THE KELSEY AYER STATION

"AN INCLUSIVE COMMUNITY WHERE PEOPLE OF ALL ABILITIES, INCOMES, AND BACKGROUNDS LIVE, SHARE, AND THRIVE"

447 NORTH FIRST ST. SAN JOSE, CALIFORNIA

H20 - SITE DEVELOPMENT PERMIT

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PROJECT DESCRIPTION:

THE PROJECT ENTAILS THE DEMOLITION OF AN EXISTING 2-STORY 4,156 SQUARE FOOT OFFICE BUILDING AND ON GRADE PARKING. OFFSITE IMPROVEMENTS WOULD INCLUDE SIDEWALKS AND TREES ON NORTH 1ST STREET AND FOX AVENUE. ALL 8 EXISTING TREES RANGING IN CIRCUMFERENCE FROM 9 INCHES TO 119 INCHES WITH 6 OF THE TREES OF ORDINANCE SIZE WILL BE REMOVED AND MITIGATED PER THE CITY OF SAN JOSE TREE ORDINANCE. NINE REPLACEMENT TREES WILL BE PLANTED ON SITE, ONE PROPOSED IN THE PUBLIC RIGHT OF WAY WITH THE BALANCE OF MITIGATION TREES TO BE PLANTED OFF SITE. THE NEW DEVELOPMENT WILL COMPRISE OF ONE BUILDING OF 6 STORIES FOR APPROXIMATELY 87,950 SQUARE FEET. THE 1ST FLOOR WILL COMPRISE OF 18 PARKING SPACES, LONG TERM BIKE PARKING, UTILITY ROOMS, COMMON AREAS AND SUPPORT FACILITY FOR THE RESIDENTS. THE UPPER 5 STORIES WILL COMPRISE OF 115 RESIDENTIAL UNITS WITH A MIX OF 90 STUDIOS AND 25 TWO BEDROOM UNITS WITH SHARED COMMUNITY SPACES AND EXERCISE/GYM. THE OUTDOOR COMMUNITY SPACES INCLUDE A COMMNITY SENSORY GARDEN AT GROUND LEVEL AND A 2ND LEVEL MULTI-USE COURTYARD. THE DEVELOPMENT IS DESIGNED IN A SPANISH/MISSION STYLE TO AUGMENT THE EXISTING NEIGHBORHOOD.

APN: 259-20-014, 259-20-015, 259-20-016, 259-20-017

SCALE: 1" = 500'-0"

0' 250' 500' 1000' 2000'

PROJECT DIRECTORY:

APPLICANT:
THE KELSEY AYER STATION, LLC
PO BOX 15806
SAN FRANCISCO, CA 94115
(415) 413-3871
MS. MICAELA CONNERY
micaela@thekelsey.org

DEVELOPMENT MANAGER:
SARES REGIS GROUP OF NORTHERN CALIFORNIA
901 MARINERS ISLAND BOULEVARD
SUITE 700
SAN MATEO, CA 94404
(650) 377-5734
OLYA KRASNYKH
okrasnykh@srgnc.com

ARCHITECT:
VAN TILBURG, BANVARD & SODERBERGH, AIA
84 WEST SANTA CLARA STREET
SUITE 840
SAN JOSE, CA 95113
(408) 537-0532
JIM YEE
jyee@vtbs.com
MATTHEW GRANT
mgrant@vtbs.com

CIVIL ENGINEER:
HMH, INC.
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408) 487-2200
RAY HASHIMOTO
rhashimoto@hmhca.com
VITINA MANDELLA
vmandella@hmhca.com

LANDSCAPE ARCHITECT:
HMH, INC.
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(408) 487-2200
BILL SOWA
bsowa@hmhca.com

JOINT TRENCH:
RADIUS DESIGN
1460 MARIA LANE #420
(925) 989-2406
JARED DIBARTOLOMEO
jared@radiusjt.com

VTBS 19025

FEBRUARY 20, 2020

CODE SUMMARY

BASED ON CBC 2019
OCCUPANCY : S2, A3 & R2
CONSTRUCTION TYPE : TYPE IA -15,450 SF LEVEL 1 - S2 & A3
TYPE IIIA - 72,500 SF LEVELS 2 TO 6 - R2 & A3

PER SECTION 510.2 HORIZONTAL BUILDING SEPARATION ALLOWANCE : LEVEL 1 TYPE IA WITH A 3 HOUR SEPARATION BETWEEN LEVEL 1 AND 2 - THE NUMBER OF STORIES OF TYPE IIIA CONSTRUCTION IS 5.

MAX NUMBER OF STORIES FOR R2 WITH SPRINKLERS PER 903.3.1.1, TYPE IIIA CONSTRUCTION IS 5 STORIES PER TABLE 504.4

FIRE WALL SHALL BE PROVIDED AT LEVEL 2 TO 6 PER SECTION 706

MAX HEIGHT FOR R2 WITH SPRINKLERS PER 903.3.1.1, TYPE IIIA CONSTRUCTION IS 85 FEET PER TABLE 504.3 WITH EXCEPTION : TOWERS, SPIRES, STEEPLES AND OTHER ROOF STRUCTURES

MAX ALLOWABLE AREA FOR R2 WITH SPRINKLERS PER 903.3.1.1, TYPE IIIA CONSTRUCTION IS 24,000 SQUARE FEET AND PER TABLE 506.2 FOOTNOTE J WHICH ALLOWS FOR BOTH HEIGHT AND AREA INCREASE.

