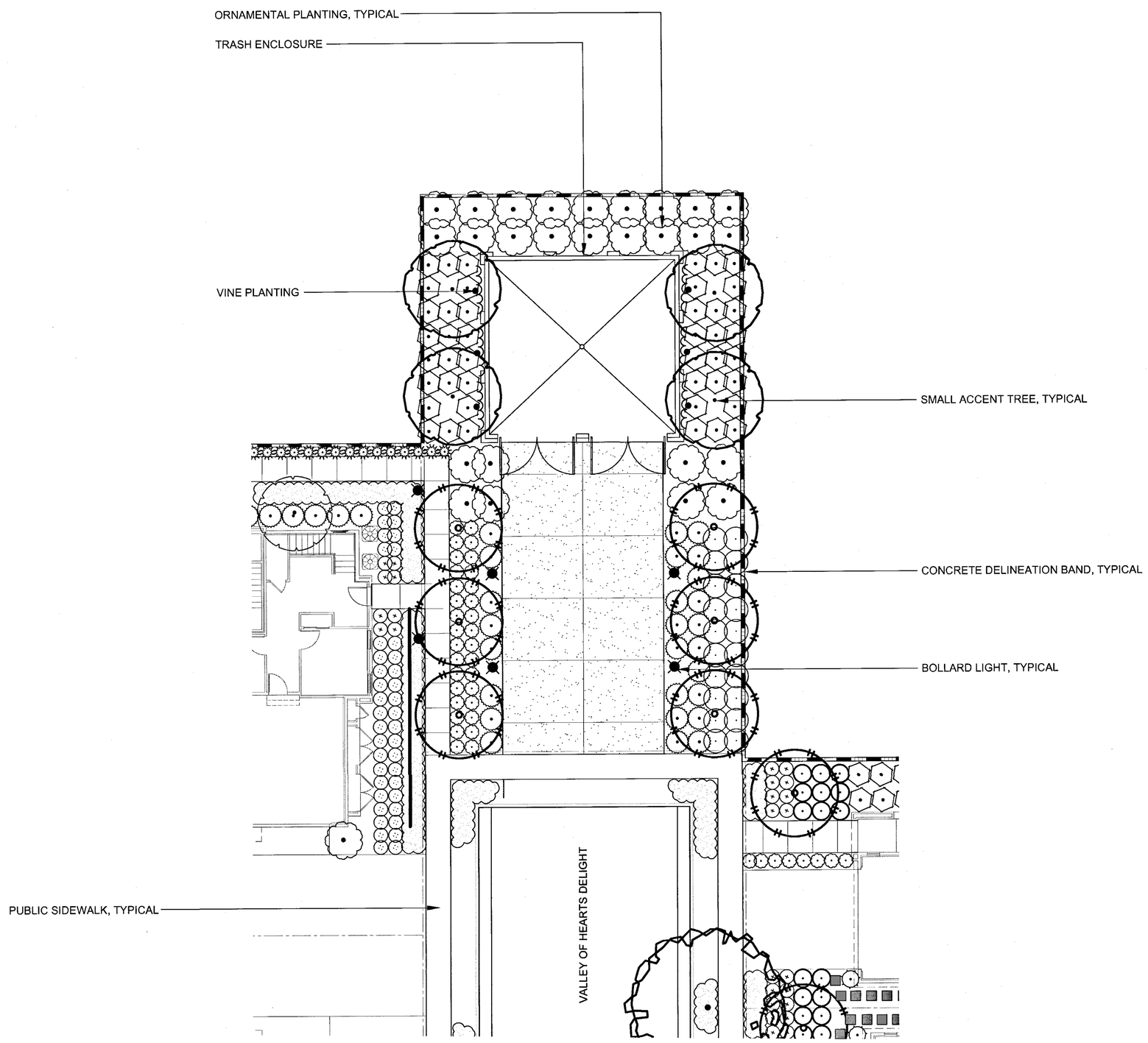
PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=30'

LANDSCAPE PLAN

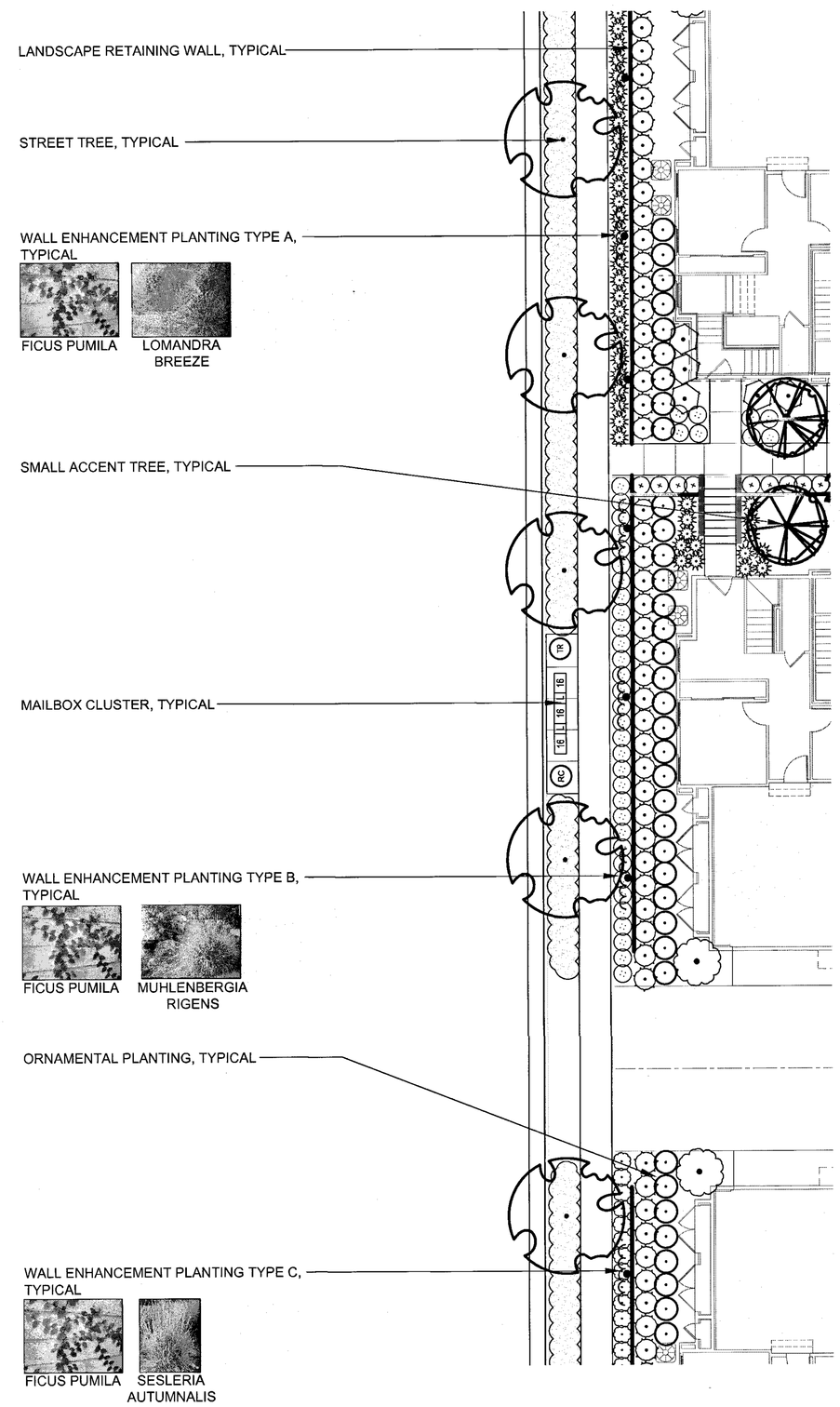
10.4

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



TRASH ENCLOSURE ENLARGEMENT



TYPICAL WALL TREATMENTS ADJACENT TO PUBLIC WALKS

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

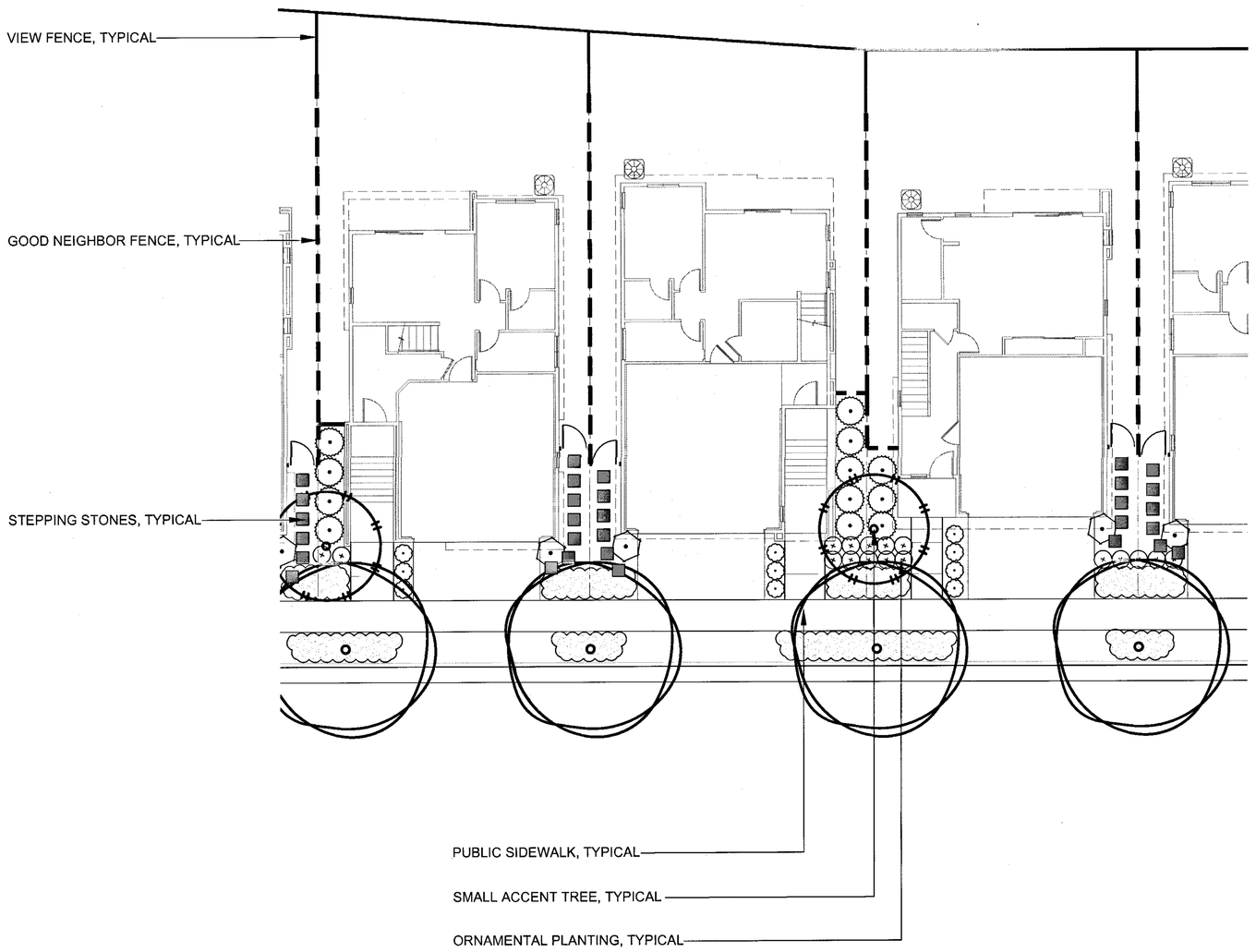
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

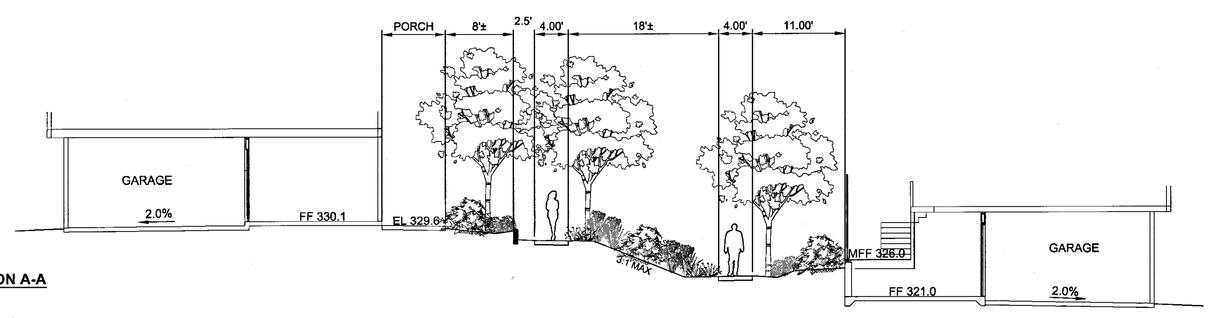
LANDSCAPE ENLARGEMENTS AND TYPICALS

10.5

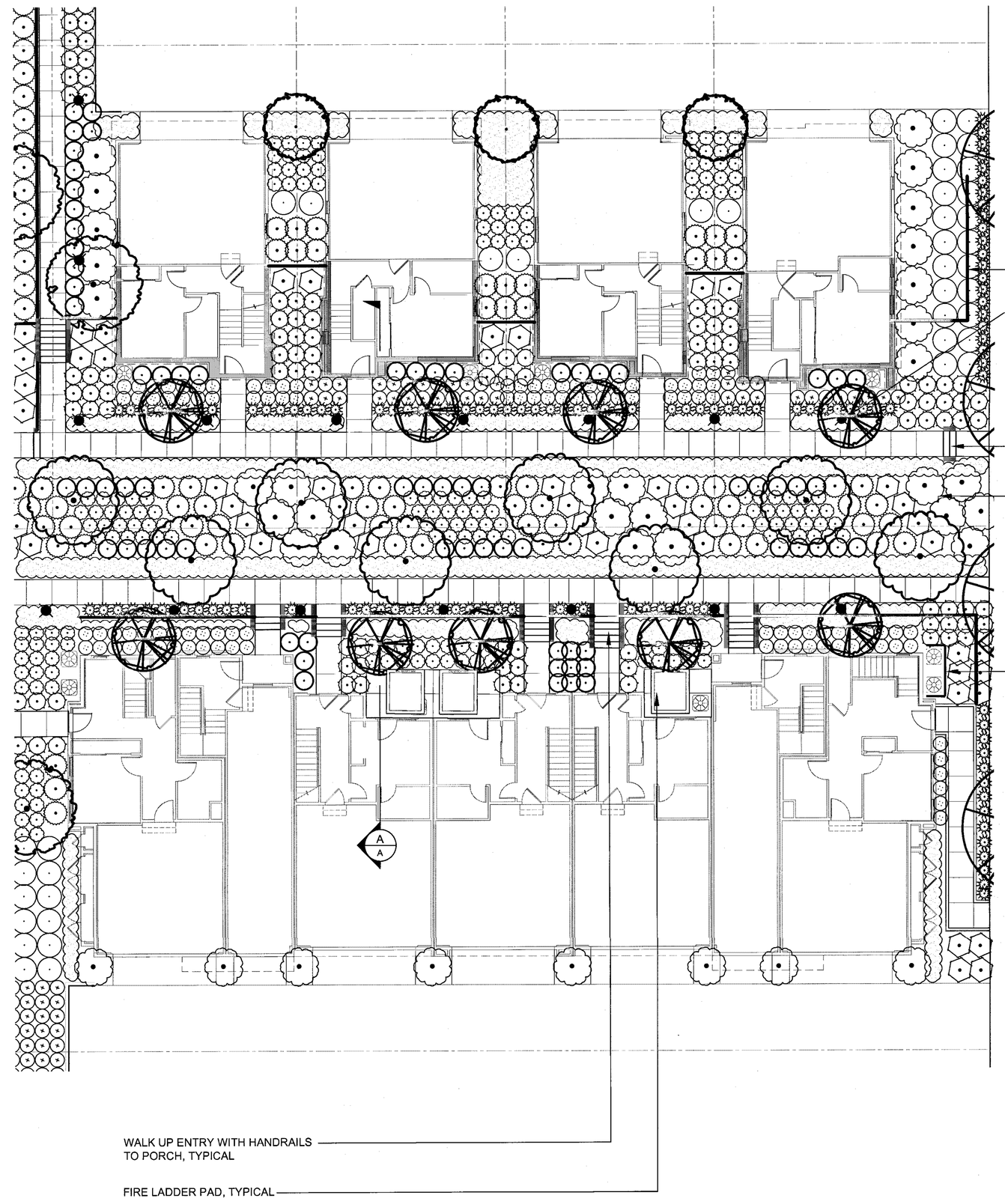
APPROVED
City of San Jose
PBCE ~ PLANNING
By:
Date:



ROW HOME ENLARGEMENT



SECTION A-A



DETACHED AND ATTACHED TOWN HOME ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

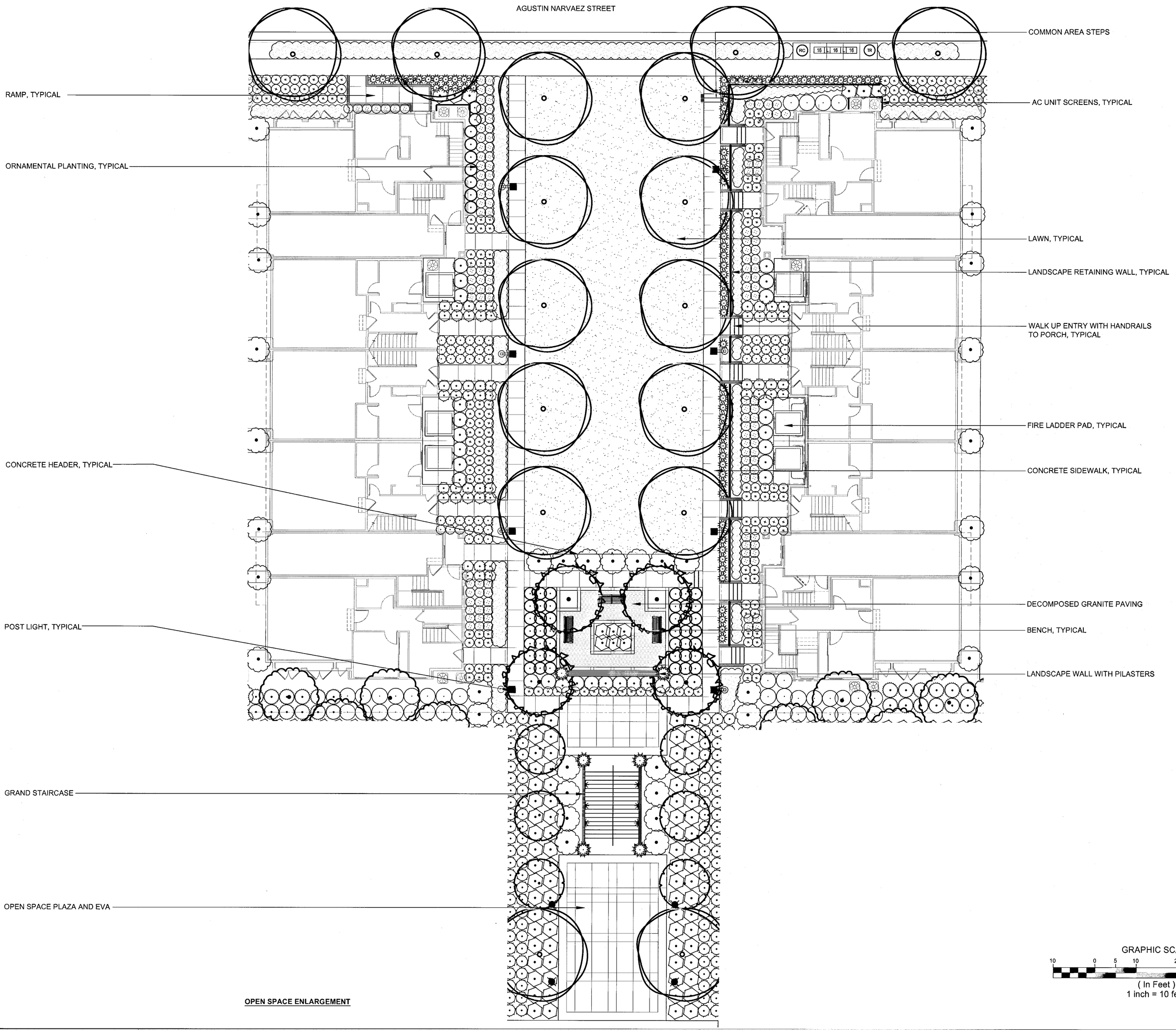
NO	DATE	DESCRIPTION
1		
2		
3	03/16/16	PER CITY COMMENTS
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