FIRE SPRINKLERS: PER SECTION 903.3.1.1

FIRE ALARM AND SMOKE ALARMS SHALL BE INSTALLED PER 907.2.9

MINIMUM ONE (2 PROVIDED) STAIRWAY IS PROVIDED TO ROOF PER 1101.12

ACCESSIBLE MEANS OF EGRESS BY AN ELEVATOR IS NOT REQUIRED PER SECTION 1009.2.1

ACCESSIBILITY WILL BE PROVIDED PER CHAPTER 11A

SECTION 1030 EMERGENCY ESCAPE AND RESCUE EXCEPTION 1. GROUP R2 CONSTRUCTED OF TYPE IIIA WITH SPRINKLERS PER 903.3.1.1 ARE NOT REQUIRED EMERGENCY EGRESS ESCAPE AND RESCUE OPENINGS

SITE DEVELOPMENT STANDARDS

APN: 259-20-014, 259-20-015, 259-20-016, 259-20-017
ZONING DISTRICT - RM
MAXIMUM F.A.R. - 12 FAR
BUILDING HEIGHT - 120 FEET MAX. FROM GRADE PLANE

FRONT SETBACK (BOTH FOX AVENUE AND 1ST STREET):
- 5 FEET PER TABLE 20-300

NORTH SIDE SETBACK:
- 5 FEET

WEST SIDE SETBACK:
- 5 FEET

PARKING SPACES:
- PARKING REQUIRED PER SB-35
- PARKING REQUIRED PER REDUCTION (A) - 0 REQUIRED (LOCATED WITHIN ONE-HALF MILE FROM PUBLIC TRANSIT)

MOTORCYCLE PARKING PER TABLE 20-250:
- 29 REQUIRED

BICYCLE PARKING PER TABLE 20-210:
- 29 LONG TERM REQUIRED
- 12 SHORT TERM REQUIRED

REQUESTED WAIVERS:
- FRONT SETBACK
- MOTORCYCLE PARKING
- OPEN SPACE

REQUESTED CONCESSIONS:
- AUTOMOBILE PARKING

SITE DATA

LOT AREA
GROSS SF: 20,507 SF (0.470 ACRES)
USE: MULTI-FAMILY APARTMENTS
CONSTRUCTION TYPE:
FIRST LEVEL TYPE IA
SECOND-SIXTH TYPE IIIA
CODE OCCUPANCY USE: S2, A3 & R2

PROPOSED SETBACKS:
FRONT 1 FEET
NORTH SIDE 5 FEET
WEST SIDE 14 FEET

TOTAL NUMBER OF UNITS:
STUDIOS 90
2 BED/2 BATH 25
TOTAL: 115
TOTAL BEDROOMS: 140
DENSITY: 245 DU/ACRE
FAR: 4.29

REQUIRED PARKING SPACES: 0
PROVIDED:
UNIFORM 14
ACCESSIBLE 1
ACCESSIBLE EVC 1
EVC 2
TOTAL: 18

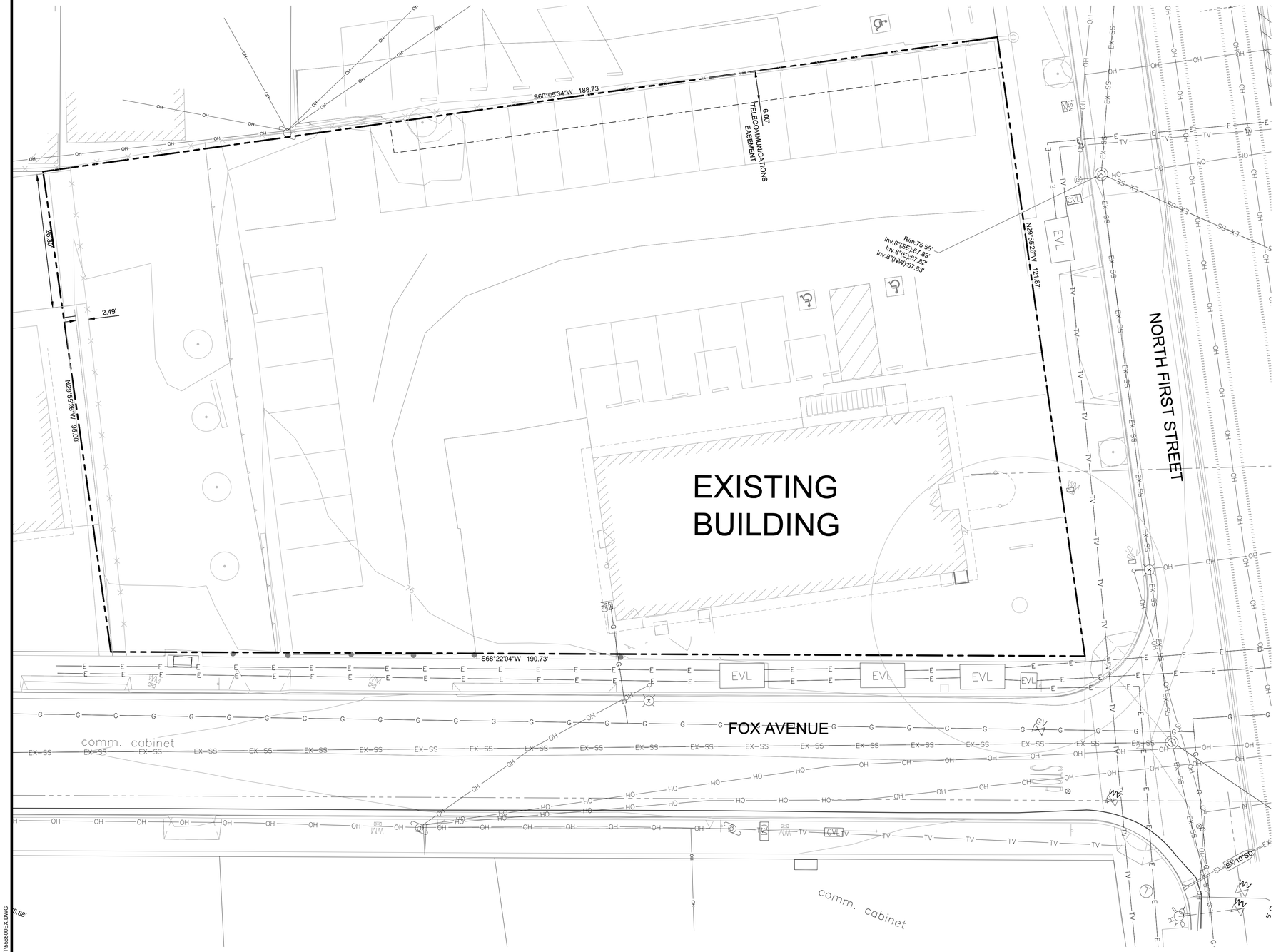
REQUIRED MOTORCYCLE: 29
PROVIDED: 4
REQUIRED BICYCLE: 29
PROVIDED:
LONG TERM 29
SHORT TERM 12
TOTAL: 41

COMMUNITY/COMMON AREA:
PATIO 460 SF
INCLUSION CONCIERGE, LOUNGE AND COMMUNITY FLEX SPACE 3,478 SF
COMMUNITY SHARED SPACE (2ND-6TH LEVEL) 925 SF
COMMUNITY SENSORY GARDEN 1,176 SF
COMMUNITY FLEX SPACE (EXTERIOR) 1,124 SF
COMMUNITY COURTYARD (2ND LEVEL) 975 SF
TOTAL: 8,138 SF
PER UNIT: +\- 71 SF

The Kelsey Ayer Station

Unit	Area SF	Number	Number of Beds	Total Beds	Total Area
Studio A	430	25	1	25	10750
Studio B	435	65	1	65	28275
C	789	15	2	30	11835
D	758	5	2	10	3790
E	806	5	2	10	4030
Total		**115**		**140**	**58680**

Level 1	Area SF
Garage and Utilities	11,580
Inclusion Concierge, Lounge & Community Shared Kitchen	3,478
Covered Porch and Patios	460
Total Level 1	**15,518**
Level 2	
Residential Units	11,830
Community Shared Space	185
Corridors, Stairs, and Utilities	2,297
Total Level 2	**14,312**
Level 3	
Residential Units	11,830
Community Shared Space	185
Corridors, Stairs, and Utilities	2,297
Total Level 3	**14,312**
Level 4	
Residential Units	11,830
Community Shared Space	185
Corridors, Stairs, and Utilities	2,297
Total Level 4	**14,312**
Level 5	
Residential Units	11,830
Community Shared Space	185
Corridors, Stairs, and Utilities	2,297
Total Level 5	**14,312**
Level 6	
Residential Units	11,830
Community Shared Space	185
Corridors, Stairs, and Utilities	2,297
Total Level 6	**14,312**
Total Building Area	**87,078**
Site Area	**20,507**
FAR	**4.25**



LEGEND

PROJECT BOUNDARY	
RIGHT OF WAY	
EASEMENT	
EXISTING FENCE	
STORM DRAIN PIPE	
SANITARY SEWER PIPE	
WATER MAIN	
OVERHEAD UTILITY LINE	OH
TOP OF SLOPE	
TREE	
ELECTROLIER	
FIRE HYDRANT	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
STORM DRAIN CATCH BASIN	
WATER VALVE	
UTILITY POLE	

0 5 10 20

1 INCH = 10 FEET

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SITE DEVELOPMENT PERMIT

FILE # H19-019

THE KELSEY PROJECT

SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	556500EX.DWG
DESIGNED BY:	JC
DRAWN BY:	JC
CHECKED BY:	VM
DATE:	FEBRUARY 20, 2020
SCALE:	1" = 10'