LANDSCAPE ENLARGEMENTS AND TYPICALS

10.6

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



OPEN SPACE ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

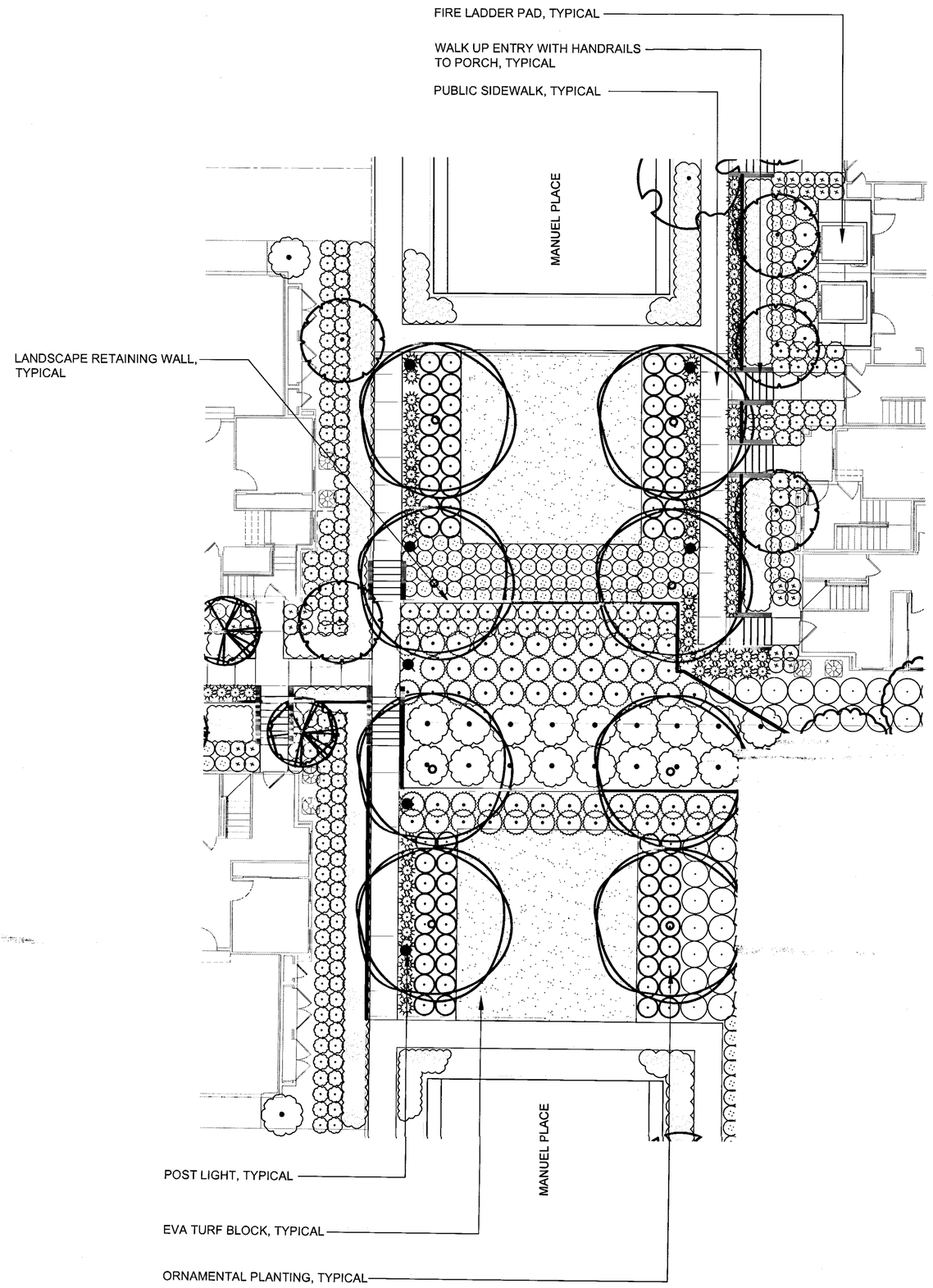
NO	DATE	DESCRIPTION
3	03/16/16	PER CITY COMMENTS
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

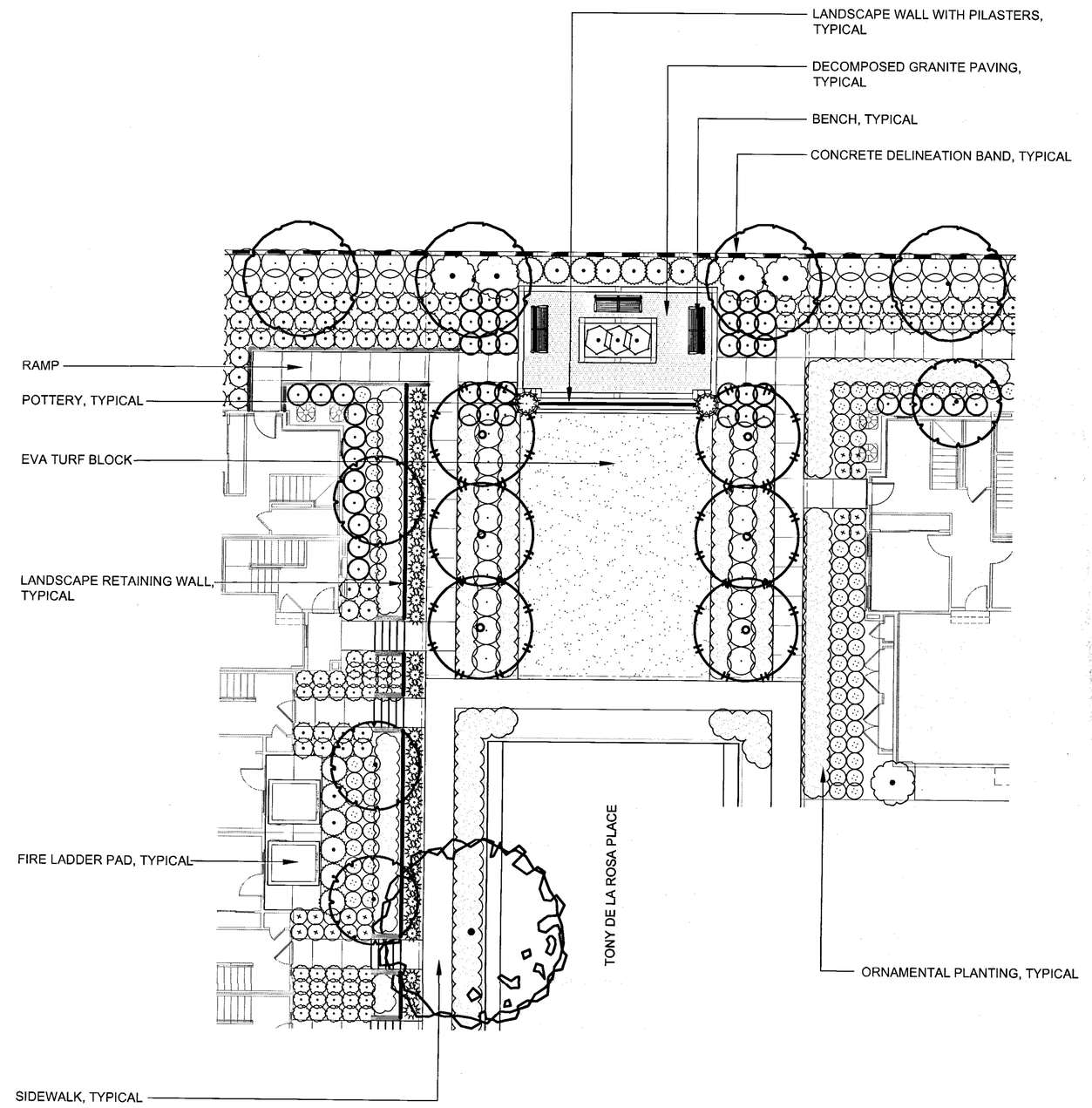
LANDSCAPE ENLARGEMENTS AND TYPICALS

10.7

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



COMMON AREA ENLARGEMENT



EVA PAVING AND OUTLOOK ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

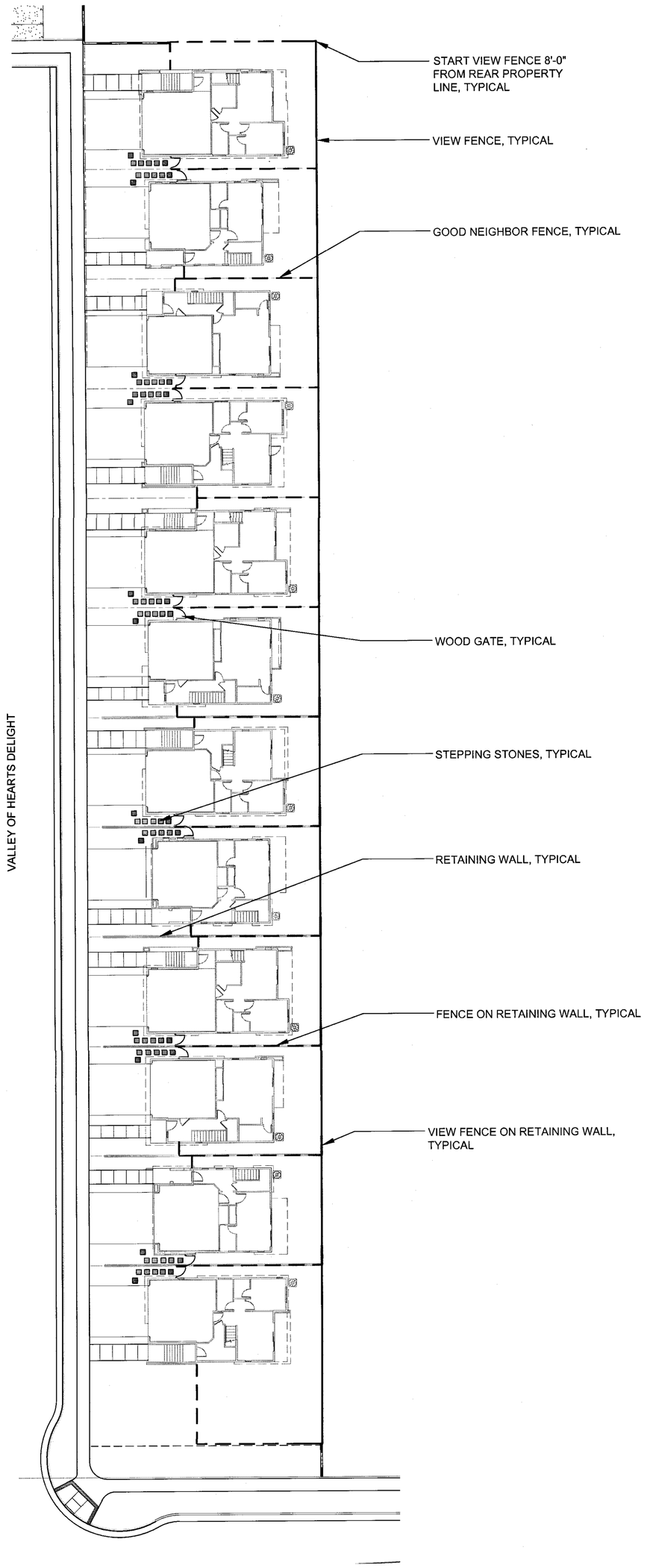
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

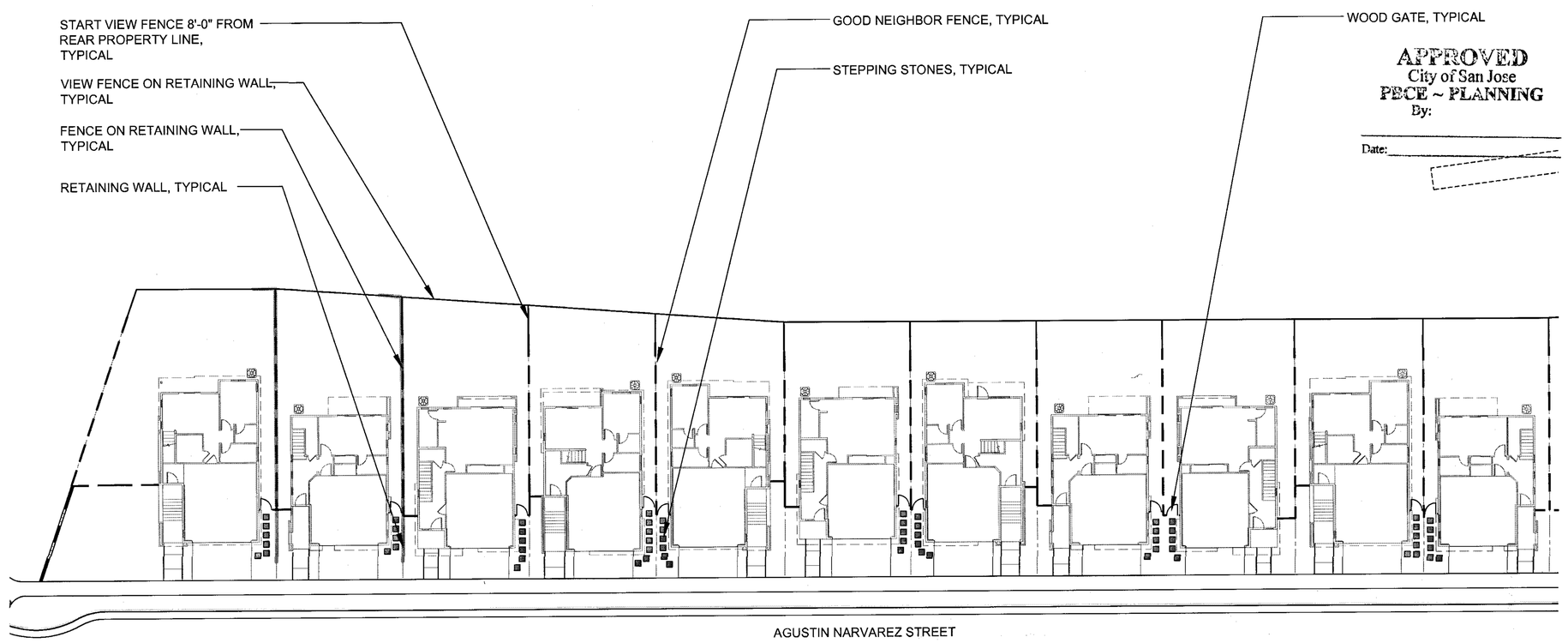
PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

LANDSCAPE ENLARGMENTS AND TYPICALS

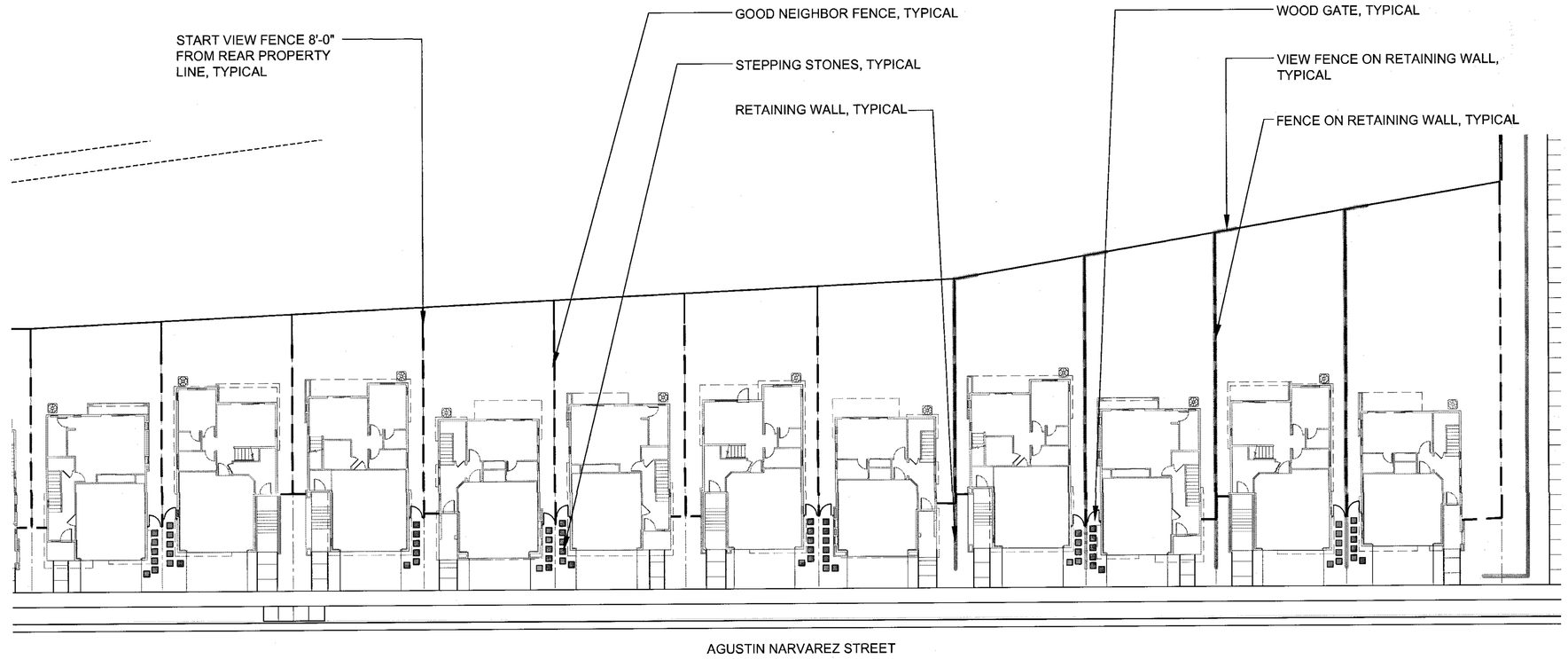
10.8



ROW HOME BLOCK 38 FENCE LAYOUT
SCALE 1"=20'



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



ROW HOME BLOCK 33 AND 34 FENCE LAYOUT
SCALE 1"=20'

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

APPROVED
City of San Jose
PECE ~ PLANNING
By:

Date:

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
TREES					
	ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GALLON	25'X20'	M
	CARPINUS 'FASTIGIATA'	COLUMNAR HORNBEAM	15 GALLON	40'X30'	M
	CERCIS CANADENSIS	WESTERN REDBUD	15 GALLON	30'X35'	M
	GINKGO 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GALLON	50'X30'	L
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	12'X12'	L
	OLEA EUROPA	OLIVE	24" BOX/FIELD GROWN	30'X25'	L
	PISTACIA CHINENSIS	PISTACHE TREE	15 GALLON	35'X35'	L
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	15 GALLON	80'X40'	M
	PODOCARPUS GRACILIOR	FERN PINE	15 GALLON	50'X25'	M
	PRUNUS 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GALLON	20'X15'	M
	PYRUS C. 'ARISTOCRAT'	ARISTOCRAT PEAR	15 GALLON	35'X25'	M
	QUERCUS F. 'FASTIGIATA'	COLUMNAR HUNGARIAN OAK	VARIES	60'X20'	L
	RHAPHIOLEPIS "PATIO TREE FORM"	PATIO TREE HAWTHORN	15 GALLON	25'X10'	L
VINES					
	CLEMATIS ARMANDII	EVERGREEN CLEMATIS	5 GALLON		M
	FICUS PUMILA	CREEPING FIG	5 GALLON		M
	HARDENBERGIA VIOLACEA	PURPLE VINE LILAC	5 GALLON		M
	PANDOREA JASMINOIDES	WHITE BOWER VINE	5 GALLON		M

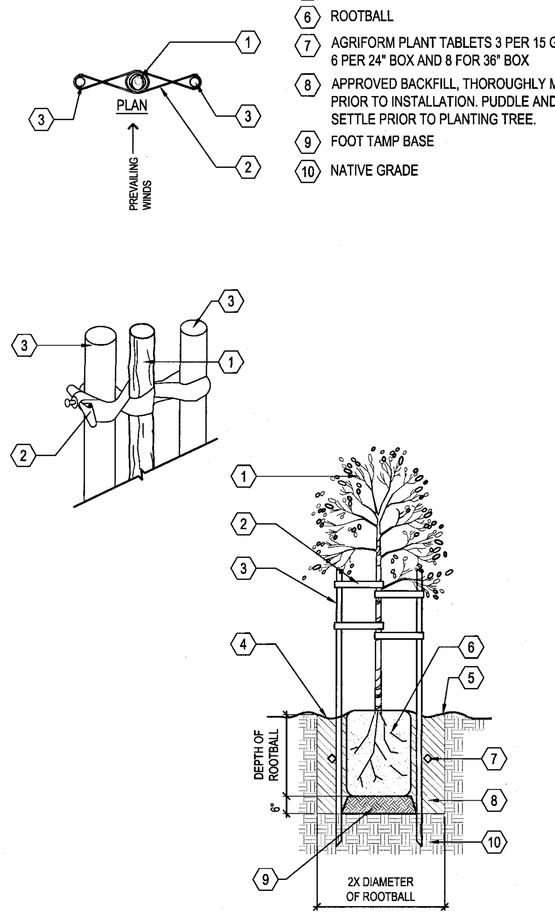
PROPOSED PLANT PALETTE CONTINUED

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS WATER USE
SHRUBS AND GRASSES (LARGE)					
	ARBUTUS UNEDO	STRAWBERRY BUSH	1 GALLON	6'X8'	L
	BUXUS S. 'GREEN BEAUTY'	BOXWOOD	1 GALLON	4'X6'	M
	CAMELLIA SASANQUA NUCCIO'S GEM	WHITE CAMELLIA	1 GALLON	6'X8'	M
	HETEROMELES ARBUTIFOLIA	TOYON	1 GALLON	10'X8'	L
	LIGUSTRUM TEXANUM	PRIVET	1 GALLON	8'X6'	L
SHRUBS AND GRASSES (MEDIUM)					
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	3'X3'	L
	LOROPETALUM C. 'BURGANDY'	CHINESE FRINGE FLOWER	1 GALLON	10'X12'	L
	OSMANTHUS FRAGRANS	SWEET OLIVE	1 GALLON	15'X15'	M
	PHORMIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	1 GALLON	4'X5'	L
	PHORMIUM 'SUNDOWNER'	NEW ZEALAND FLAX	1 GALLON	10'X6'	L
	PRUNUS CAROLIANA 'COMPACTA'	CAROLINA CHERRY LAUREL	1 GALLON	10'X8'	M
	RHAPHIOLEPIS INDICA BALLERINA	INDIAN HAWTHORNE	1 GALLON	3'X4'	L
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORNE	1 GALLON	5'X5'	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	1 GALLON	6'X5'	M
SHRUBS AND GRASSES (SMALL)					
	AGAVE ATTENUATA	FOXTAIL AGAVE	1 GALLON	5'X8'	L
	ANIGOZANTHOS FLAVIDUS 'BIG RED'	BIG RED KANGAROO PAW	1 GALLON	6'X3'	L
	DIANELLA 'CASSA BLUE'	BLUE FLAX LILY	1 GALLON	2', SPREADING	L
	LOMANDRA BREEZE	MAT RUSH	1 GALLON	3'X4'	L
	LOMANDRA NYALLA	MAT RUSH	1 GALLON	4'X4'	L
	MUHLENBERGIA M. RIGENS	DEER GRASS	1 GALLON	5'X6'	L
	PENNISETUM SPATHIOLATUM	SLENDER VELDT GRASS	1 GALLON	2'X2'	L
	RHAMNUS CALIFORNICA	COFFEEBERRY	1 GALLON	8'X8'	L
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	2'X2'	L
GROUNDCOVER					
	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	1 GALLON	3'X12'	L
	CALAMAGROSTIS 'KARL FOERSTER STRICTA'	FEATHER REED GRASS	1 GALLON	3'X3'	L
	CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	2'X2'	L
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GALLON	3'X4'	L
	ERIGERON KARVINSKANUS	SANTA BARBARA DAISY	1 GALLON	2'X5'	L
	HEMEROCALLIS 'STELLA D'ORO'	HYBRID DAY LILY	1 GALLON	1'X1'	L
	LIRIOPE MUSCARI 'VAREIGATA'	LILY TURF	1 GALLON	2'X1'	L
	MYOPORUM 'PUTAH CREEK'	MYOPORUM	1 GALLON	1'X15'	L
	PHORMIUM 'JACK SPRATT'	COMPACT NEW ZEALAND FLAX	1 GALLON	2'X2'	L
	ROSMARINUS OFFICINALIS 'PROSTRATUS'	CARPET ROSEMARY	1 GALLON	2'X8'	L
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	6', SPREADING	L
	LAWN	SOD / SYNTHETIC LAWN / GROUND COVER	-NA-		H / VL / L

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

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.

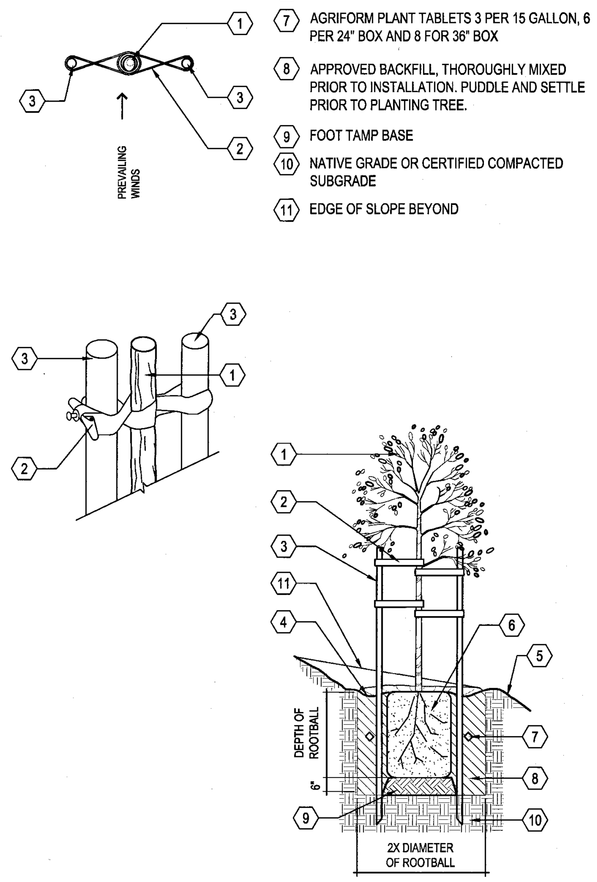
1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH 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:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON, 24" AND 36" 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.

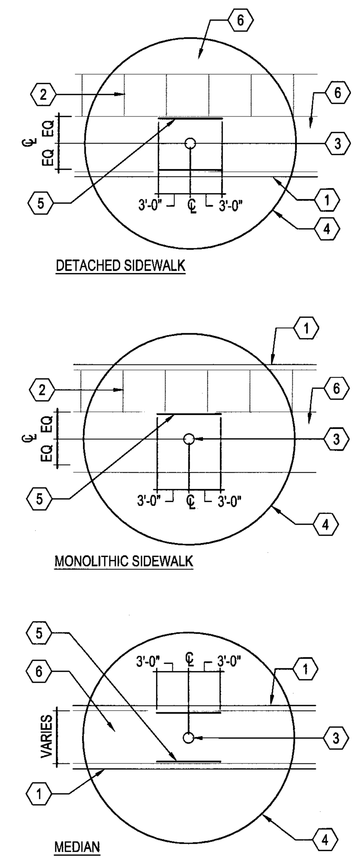
1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH 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 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

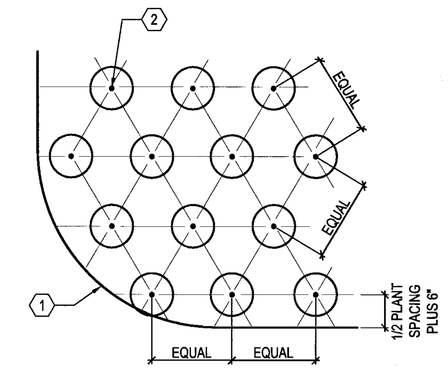
1. CURB
2. SIDEWALK
3. TREE TRUNK
4. TREE CANOPY
5. ROOT BARRIER
6. PLANTING AREA



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.

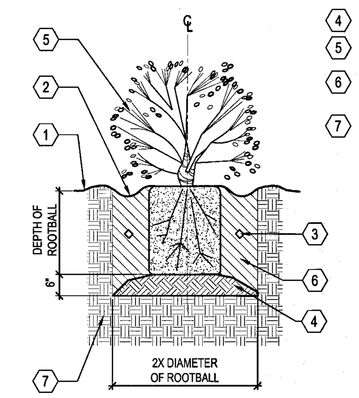
1. EDGE OF PLANTING AREA
2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.



A GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.

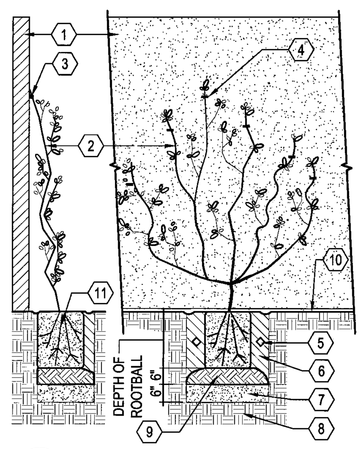
1. FINISHED GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. FOOT TAMP BASE
5. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE



B SHRUB PLANTING
SCALE: NOT TO SCALE

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

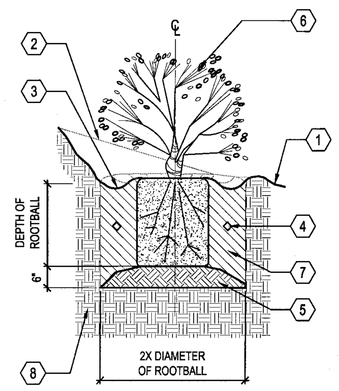
1. FENCE OR WALL
   VINE-SEE PLANTING PLAN FOR SIZE AND TYPE
3. VINE TYING DISCS-EPOXY TO WALL TO SUPPORT PLANT BRANCHING STRUCTURE
4. PLASTIC STAKING TAPE TO TIE BRANCHES TO TYING DISCS
5. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
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.

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 AMENDMENT PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

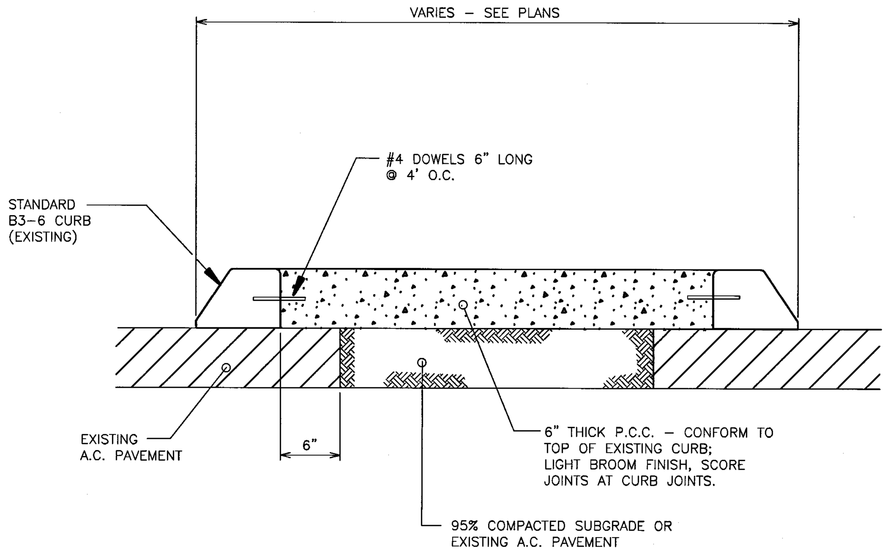
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670CL DETAILS.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	NTS

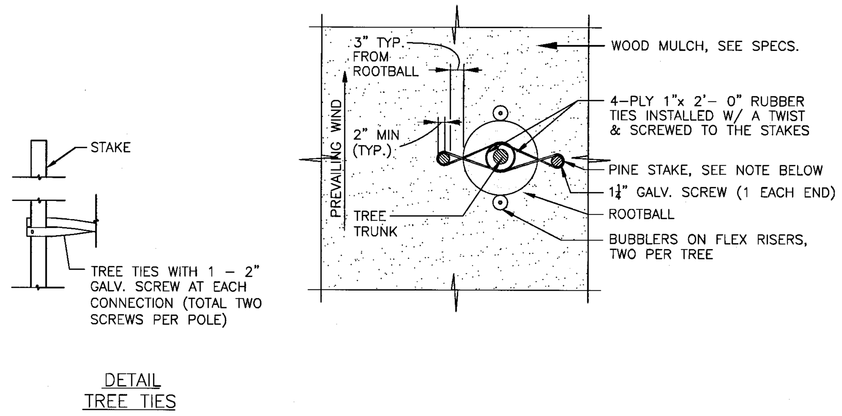
PLANTING DETAILS

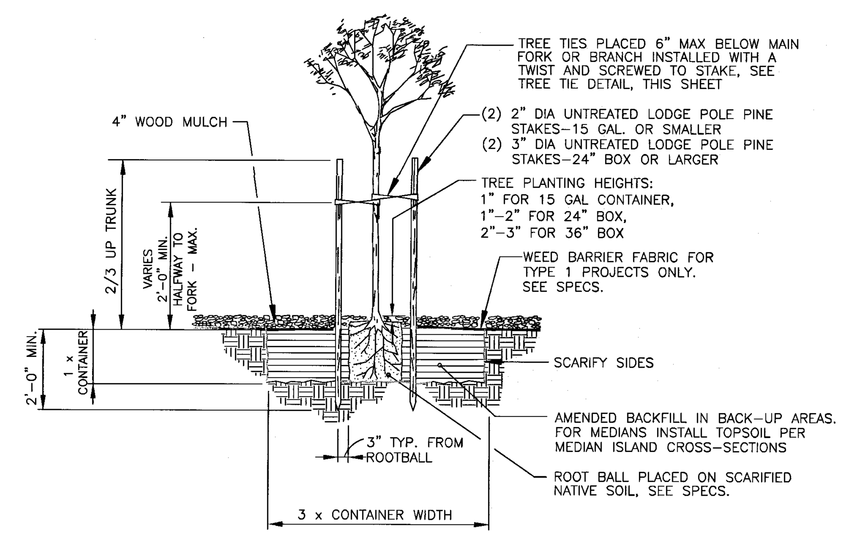
10.11

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



4 P.C.C. PAVING IN MEDIAN ISLAND
N.T.S.



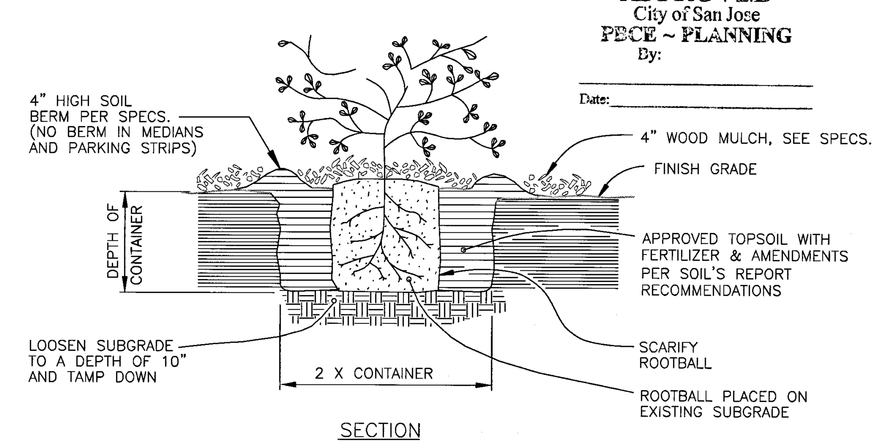


A SECTION FOR MEDIANS AND BACK-UPS
TYPE 1 & 2

NOTES:

1. REFER TO DETAIL 6, SHEET LS3, FOR BUBBLER DETAIL.
2. INSTALL ROOT BARRIER PER SPECIFICATIONS. INSTALL 1/2" MAXIMUM ABOVE FINISH GRADE AND COVER WITH SPECIFIED WOOD MULCH OR DECOMPOSED GRANITE.
3. TREE STAKES & TIES TO BE INSTALLED PERPENDICULAR TO DIRECTION OF PREVAILING WIND
4. THE HEIGHT OF THE STAKES SHALL NOT INTERFERE WITH TREE BRANCHES IN ANY WAY. TRIM THE TOPS OF STAKES AS DIRECTED BY THE ENGINEER.
5. ROOTBALL TO BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, AND KEPT MOIST AS REQUIRED TO ENSURE PLANT HEALTH DURING CONSTRUCTION AND MAINTENANCE PERIODS.

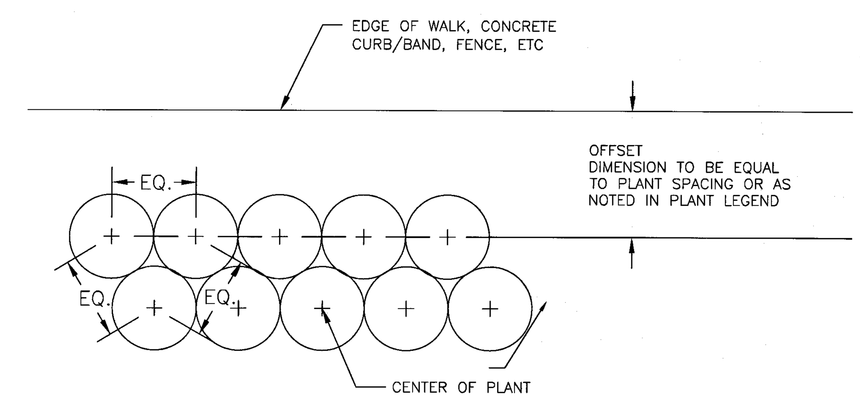
3 TREE PLANTING & STAKING FOR MEDIANS AND BACK-UPS
NOT TO SCALE



NOTE:

1. ROOTBALL TO BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING, AND KEPT MOIST BUT NOT OVER-WATERED DURING CONSTRUCTION AND MAINTENANCE PERIODS.

1 VINE, GROUND COVER AND SHRUB PLANTING WITH WOOD MULCH
NOT TO SCALE



NOTES:

1. SEE PLANTING PLAN SHEETS FOR PLANT SPACING.
2. PLANTING OF TREES AND SHRUBS IS IN A RANDOM PATTERN AND ARE NOT TO BE INSTALLED WITHOUT THE CITY ENGINEER'S AND DISTRICT ARBORIST'S APPROVAL. THE DISTANCE A SHRUB IS TO BE PLANTED FROM A FENCE IS EQUAL TO THE DIAMETER OF THE MATURE PLANT.

2 SHRUB SPACING DETAIL
NOT TO SCALE

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

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.

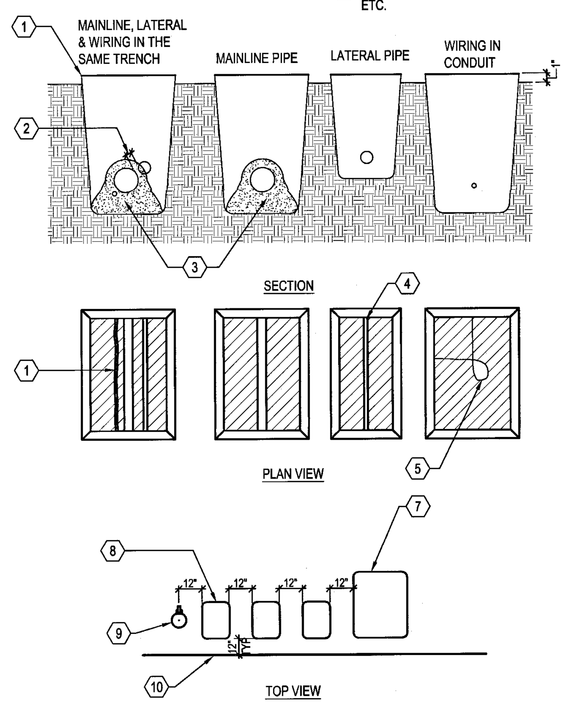
SBWR RECLAIMED WATER NOTES:

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.

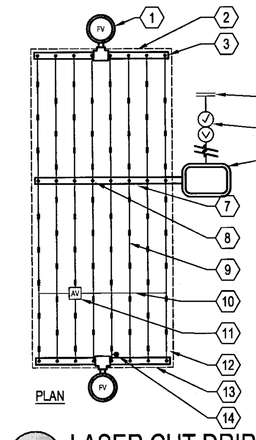
INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN 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

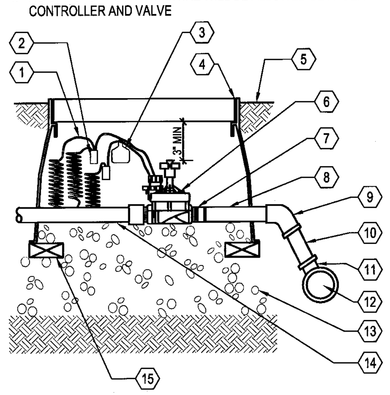
NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.



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

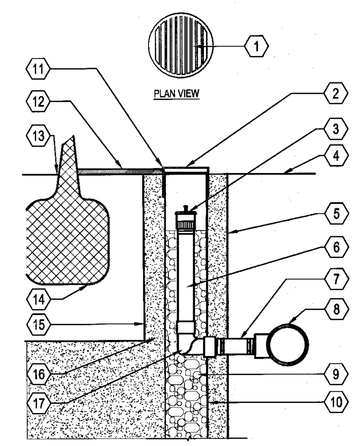
NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL
3. BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
4. NO SPLICES IN CONTROL WIRE WILL BE ALLOWED BETWEEN CONTROLLER AND VALVE



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

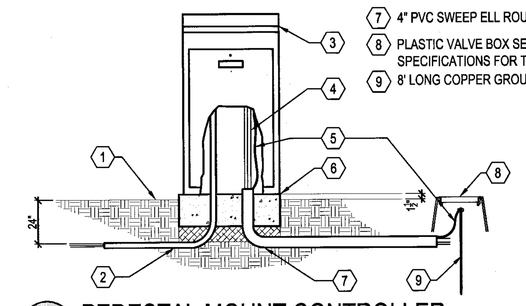
G REMOTE CONTROL VALVE
SCALE: NOT TO SCALE

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.

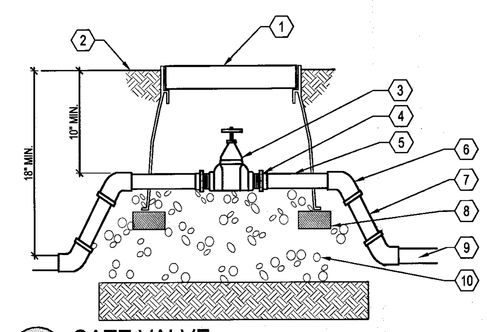


1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER AND ENCLOSURE
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD

A PEDESTAL MOUNT CONTROLLER
SCALE: NOT TO SCALE

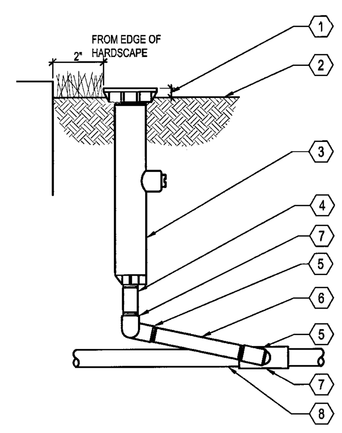
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

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.

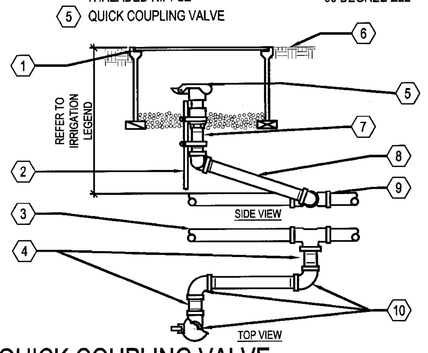


1. 1/2" ABOVE FINISHED GRADE
2. FINISHED GRADE/TOP OF MULCH
3. 6" POP-UP SPRAY SPRINKLER
4. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
5. MARLEX STREET ELL
6. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
7. PVC SCH 40 TEE OR ELL
8. PVC LATERAL PIPE

H 6" POP UP SPRINKLER
SCALE: NOT TO SCALE

NOTE:
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE

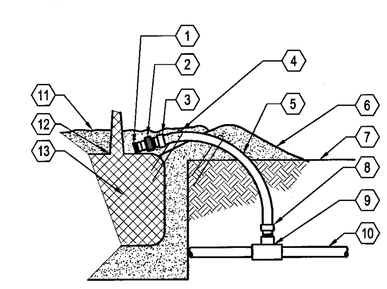
1. ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
2. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV)
3. PVC MAIN LINE
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. QUICK COUPLING VALVE
6. FINISHED GRADE
7. SCHEDULE 80 PVC THREADED NIPPLE
8. 10" 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

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 AMENDMENT PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

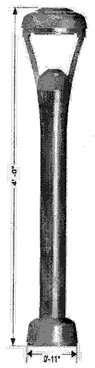
PROJECT NO:	3636.70
CAD DWG FILE:	363670CL DETAILS.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	NTS

HYDROZONE NOTES AND IRRIGATION DETAILS

10.13

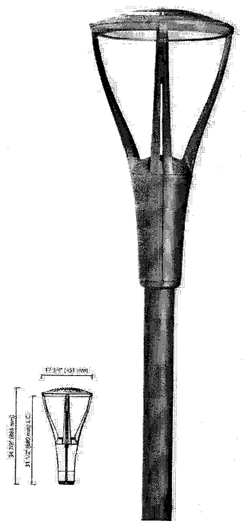
APPROVED
City of San Jose
PBCE ~ PLANNING
By: _____
Date: _____

NOTE:
1. BOLLARD SHALL BE SALANA SL360 , COLOR SHALL BE CHROME, OR APPROVED EQUAL.
2. FINAL SPACING AND LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENT PHASE BY ELECTRICAL ENGINEER.



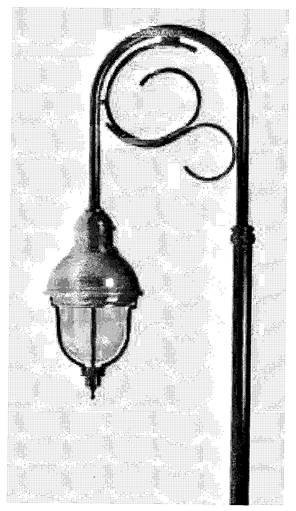
J BOLLARD
N.T.S.

NOTE:
1. FIXTURE TO BE URBANSCAPE LED POST-TOP LUMINAIRE, OR APPROVED EQUAL.
2. COLOR OF FIXTURE TO BE COLOR GRAY.
3. FINAL SPACING AND LOCATIONS TO BE DETERMINED AT CONSTRUCTION DOCUMENT PHASE BY ELECTRICAL ENGINEER.



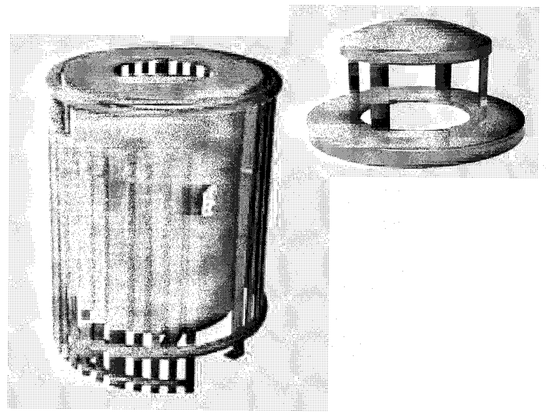
K POST LIGHT
N.T.S.

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.



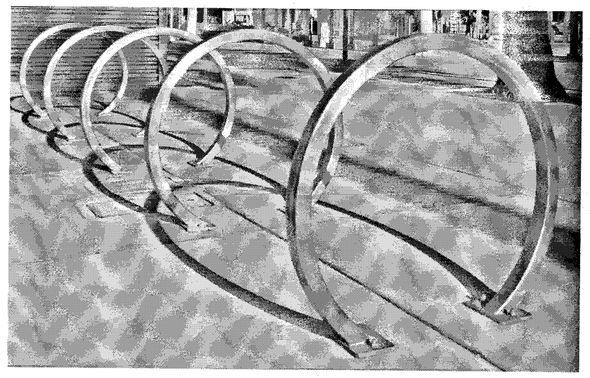
L STREET LIGHT
N.T.S.

NOTE:
1. READING ROUND LITTER RECEPTACLE WITH DOOR WITH ELEVATED LID, COLOR SHALL BE QUICKSILVER OR APPROVED EQUAL (WWW.KEYSTONERIDGEDESIGNS.COM)



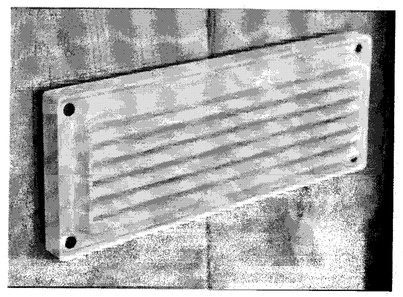
G LITTER RECEPTACLES
N.T.S.

NOTE:
1. CYCLOOPS CIRCULO, COLOR SHALL BE POLISHED STAINLESS STEEL, OR APPROVED EQUAL (WWW.PARKPACIFIC.COM)

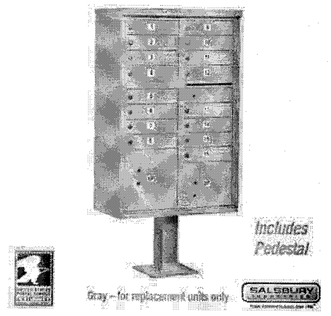


H BIKE RACK
N.T.S.

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.

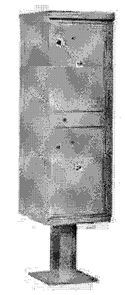


I STEP/WALL LIGHT
N.T.S.



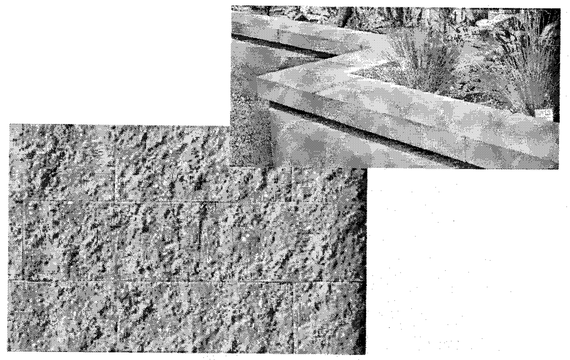
TYPE:
8 A SIZE DOORS - TYPE I
12 A SIZE DOORS - TYPE II
13 A SIZE DOORS - TYPE IV
16 A SIZE DOORS - TYPE III

SALSBURY CBU
SIZE: 31" W X 71.5" H X 18.5" D
COLOR: GRAY
PARCEL LOCKER AS REQUIRED BY USPS.
AVAILABLE FROM MAILBOXES.COM



D MAILBOX (CBU)
SCALE: 1/2"=1'-0"

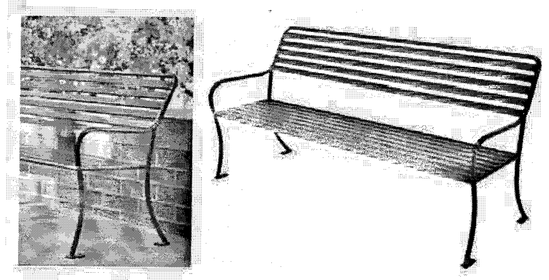
NOTE:
1. COLOR SHALL BE GRAY.
2. FINAL LOCATIONS PER APPROVED GRADING PLAN.
3. WALLCAP SHALL BE PRECAST.



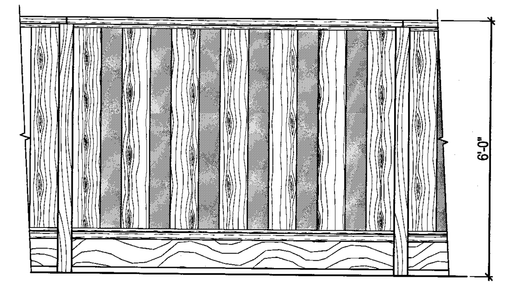
E SPLIT FACE CMU WALL
N.T.S.

NOTE:
1. SIENNA BENCH WITH BACK, COLOR SHALL BE BLACK, OR APPROVED EQUAL (WWW.KEYSTONERIDGEDESIGNS.COM)

KEYSTONE RIDGE DESIGNS

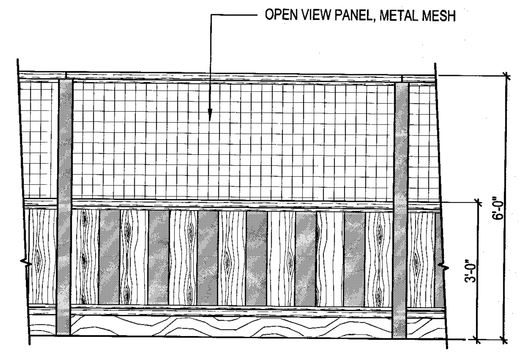


F BENCH
N.T.S.



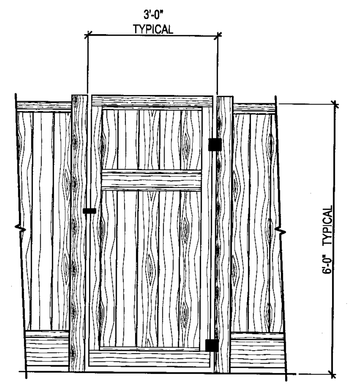
FRONT ELEVATION

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"

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

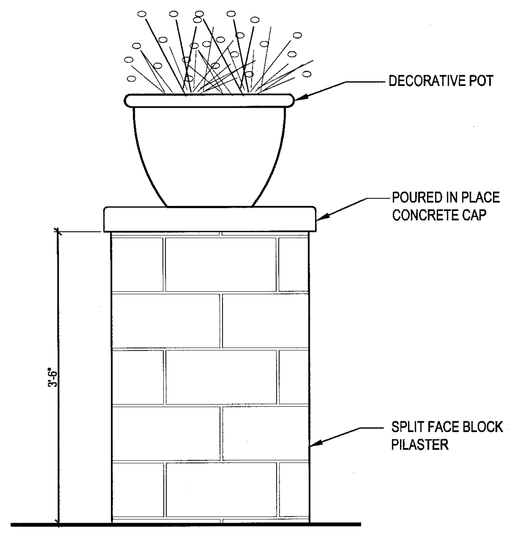
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670CL DETAILS.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	AS NOTED

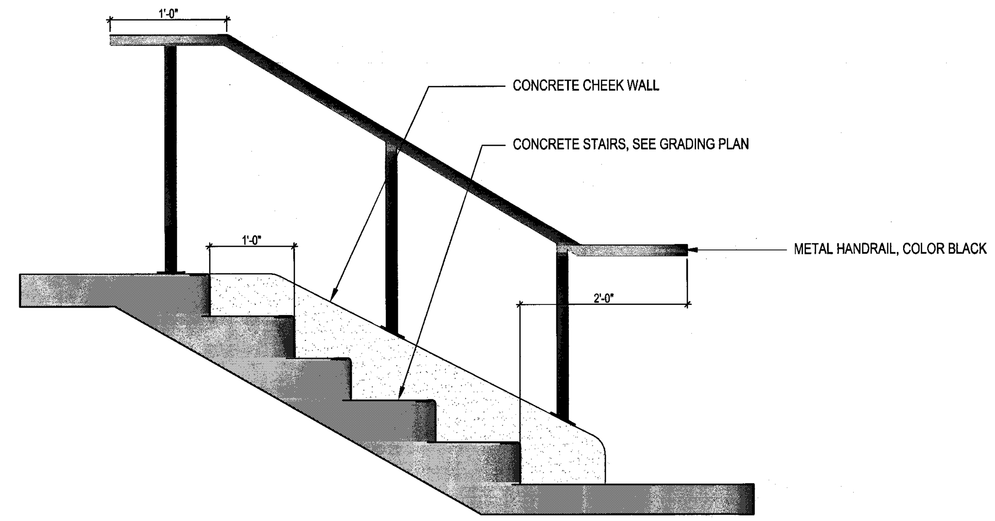
LANDSCAPE DETAILS

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

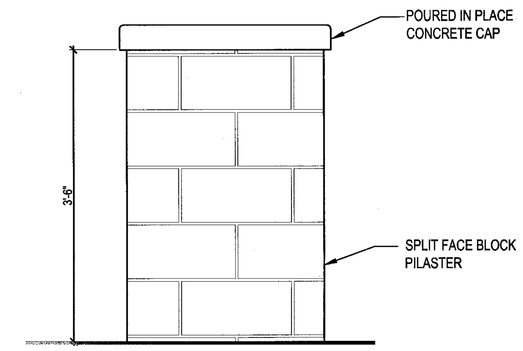
Date:



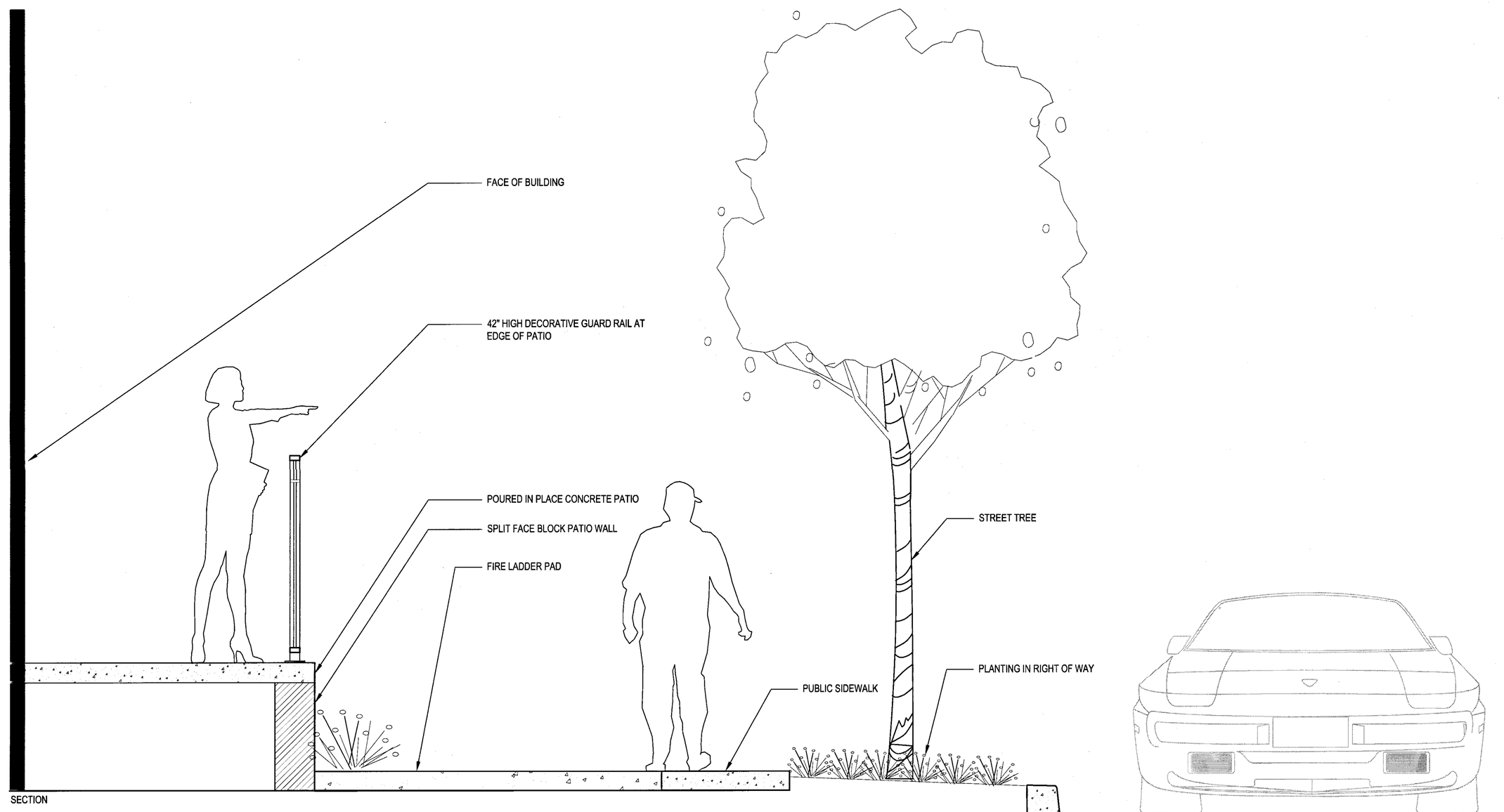
E PILASTER WITH POT
NTS



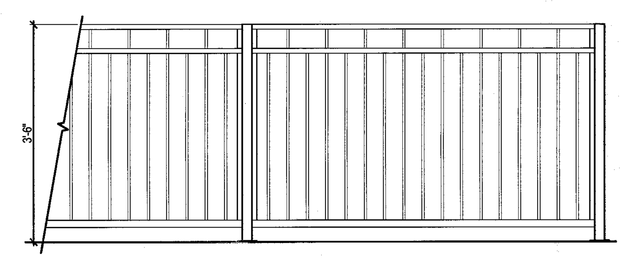
D STAIR CASE WITH HANDRAIL
NTS



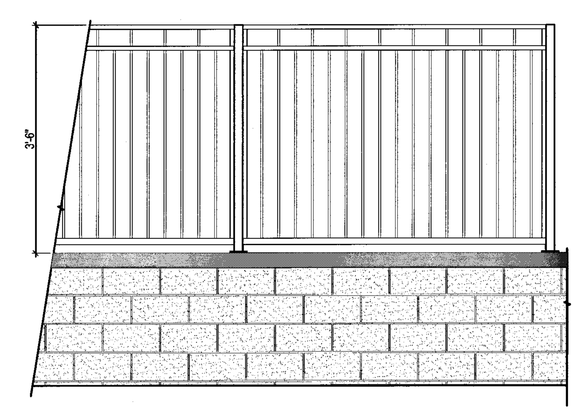
A PILASTER
NTS



F FIRE LADDER PAD AT WRAP AROUND PATIO



B GUARD RAIL
NTS



C GUARD RAIL ON WALL
NTS

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363670CL DETAILS.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	AS NOTED

LANDSCAPE DETAILS

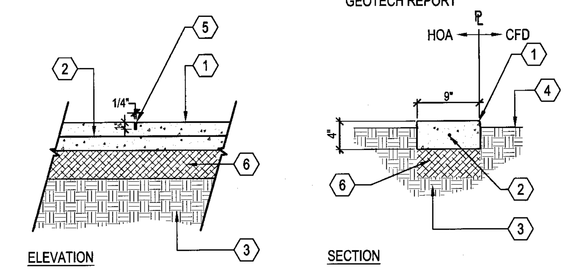
10.15

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

NOTES:
1. CONCRETE HEADER SHALL BE NATURAL COLOR WITH SMOOTH TROWEL FINISH. PITCH TO DRAIN.
2. ALIGN EDGE OF BAND TO PROPERTY LINE TOWARDS HOA SIDE. SEE PLAN FOR LOCATIONS.

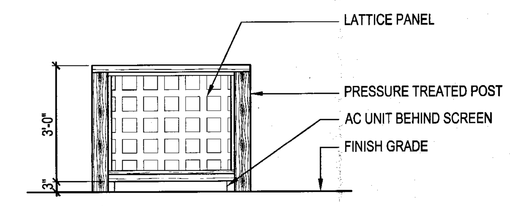
1. CONCRETE BAND, 1/2" RADIUS BOTH SIDES
2. #3 REBAR CONTINUOUS HORIZONTAL
3. COMPACTED SUBGRADE PER GEOTECH REPORT
4. FINISH GRADE
5. TOOLED JOINTS @ 6'-0" O.C.
6. AGGREAGATE BASE ROCK PER GEOTECH REPORT



ELEVATION SECTION

A CONCRETE DELINEATION BAND
SCALE: 1"=1'-0"

NOTES:
1. AC UNIT SCREEN FENCE SHALL BE ON ALL UNITS VISIBLE FROM PUBLIC RIGHT OF WAY.

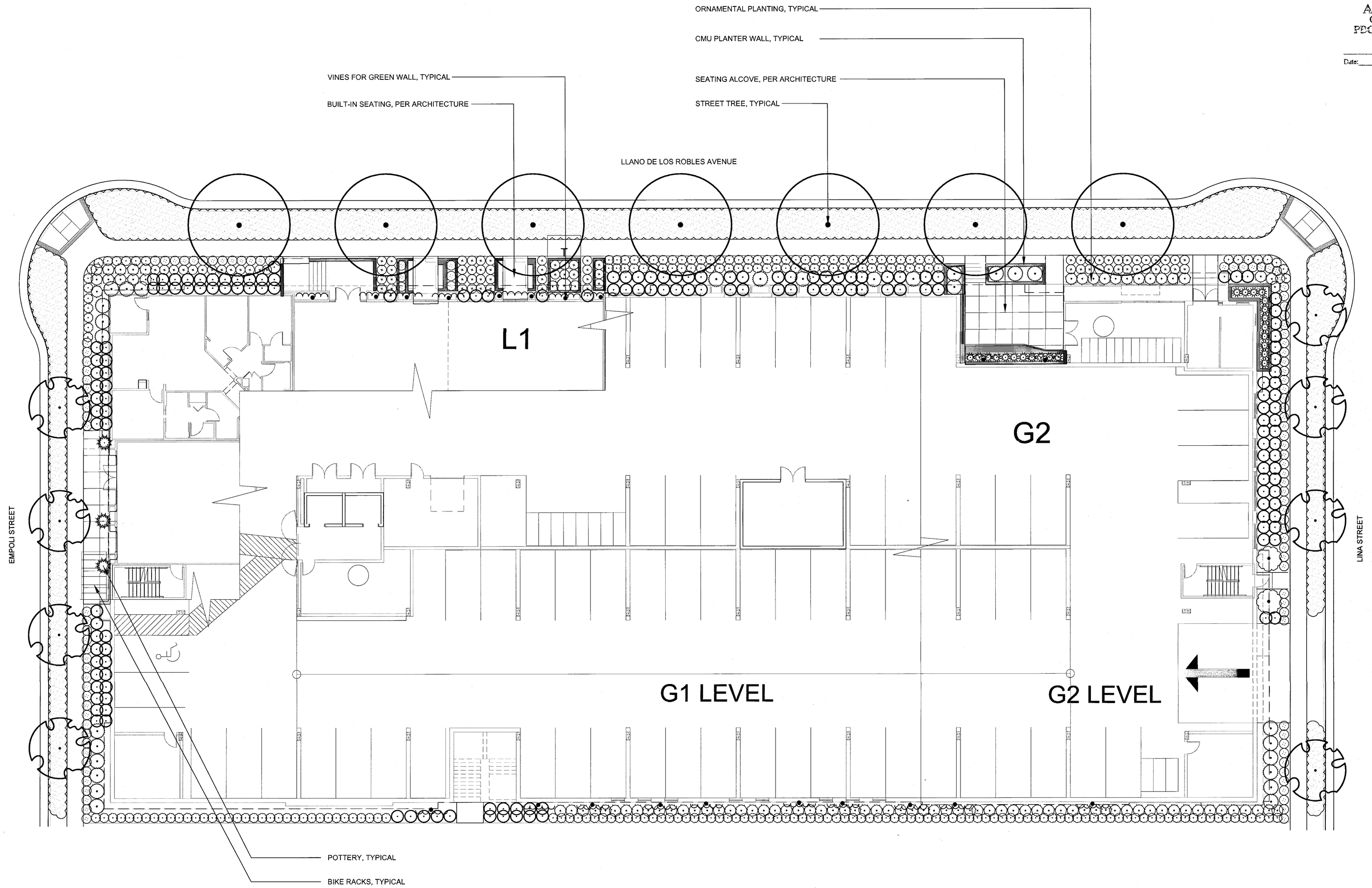


FRONT ELEVATION

B AC UNIT SCREEN FENCE
SCALE: 1/2"=1'-0"

COMMUNICATIONS HILL
San Jose, California

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



LOT 44 BUILDING 1 PODIUM ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

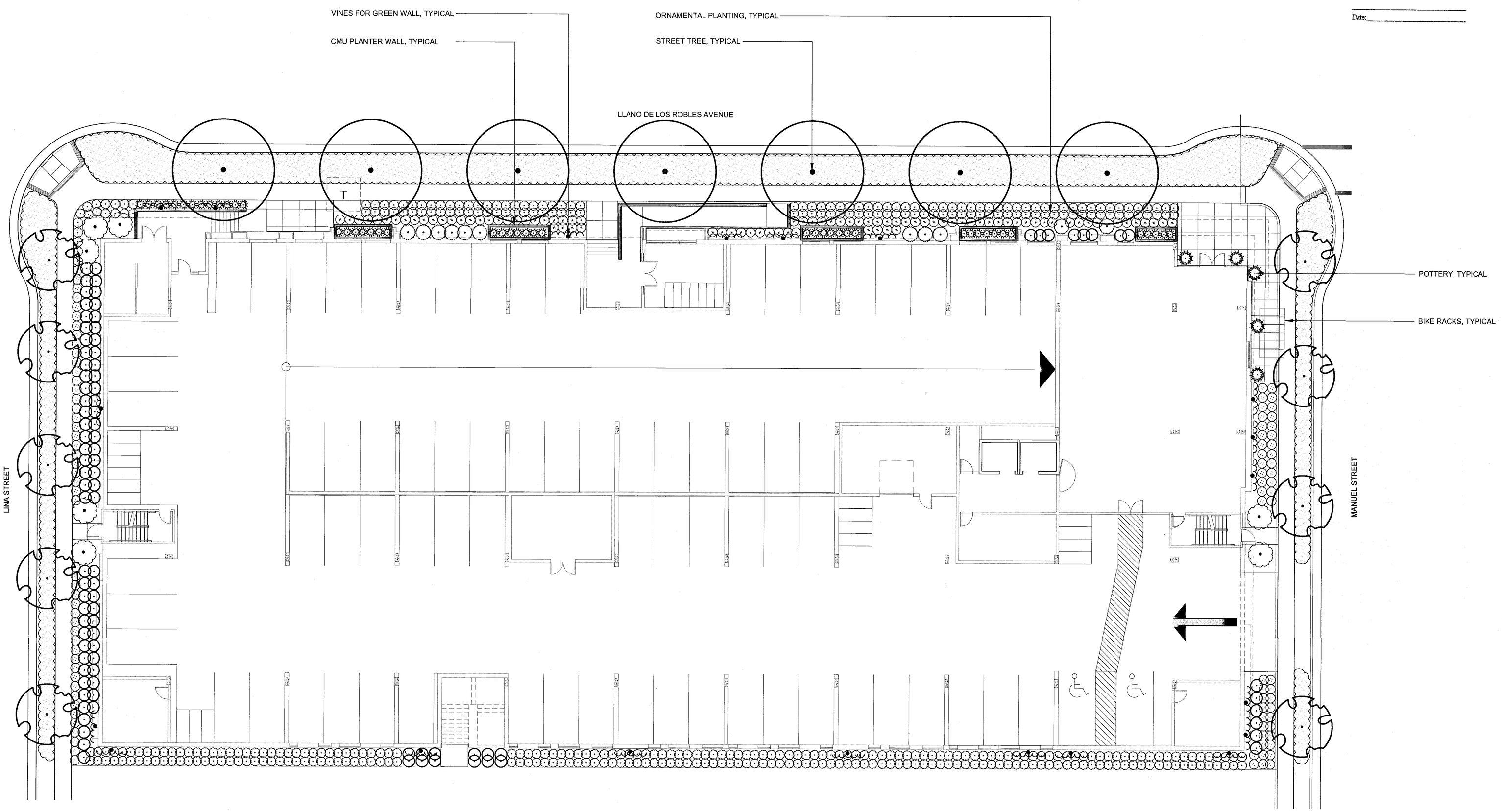
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3638.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

PODIUM LANDSCAPE ENLARGEMENTS

10.17

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



LOT 45 BUILDING 2 PODIUM ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

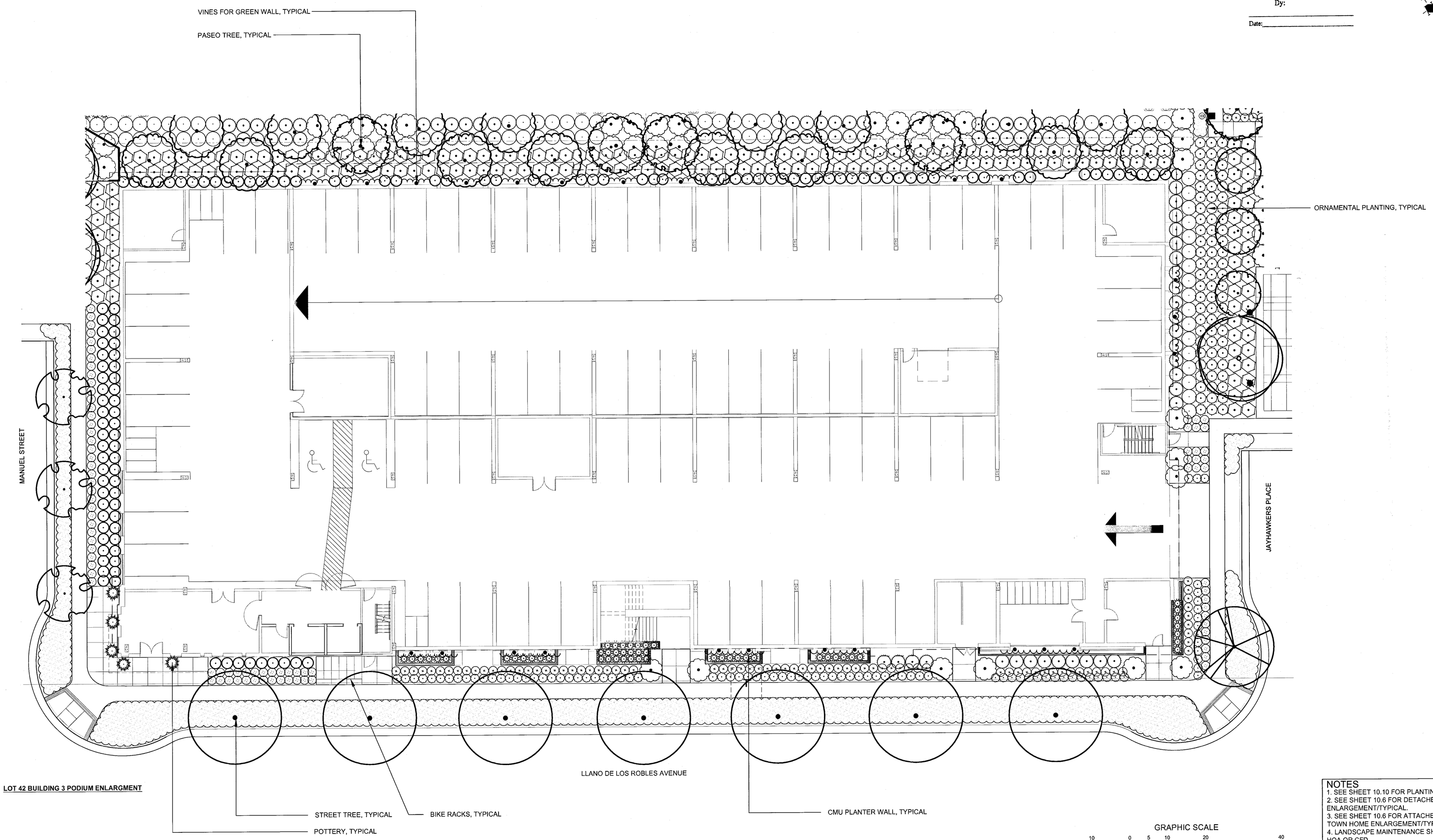
NO	DATE	DESCRIPTION
4		
3		
2	03/16/16	PER CITY COMMENTS
1	03/16/16	PER CITY COMMENTS
0	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