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EXISTING CONDITIONS

C1.0

OF 10

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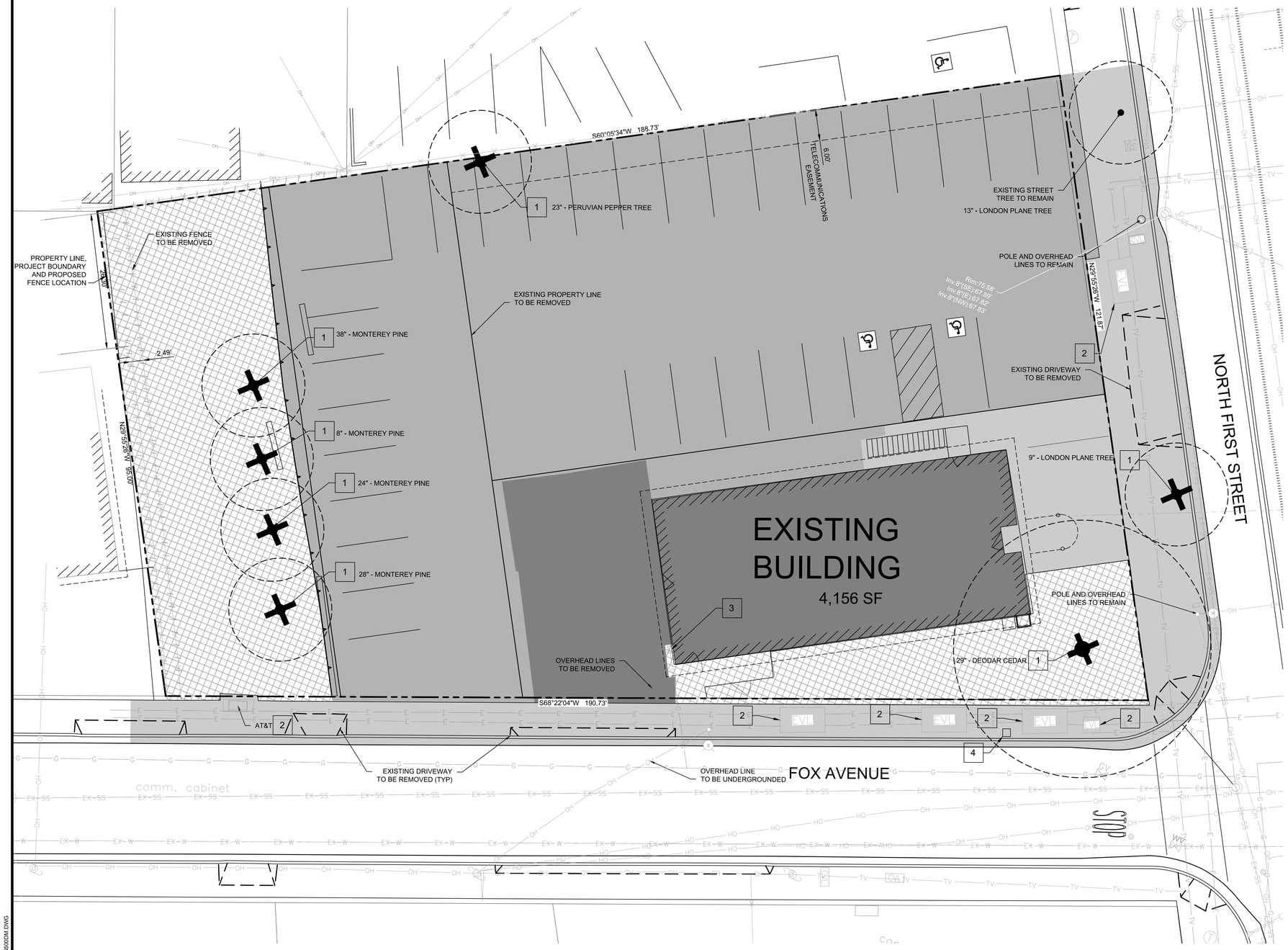

LEGEND

PROJECT BOUNDARY	
RIGHT OF WAY	
EASEMENT	
UTILITY TO BE RELOCATED	
PROPERTY LINE (EXISTING)	
STORM DRAIN PIPE	
SANITARY SEWER PIPE	
WATER MAIN	
OVERHEAD UTILITY LINE	OH
FENCE (EXISTING)	
TREE	
ELECTROLIER	
FIRE HYDRANT	
STORM DRAIN MANHOLE	
SANITARY SEWER MANHOLE	
STORM DRAIN CATCH BASIN	
WATER VALVE	
UTILITY POLE	
DEMO CONCRETE/SIDEWALK	
DEMO BUILDING	
DEMO ASPHALT	
CLEAR & GRUB	

DEMOLITION NOTES

1. REMOVE TREE
2. EXISTING VAULT TO REMAIN
3. EXISTING UTILITY TO BE REMOVED
4. MAILBOX TO BE RELOCATED

0 5 10 20

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DEMOLITION PLAN

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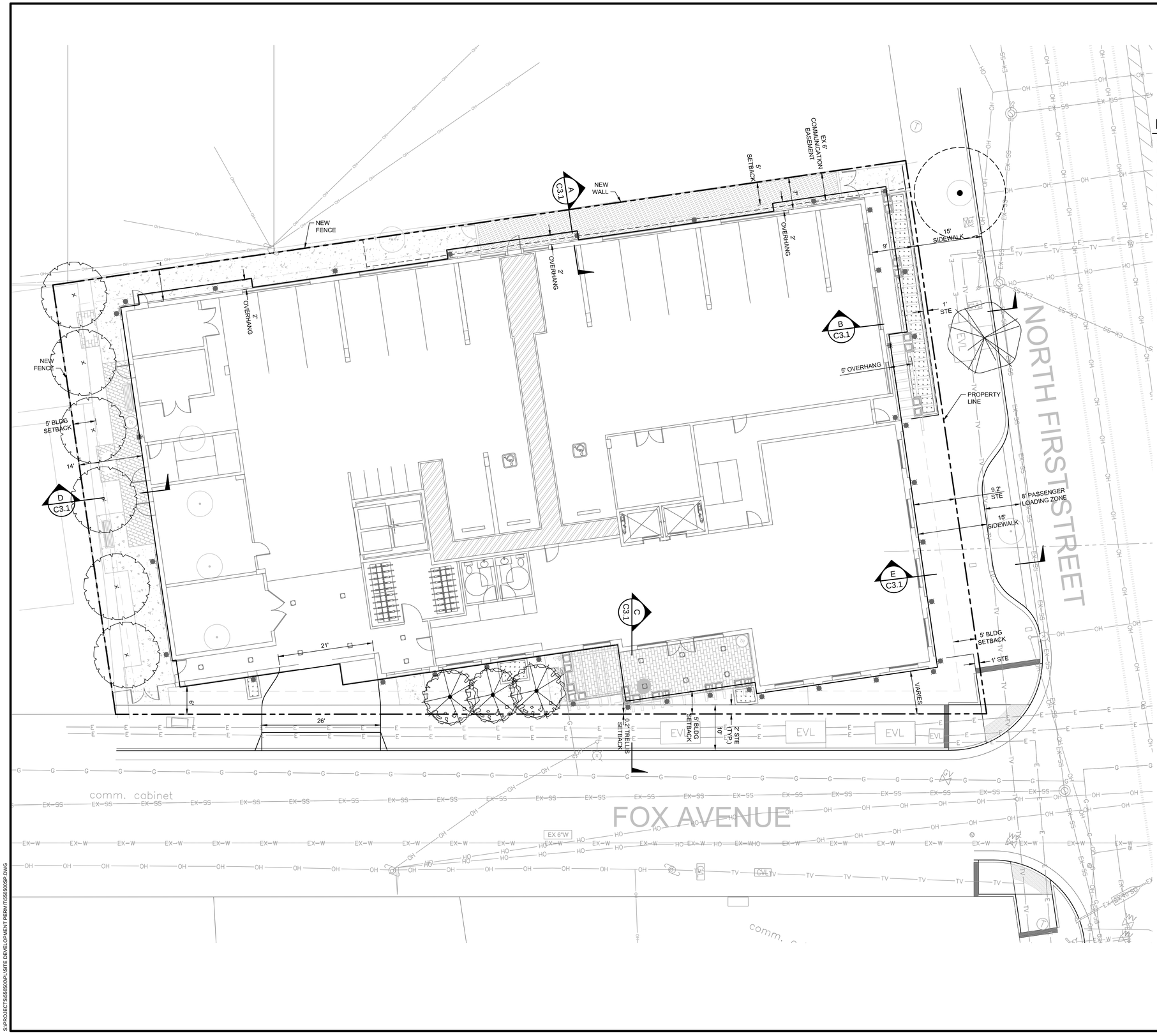

LEGEND

PROJECT BOUNDARY	
BUILDING SETBACK	
RIGHT-OF-WAY	
EASEMENT	
BUILDING FOOTPRINT	
FACE OF CURB	
SAWCUT	
BUILDING OVERHANG	
FLOW THROUGH PLANTER	
TRUNCATED DOMES	
SIDEWALK (REMOVE & REPLACE)	
PROPOSED BUILDING LIGHTS	
STREET EASEMENT	STE

0 5 10 20

1 INCH = 10 FEET

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SITE PLAN

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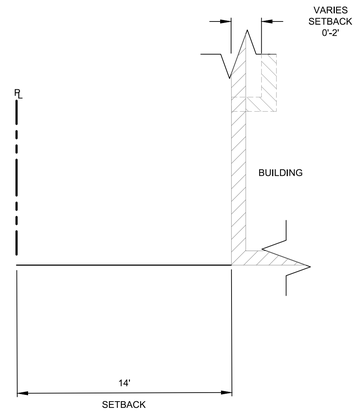
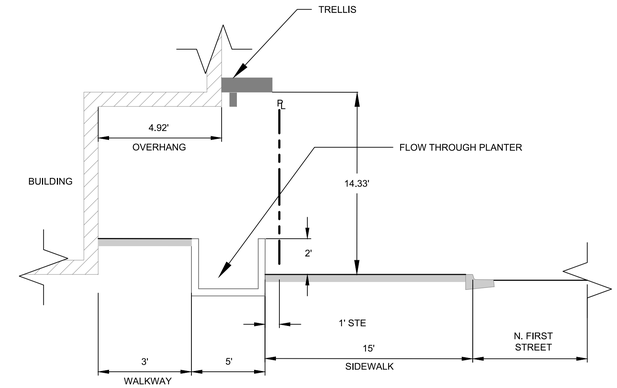
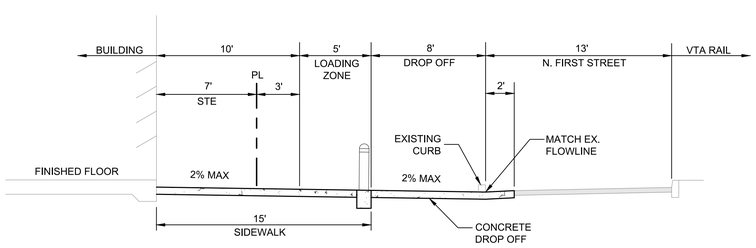


D REAR CROSS SECTION (TYP.)
NTS

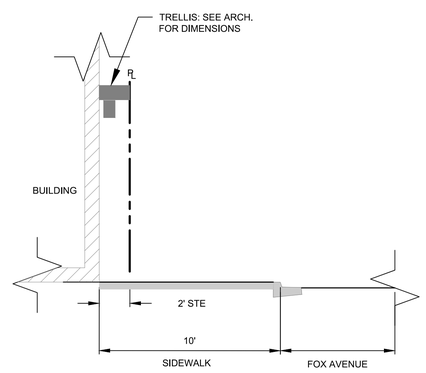


B N FIRST STREET CROSS SECTION (TYP.)
NTS

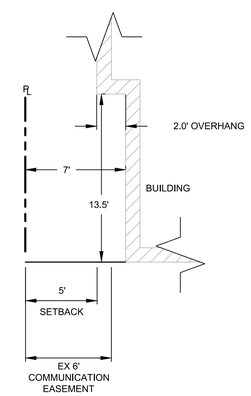


DROP OFF WITH VALLEY GUTTER

E N FIRST VEHICULAR DROPOFF CROSS SECTION (TYP.)
NTS



C FOX CROSS SECTION (TYP.)
NTS



A SIDE CROSS SECTION (TYP.)
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San Jose, CA 95131
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CROSS SECTIONS