PODIUM LANDSCAPE ENLARGEMENTS

10.18

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



LOT 42 BUILDING 3 PODIUM ENLARGMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

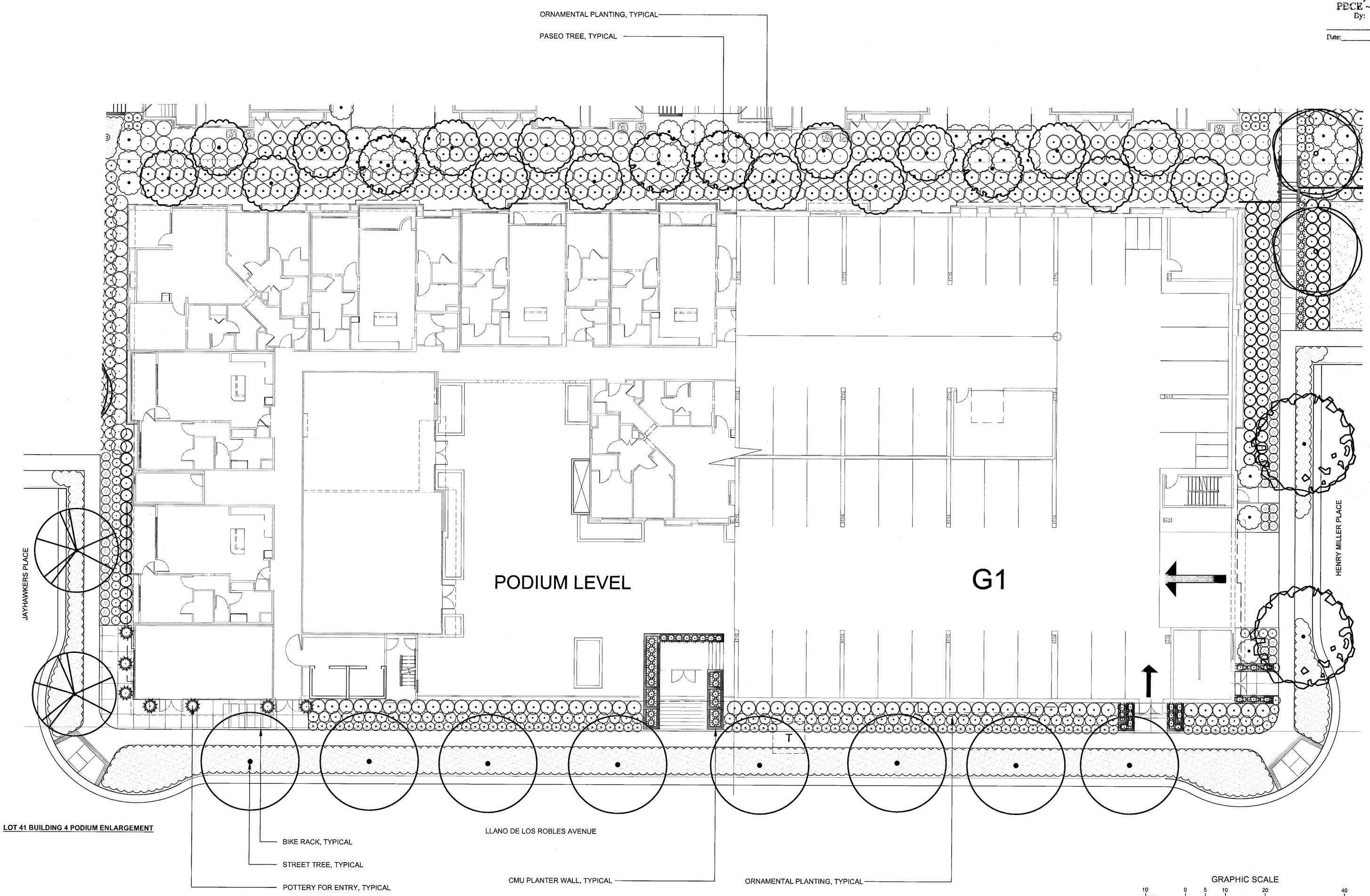
NO	DATE	DESCRIPTION
3		
2		
1	03/16/16	PER CITY COMMENTS
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

PODIUM LANDSCAPE ENLARGEMENTS

10.19

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



LOT 41 BUILDING 4 PODIUM ENLARGEMENT

GRAPHIC SCALE
10 0 5 10 20 40
(In Feet)
1 inch = 10 feet

NOTES
1. SEE SHEET 10.10 FOR PLANTING LEGEND.
2. SEE SHEET 10.6 FOR DETACHED ROWHOME ENLARGEMENT/TYPICAL.
3. SEE SHEET 10.6 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.
6. LANDSCAPE WALLS CONNECTED TO OR DIRECTLY ADJACENT TO PODIUM BUILDINGS SHALL MATCH IN COLOR AND TEXTURE TO THE PODIUM CMU WALLS.

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 AMENDMENT PDA14-035-03

COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
△		
△		
3	03/16/16	PER CITY COMMENTS
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	363674CL.DWG
DESIGNED BY:	CC
DRAWN BY:	CC
CHECKED BY:	BG
DATE:	OCTOBER 2, 2015
SCALE:	1"=10'

PODIUM LANDSCAPE ENLARGEMENTS

10.20

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 20' 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 2/L11.18 for owner review prior to construction.

LAYOUT LEGEND

- Shrubs / Ground Cover
- Pedestrian Concrete
- X — Detail Number; L-X — Sheet Number
- Limit of Work Line
- Center Line
- 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
- Trash Receptacle. See Color and Finish Schedule

EJ	Expansion Joint
S.A.D.	See Architect's Drawings
S.C.D.	See Civil Engineer's Drawings
S.E.D.	See Electrical Engineer's Drawings
S.M.D.	See Mechanical Engineer's Drawings
S.P.D.	See Plumbing Engineer's Drawings
S.S.D.	See Structural Engineer's Drawings
S.C.F.S.	See Color and Finish Schedule

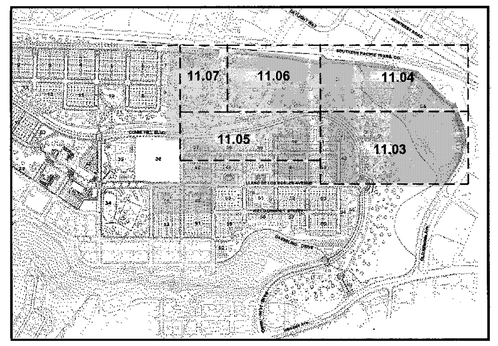
FINE GRADING NOTES

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



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

COLOR AND FINISH SCHEDULE

PEDESTRIAN CONCRETE PAVING – *All colors to be: DAVIS COLORS
Type 1 Natural gray concrete with light broom finish. Sweep perpendicular to path of travel.

TRASH RECEPTACLES/ASH URNS
Trash Receptacle — Reading Round Litter Receptacle, color Black. Available from Keystone Ridge Designs, www.keystoneridgedesigns.com. Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price.

BENCH
Sienna Bench with Back, color Black. Available from Keystone Ridge Designs, www.keystoneridgedesigns.com. Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price.

LIGHTING
PEDESTRIAN SCALE POLE LIGHT Urbanscape LED MPTCCR by Phillips Lumec, Pole and fixture to be black. Available from Urbanscape, (T) 800.368.1366. Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price.

SHEET INDEX

11.01 General Notes and Legends
11.02 Planting Notes and Legends
11.03 Landscape Plan
11.04 Landscape Plan
11.05 Landscape Plan
11.06 Landscape Plan
11.07 Landscape Plan
11.08 Irrigation Zone Diagram
11.09 Irrigation Zone Diagram
11.10 Irrigation Zone Diagram
11.11 Irrigation Zone Diagram
11.12 Irrigation Zone Diagram
11.13 Landscape Construction Details

COMMUNICATIONS HILL
San Jose, California

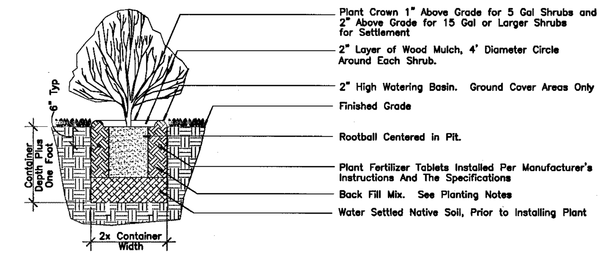
HILLSIDE, OPEN SPACE, AND PARK STRIPS PUBLIC IMPROVEMENTS LANDSCAPE NOTES

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.

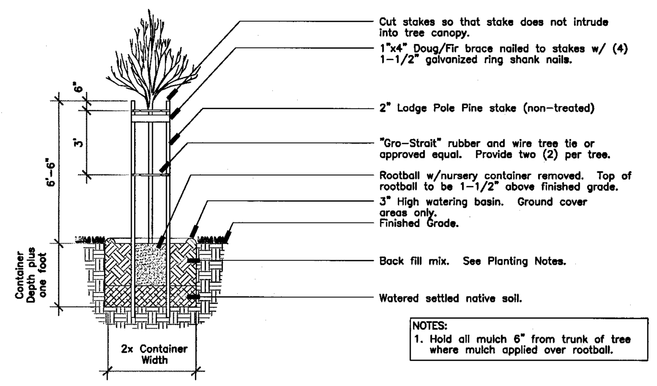
HILLSIDE, OPEN SPACE, AND PARK STRIPS PUBLIC IMPROVEMENTS LANDSCAPE NOTES

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 4" 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.

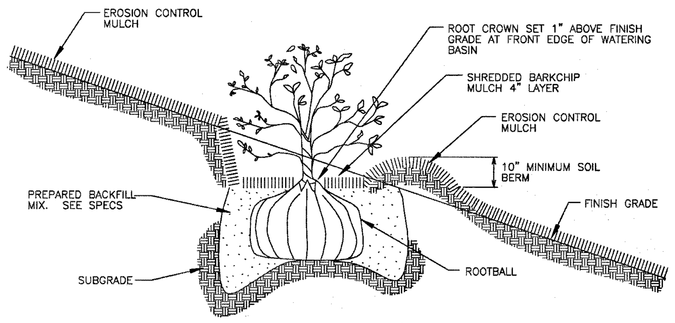


1 Shrub Planting Detail
Not to Scale

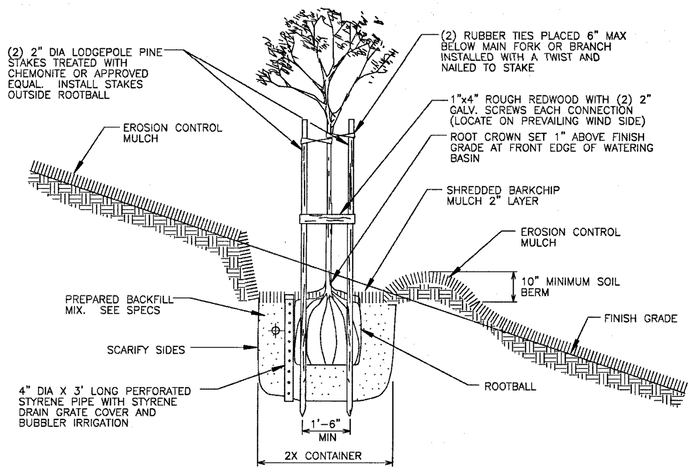


NOTES:
1. Hold all mulch 6" from trunk of tree where mulch applied over rootball.

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	
Arctostaphylos manzanita	ARC MAN	Common Manzanita	15 Gal	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'	
Arctostaphylos 'Pacific Mist'	AP	Pacific Mist Manzanita	5 gal	6' O.C.	3'	6'	
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	–	–	–	
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'	

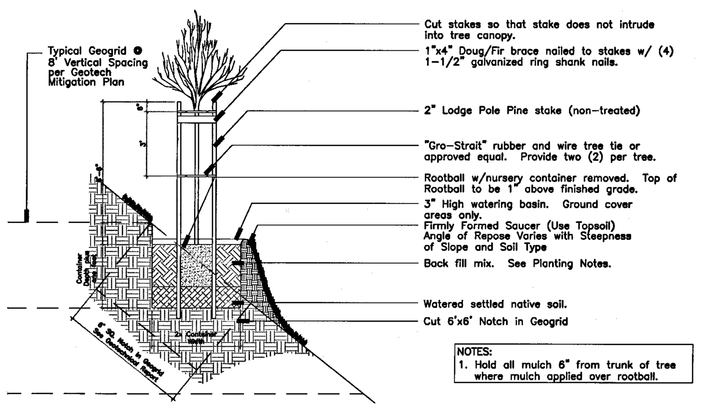
BIOSWALE – GRASSES

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. Hold all mulch 6" from trunk of tree where mulch applied over rootball.

3 Tree Planting on Slope with Geogrid Detail
Not to Scale

PLANT SPACING DIAGRAM

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

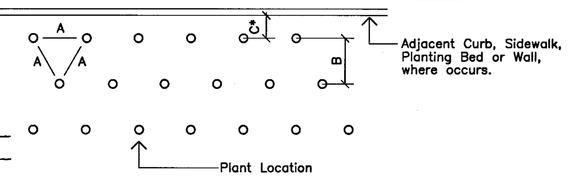


Diagram for use when plants are spaced equidistant from each other as in all ground cover plantings and massed shrub plantings

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.

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3	03/16/16	PER CITY COMMENTS
2	12/9/15	PER CITY COMMENTS
1		

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

Planting Notes & Legends

11.02

COMMUNICATIONS HILL
San Jose, California

MATCHLINE - SEE SHEET 11.04

MATCHLINE - SEE SHEET 11.05

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

COMMUNICATIONS HILL BLVD

LLANOS DE LOS ROBLES AVE

LIMIT OF WORK

Lawn Area

PCC Separator Band, See Detail 1/11.13

Bench on Concrete Pad, Typ. S.C.F.S.

Trash Receptacle, S.C.F.S.

11 - QUE FAS

See Plant Palette for Planting Offsets from Adjacent Hardscape, Typ.

15' O.C. Both Sides, Typ.

Site Quarry Sourced Stone Mulch, Typ. Both Sides of Garden

Plant Mass Typ. of 2

72 - ARC MAN

Pedestrian Concrete Paving, Typ, S.C.F.S.

See Plant Palette and Spacing Chart for Plant Spacing, Typ. all Planting Areas

5 - OLE EUR
24" Box
These 5 Olives to be 'Matched', Field Grown

Trash Receptacle, S.C.F.S.

P.C.C. Delineator Band, Dtl. 1/11.13

2 - PLA ACE

43 - QUE VIR

2 - QUE VIR
48" Box

Trail Overlook Signage

Pedestrian's Concrete Paving, Typ. S.C.F.S.

Multi-Use Trail Section Typ.

Pedestrian Trail to be built to City of San Jose Standards

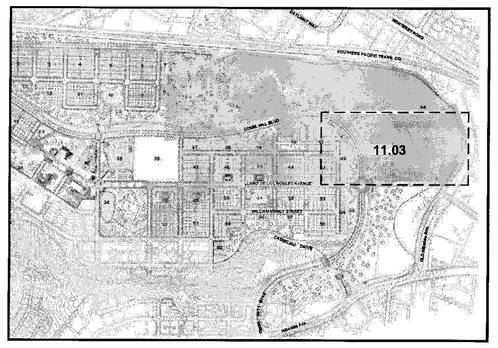
Bench on Concrete Pad, Typ. S.C.F.S.

Concrete Stairs with Handrail

Ped Scale Pole Light, Typ.

Pedestrian Concrete Paving, Typ. S.C.F.S.

1 - QUE LOB
1 - QUE AGR
3 - AES CAL
3 - QUE AGR
1 - AES CAL
2 - QUE LOB
2 - QUE AGR
1 - AES CAL
2 - QUE LOB



Key Map: NTS

Scale: 1" = 40'
0 20 40 80
North

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

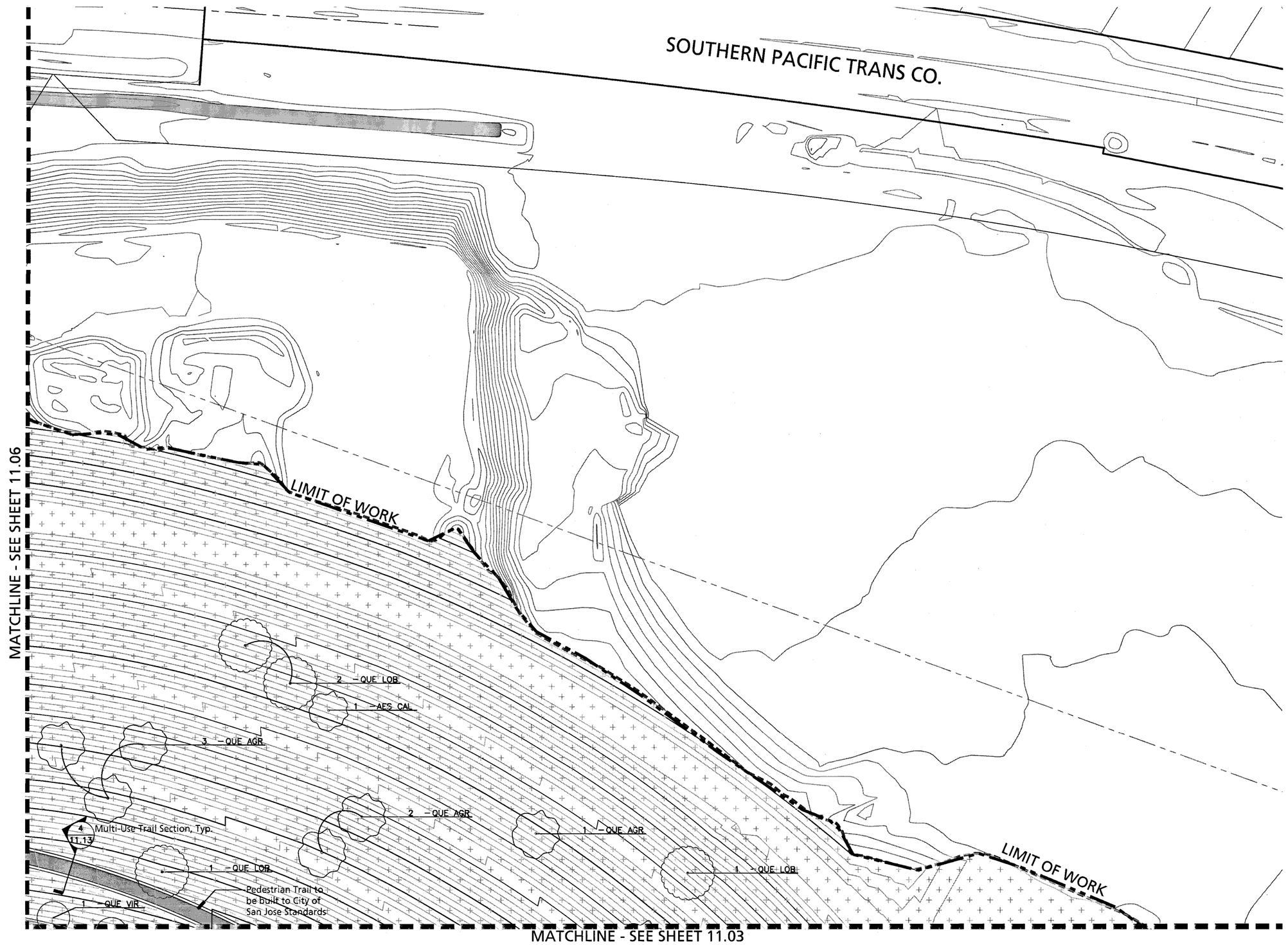
PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