C3.1
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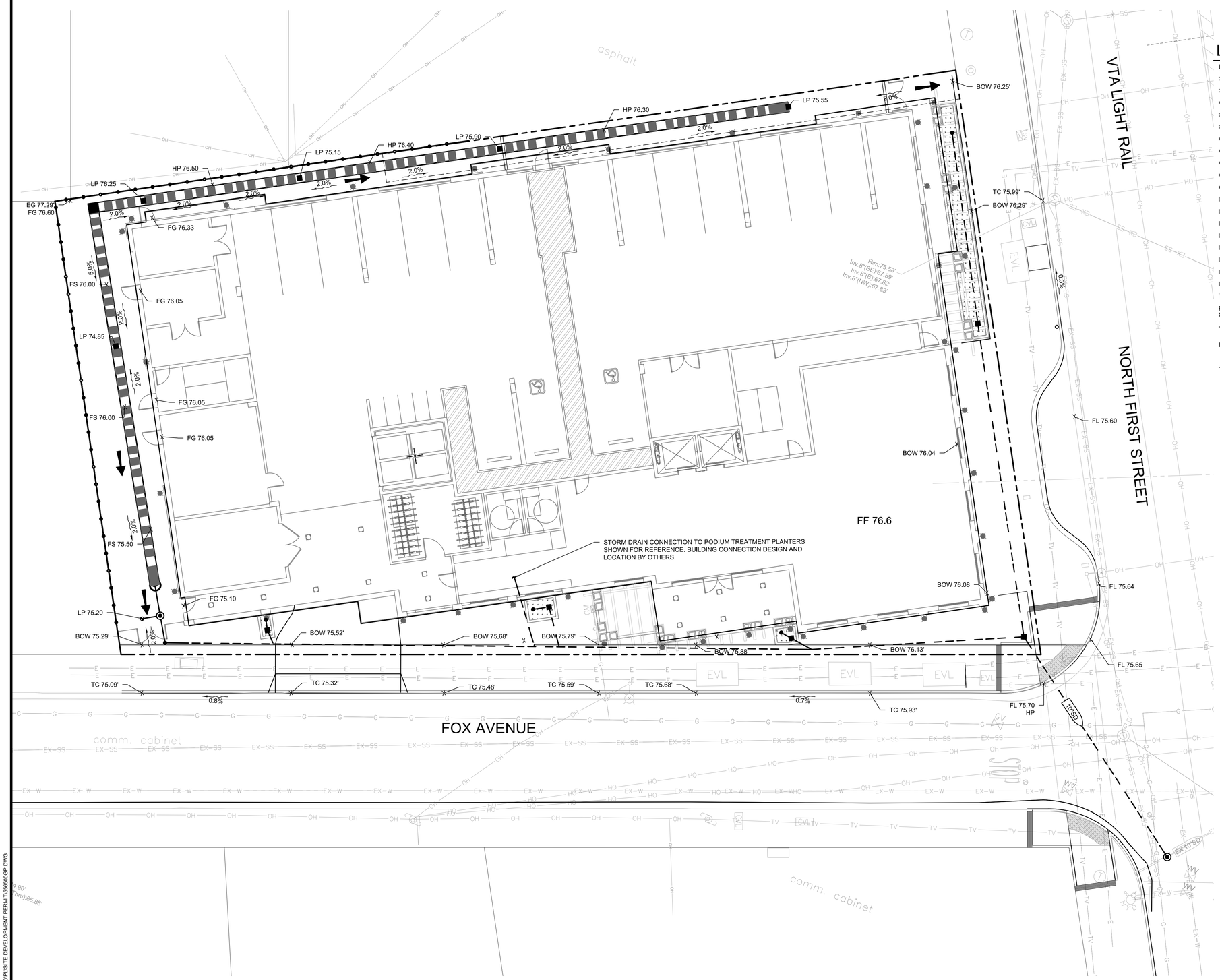

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
GRADE BREAK LINE	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
CURB CUT	
FIRE HYDRANT	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
FINISH SURFACE	FS
FINISH GRADE ELEVATION	FG
EXISTING GRADE	EG
BACK OF SIDEWALK	BOW
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
FLOW THROUGH PLANTER	
TRUNCATED DOMES	