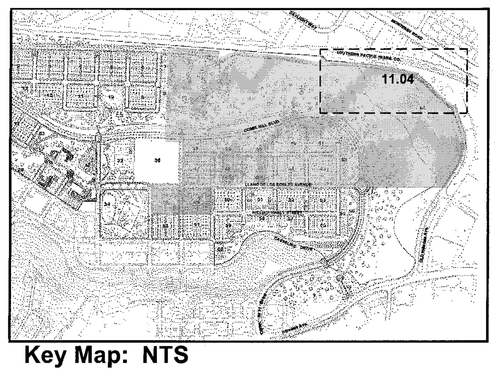
Landscape Plan
Phase 2

11.03

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:





Key Map: NTS

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1		
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

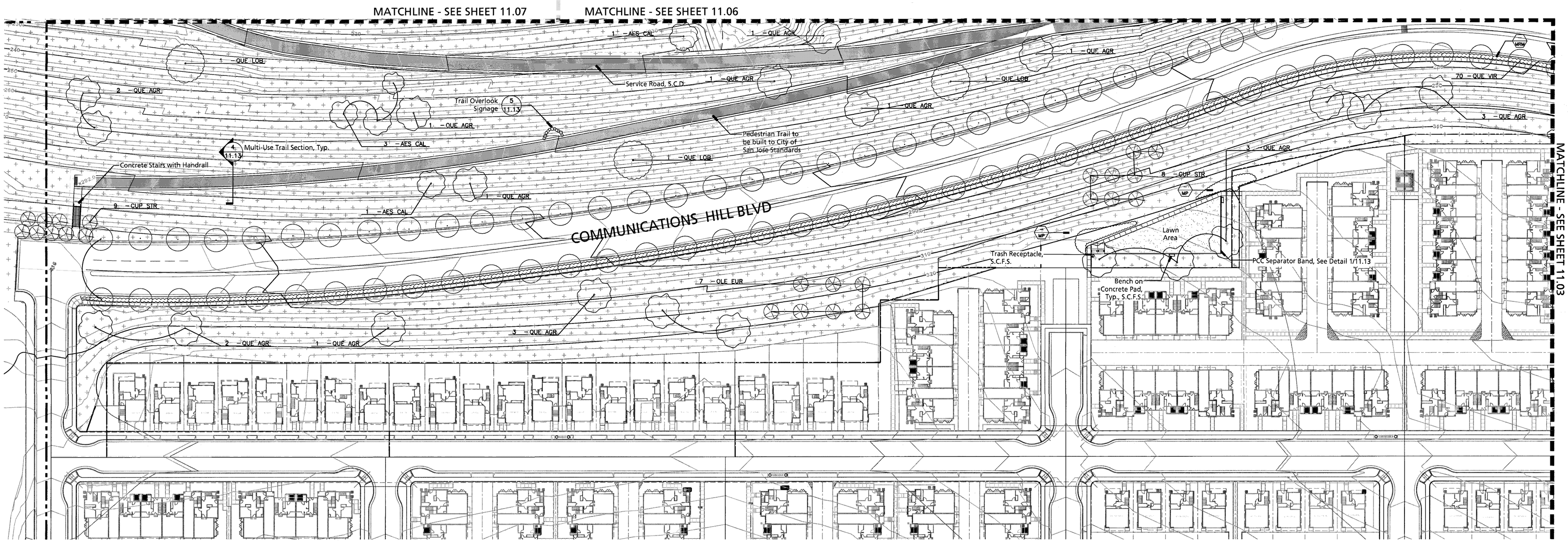
Landscape Plan
Phase 2

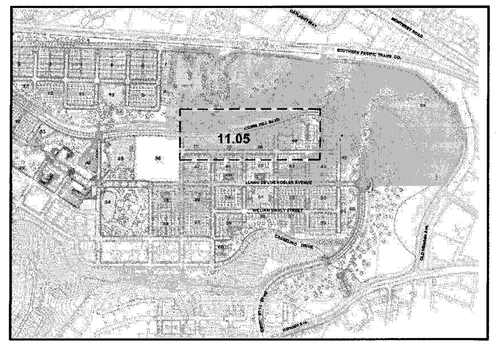
11.04

COMMUNICATIONS HILL
San Jose, California

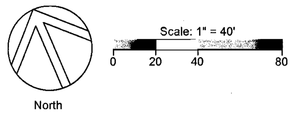
APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:





Key Map: NTS



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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

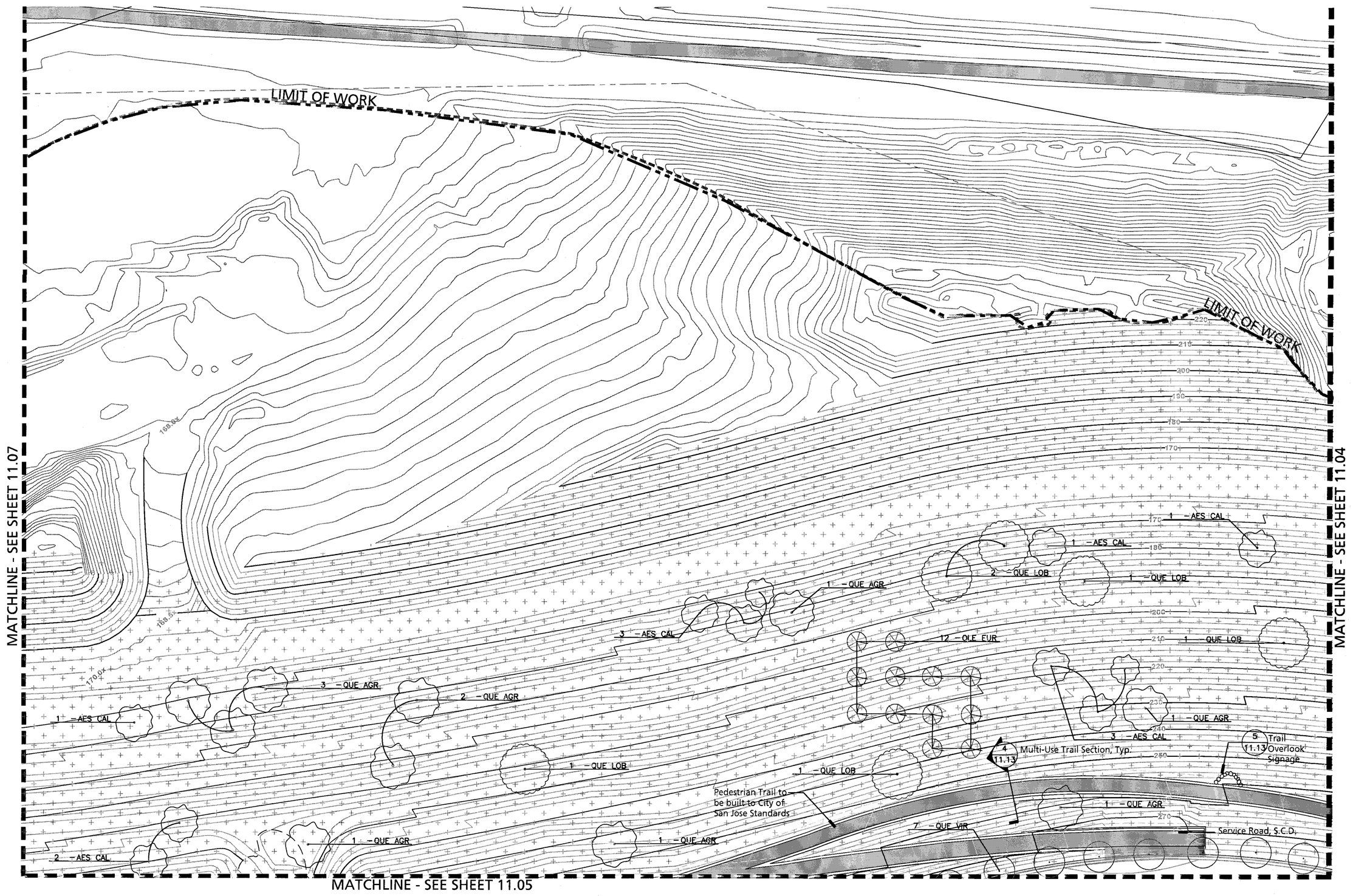
PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

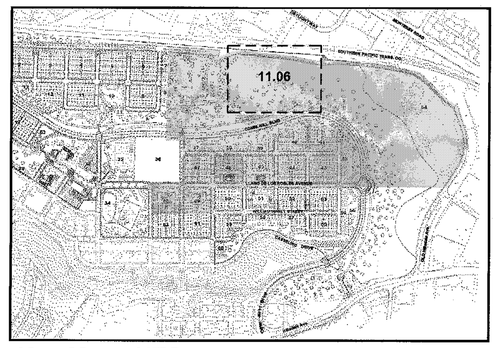
Landscape Plan
Phase 2

11.05

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:





Key Map: NTS

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

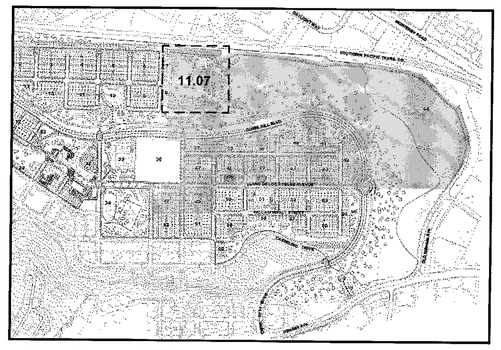
Landscape Plan
Phase 2

11.06

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Key Map: NTS

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3638.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

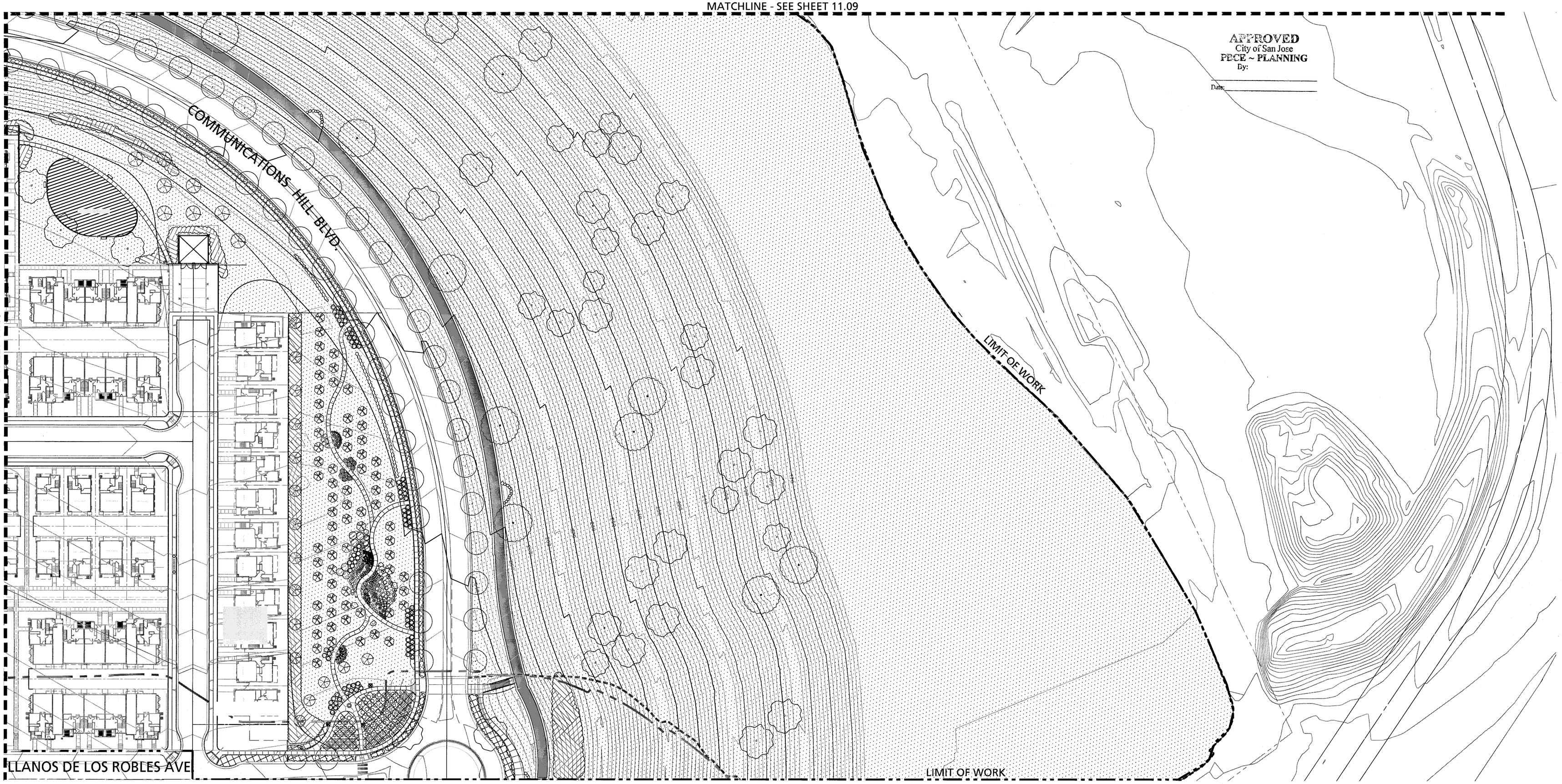
Landscape Plan
Phase 2

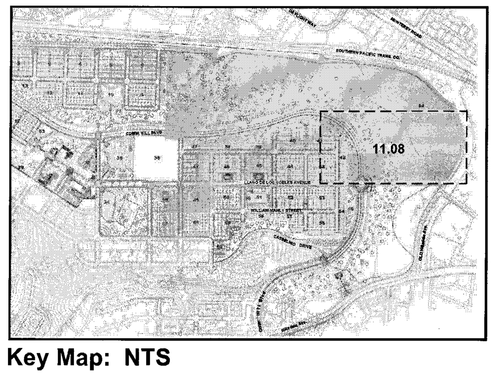
11.07

COMMUNICATIONS HILL
San Jose, California

MATCHLINE - SEE SHEET 11.09

MATCHLINE - SEE SHEET 11.10





Key Map: NTS

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2		
1		
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

Irrigation Zone Diagram
Phase 2

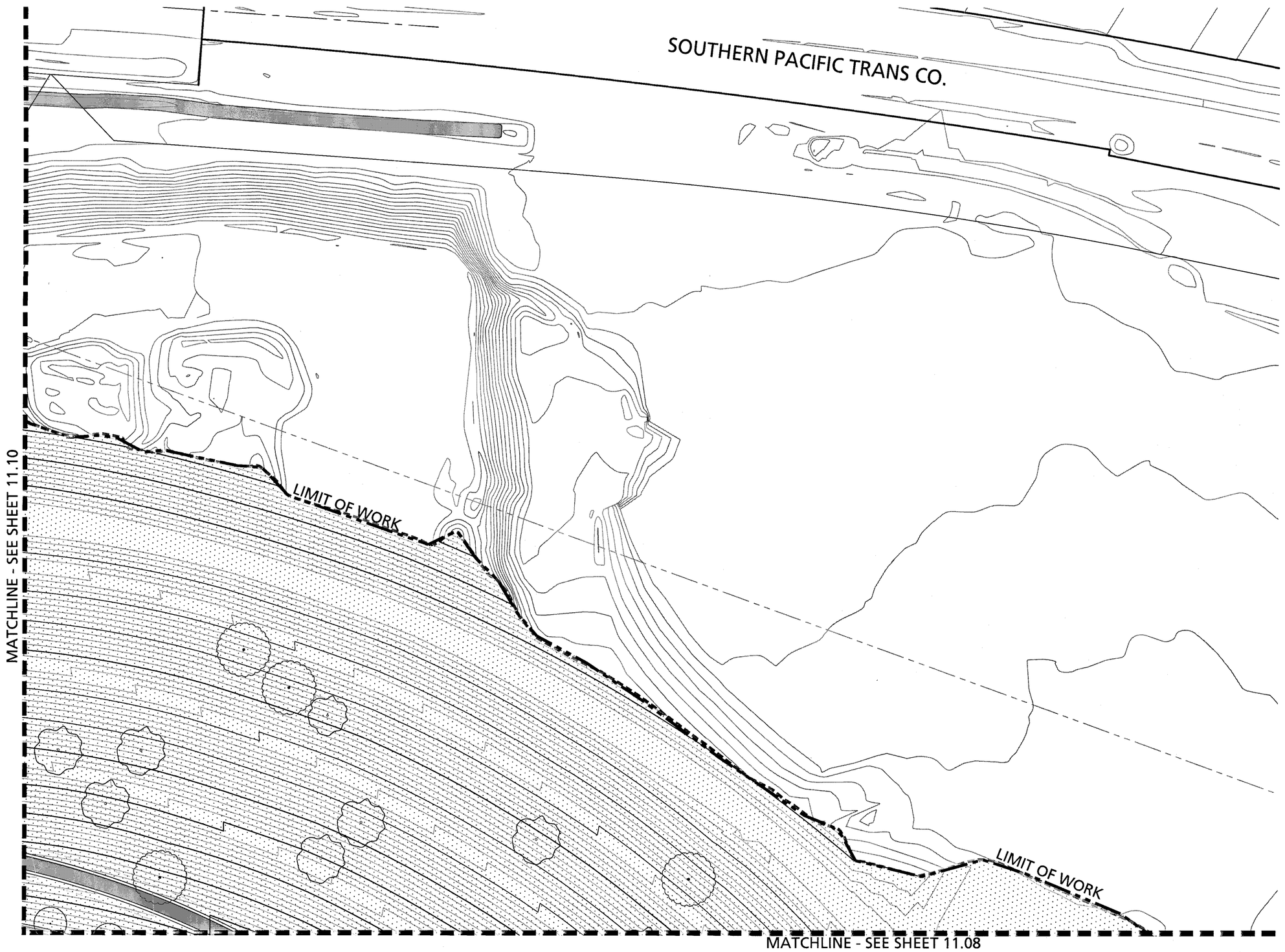
11.08

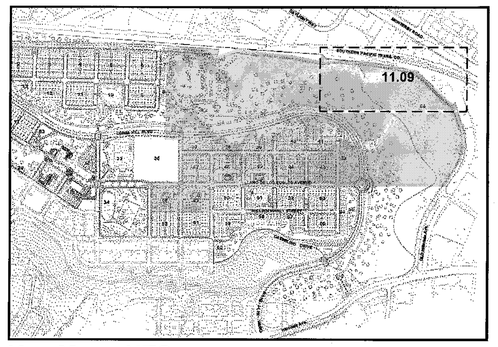
APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:

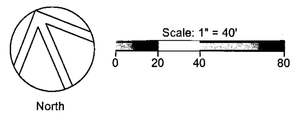
WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High





Key Map: NTS



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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