0 5 10 20

1 INCH = 10 FEET

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GRADING PLAN

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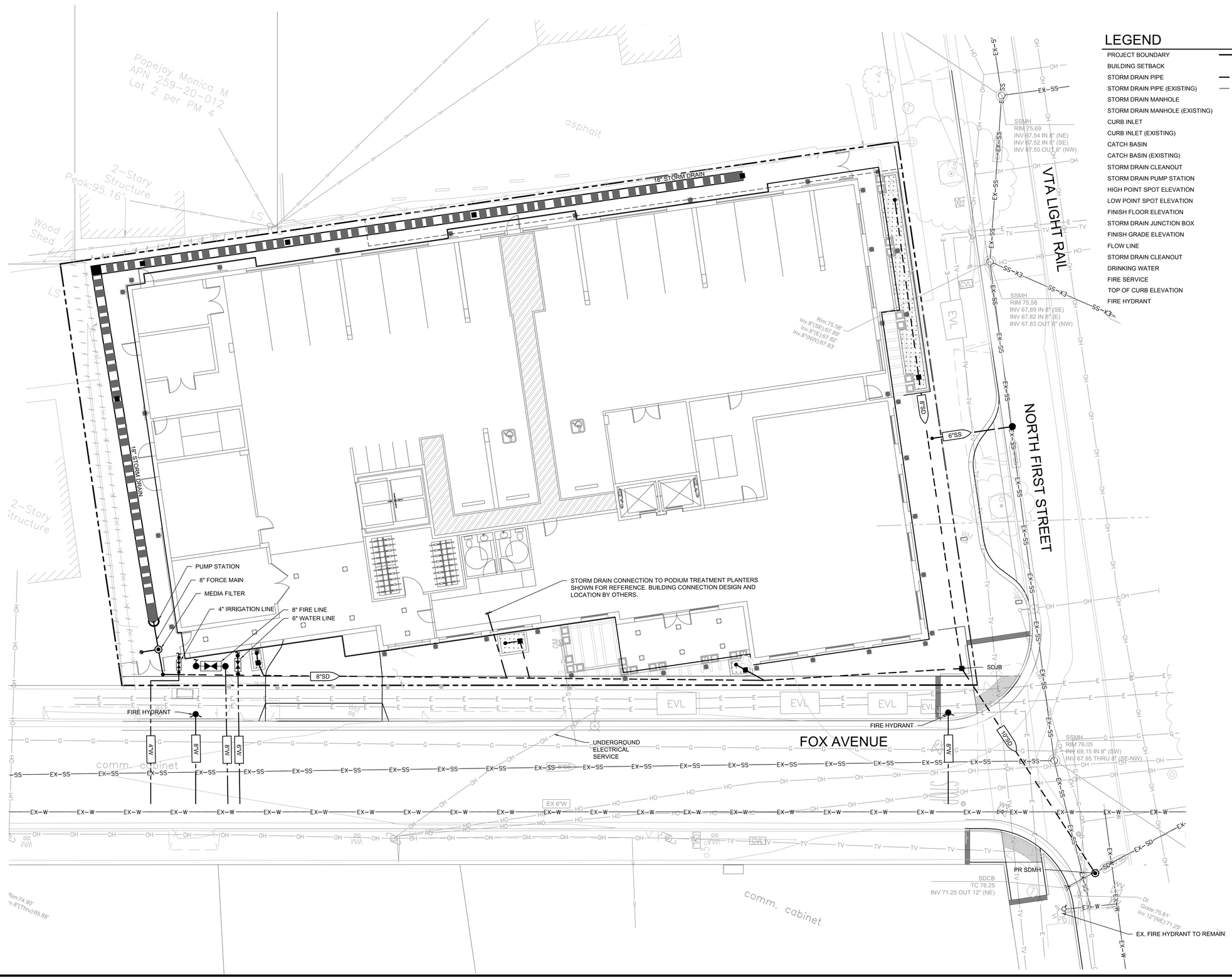

LEGEND

PROJECT BOUNDARY	
BUILDING SETBACK	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
STORM DRAIN CLEANOUT	
STORM DRAIN PUMP STATION	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
STORM DRAIN JUNCTION BOX	SDJB
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
STORM DRAIN CLEANOUT	SDCO
DRINKING WATER	DW
FIRE SERVICE	FS
TOP OF CURB ELEVATION	TC
FIRE HYDRANT	

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UTILITY PLAN

C5.0

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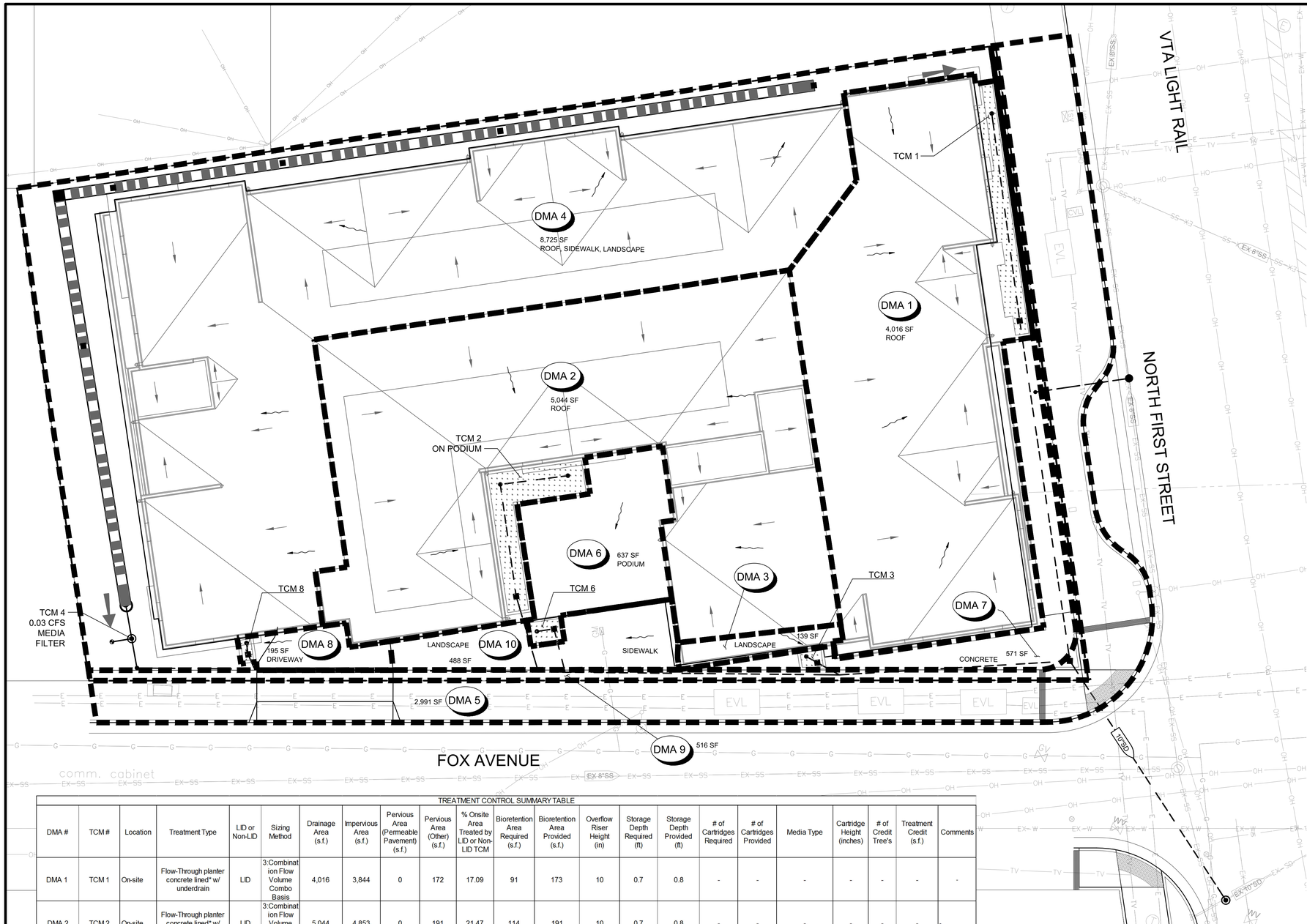