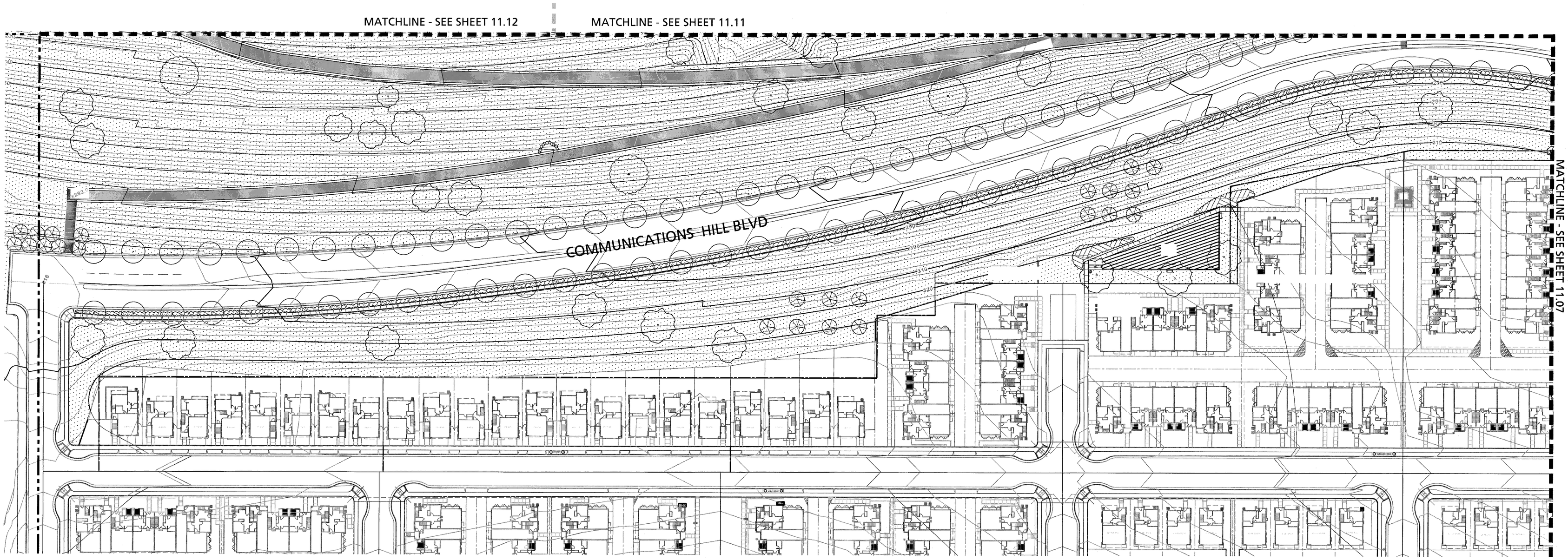
Irrigation Zone Diagram
Phase 2

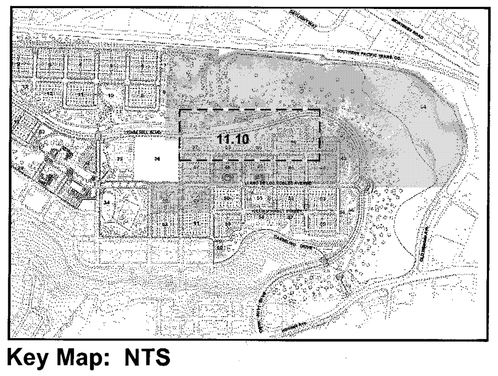
11.09

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PDCE ~ PLANNING
By:

Date:





Key Map: NTS

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

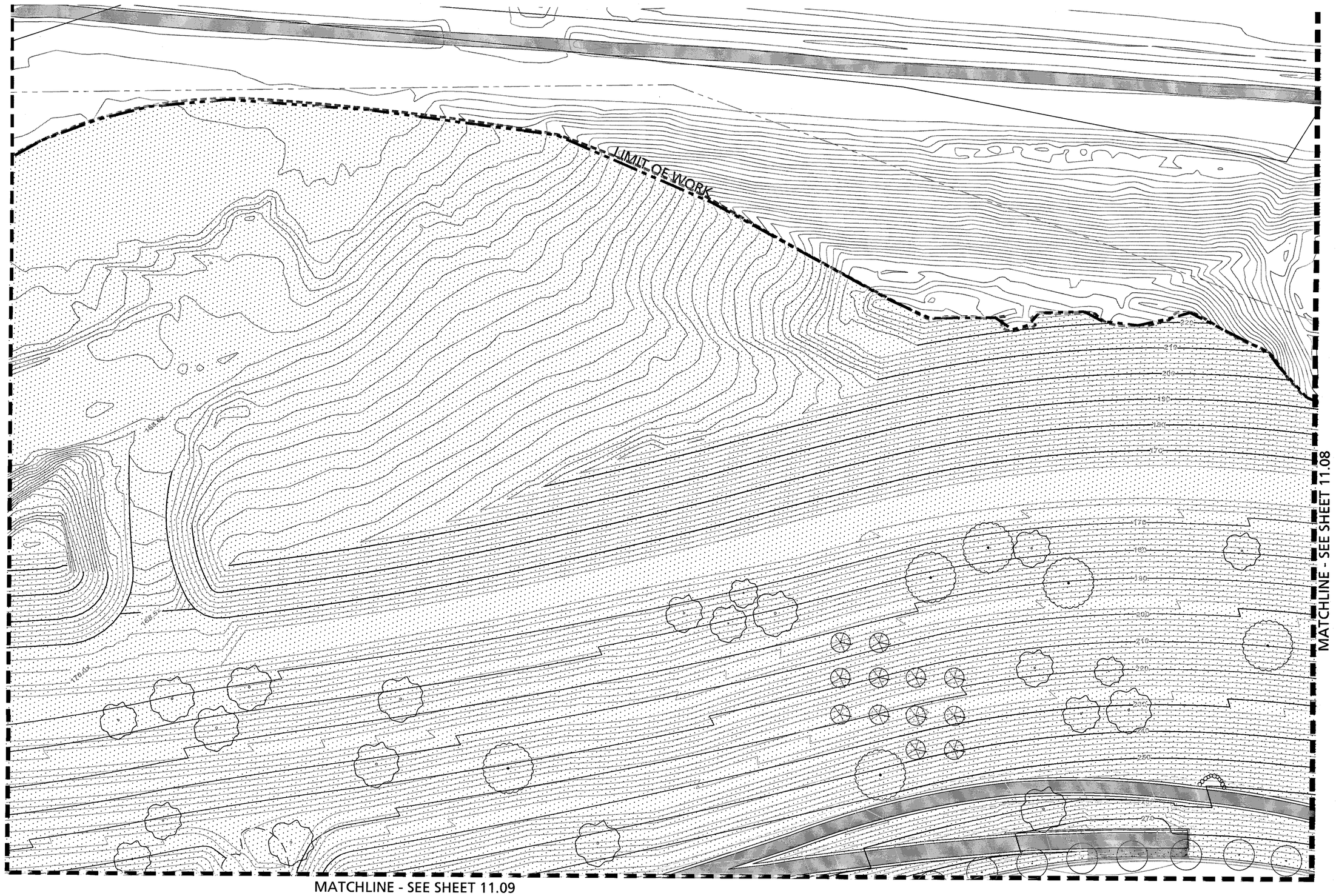
PROJECT NO:	3638.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

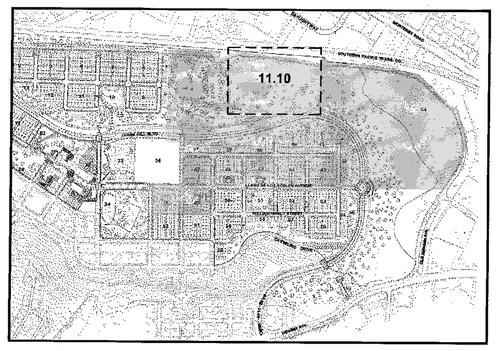
Irrigation Zone Diagram
Phase 2

11.10

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:





Key Map: NTS

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
3		
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

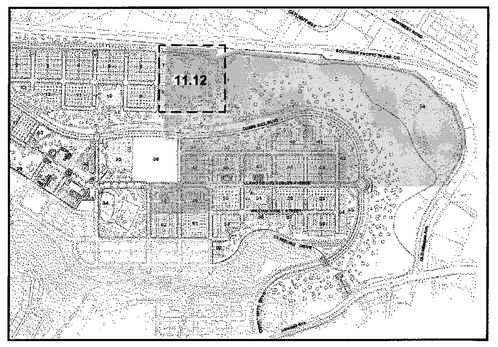
Irrigation Zone Diagram
Phase 2

11.11

COMMUNICATIONS HILL
San Jose, California

APPROVED
City of San Jose
PBCE ~ PLANNING
By:

Date:



Key Map: NTS

WATER USE LEGEND

Key	Wucols Category
	Very Low
	Low
	Medium
	High

North

Scale: 1" = 40'
0 20 40 80

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

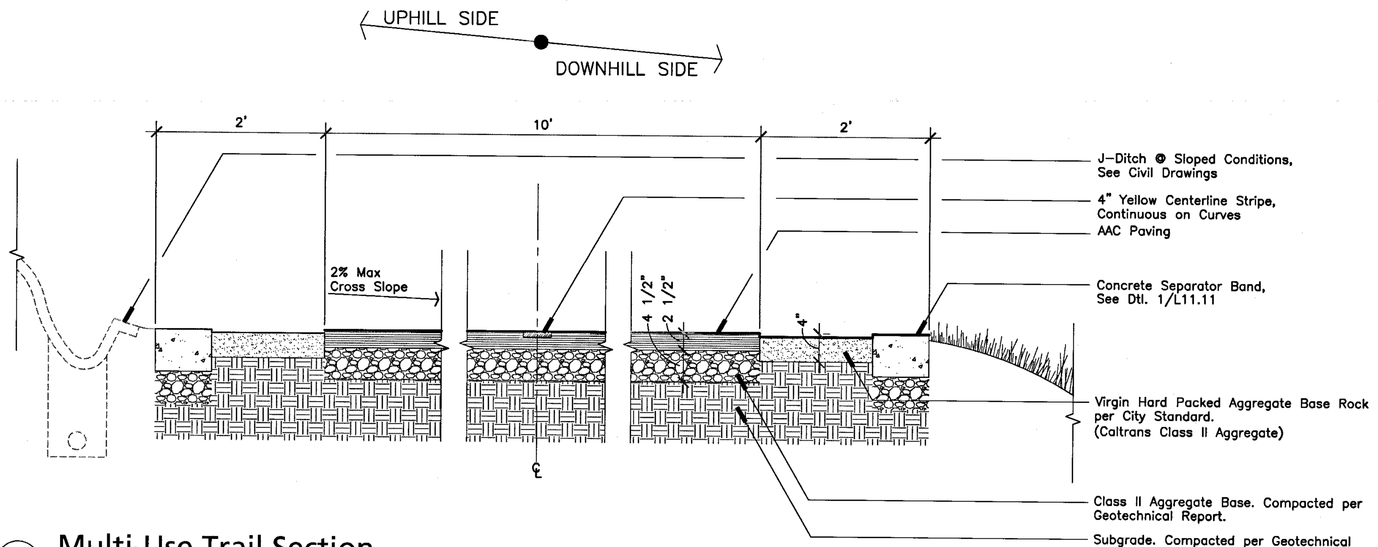
NO	DATE	DESCRIPTION
3		
2		
1		
2	03/16/16	PER CITY COMMENTS
1	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

Irrigation Zone Diagram
Phase 2

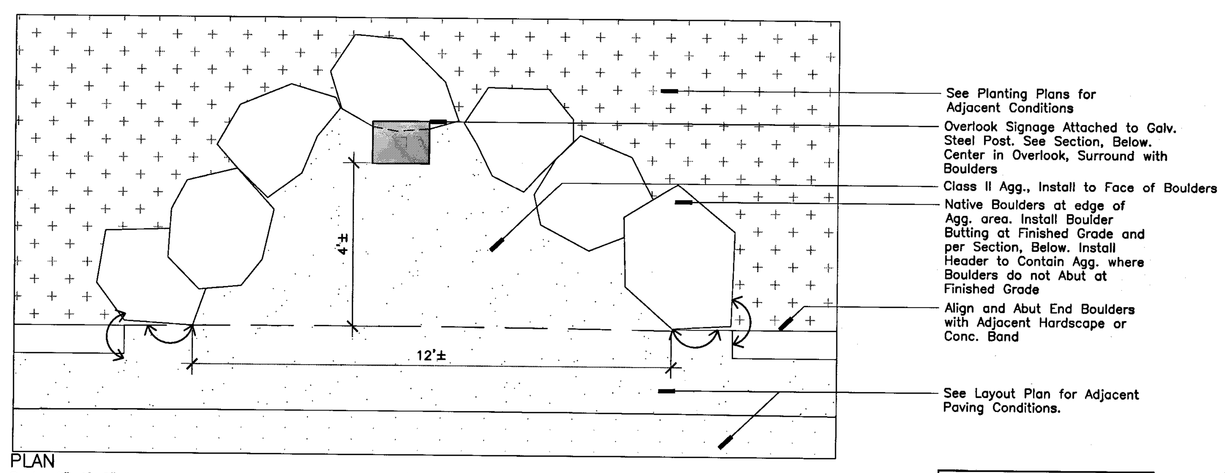
11.12

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

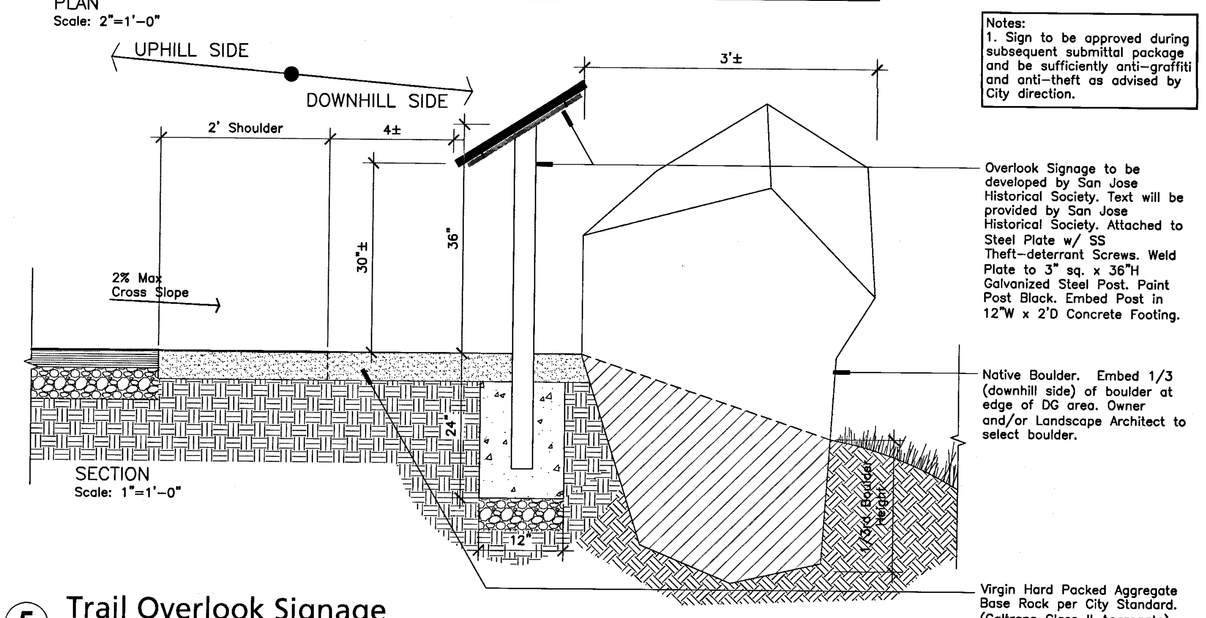


4 Multi-Use Trail Section

Scale: 1" = 1'-0"



PLAN
Scale: 2"=1'-0"

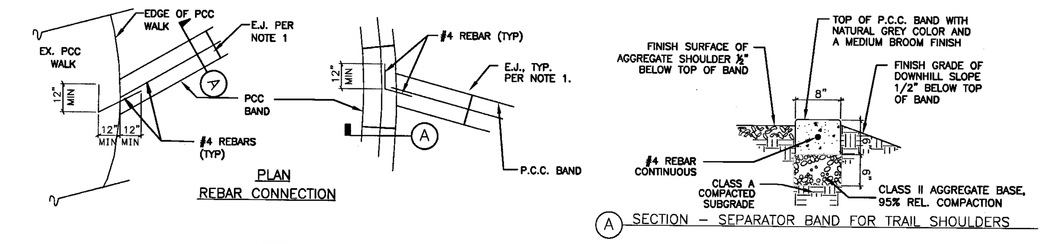


Notes:
1. Sign to be approved during subsequent submittal package and be sufficiently anti-graffiti and anti-theft as advised by City direction.

SECTION
Scale: 1"=1'-0"

5 Trail Overlook Signage

AS SHOWN

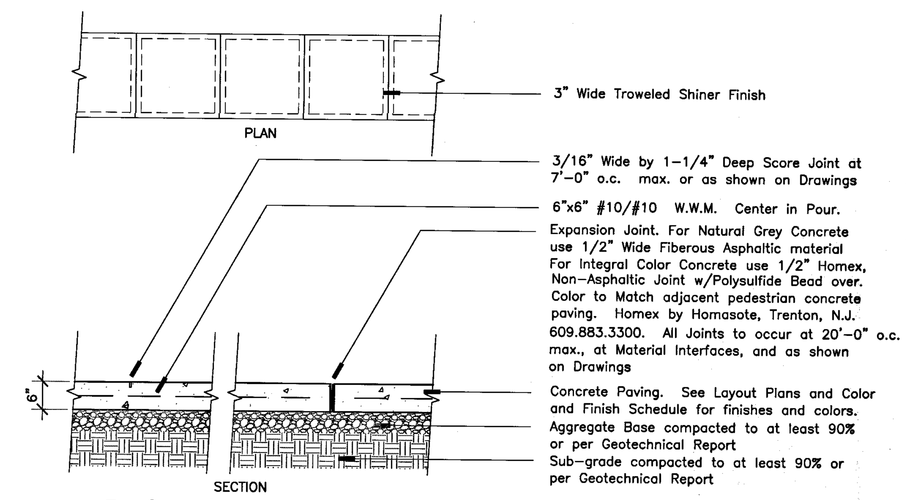


NOTES:

1. EXPANSION JOINTS USING 1/4 INCH PREMOLDED JOINT FILLER (FELT) SHALL BE INSTALLED AT 5 FT. INTERVALS MAXIMUM OR AS SHOWN ON PLANS.

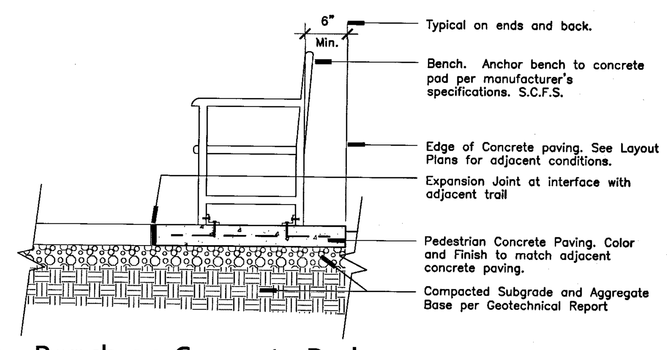
1 P.C.C. CONCRETE SEPARATOR BAND

NOT TO SCALE



2 Pedestrian Concrete/Integral Color Concrete Paving

Scale: 1" = 1'-0"



3 Bench on Concrete Pad

Not to Scale

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 AMENDMENT
PDA14-035-03
COMMUNICATIONS HILL - PHASE 2

NO	DATE	DESCRIPTION
1		
2		
3		
4	03/16/16	PER CITY COMMENTS
5	12/9/15	PER CITY COMMENTS

PROJECT NO:	3636.70
CAD DWG FILE:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	OCTOBER 2, 2015
SCALE:	AS SHOWN

Landscape Construction Details

11.13