LEGEND

- BUILDING OUTLINE
- STORM DRAIN PIPE
- STORM DRAIN PIPE (EXISTING)
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- BUBBLE UP
- STORM DRAIN CLEANOUT
- CURB CUT
- DIRECTION OF SURFACE FLOW DRAINAGE
- OVERLAND RELEASE PATH
- LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, THIS SHEET) — DMA#
- FLOW THROUGH PLANTER
- TRUNCATED DOMES

0 5 10 20

1 INCH = 10 FEET

TREATMENT CONTROL SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Tree's	Treatment Credit (s.f.)	Comments
DMA 1	TCM 1	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	3:Combination Flow Volume Combo Basis	4,016	3,844	0	172	17.09	91	173	10	0.7	0.8	-	-	-	-	-	-	-
DMA 2	TCM 2	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	3:Combination Flow Volume Combo Basis	5,044	4,853	0	191	21.47	114	191	10	0.7	0.8	-	-	-	-	-	-	-
DMA 3	TCM 3	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	3:Combination Flow Volume Combo Basis	139	127	0	12	0.59	3	12	10	0.7	0.8	-	-	-	-	-	-	-
DMA 4	TCM 4	On-site	Proprietary Media Filter System (MFS)	Non-LID	N/A	8,725	6,098	0	2,627	37.13	-	-	-	-	-	2	2	Oldcastle	12	-	-	-
DMA 5	TCM 5	On-site	Maintenance	N/A	N/A	2,991	2,991	0	0	12.73	-	-	-	-	-	-	-	-	-	-	-	-
DMA 6	TCM 6	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	3:Combination Flow Volume Combo Basis	744	722	0	22	3.17	17	22	10	0.7	0.8	-	-	-	-	-	-	-
DMA 7	TCM 7	On-site	Self-treating areas	LID	N/A	637	637	0	0	2.71	-	-	-	-	-	-	-	-	-	-	-	-
DMA 8	TCM 8	On-site	Flow-Through planter concrete lined* w/ underdrain	LID	3:Combination Flow Volume Combo Basis	195	195	0	0	0.83	4	8	10	0.7	0.8	-	-	-	-	-	-	-
DMA 9	TCM 9	On-site	Roadway Project ***	N/A	N/A	516	516	0	0	2.20	-	-	-	-	-	-	-	-	-	-	-	-
DMA 10	TCM 10	On-site	Self-retaining areas	LID	N/A	488	227	0	261	2.08	0	-	-	-	-	-	-	-	-	-	-	-
					Totals	23,495	20,210	0	3,285	100												

* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

**** DMA XX is not being treated but will be treated by Equivalent Treatment Area EQ-1. Area EQ-1 is equal to or greater than the required treatment area of DMA XX. EQ-1 is not required to be treated as it is [insert reason here]

STORMWATER MANAGEMENT NOTES

1. SITE IS NOT LOCATED WITHIN A HYDROMODIFICATION ZONE.
2. ROOF DOWNSPOUTS WILL TIE INTO SPREADERS WITHIN FLOW THROUGH PLANTERS

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SITE DEVELOPMENT PERMIT

FILE # H19-019

THE KELSEY PROJECT

SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	556500SW.DWG
DESIGNED BY:	JC
DRAWN BY:	JC
CHECKED BY:	VM
DATE:	FEBRUARY 20, 2020
SCALE:	1" = 10'

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STORMWATER CONTROL PLAN

C6.0

OF 10

S:\PROJECTS\556500\PLS\SITE DEVELOPMENT PERMIT\556500SW.DWG

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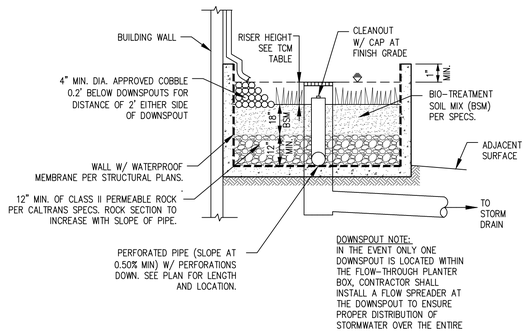

SIZING METHODS:
FLOW-COMBO

1 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.

2. SURFACE DATA

2.a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable): N/A

2.b. Total area of site: 0.47 acres

2.c. Total Existing Impervious Surfaces on site: 15,948 sq. ft.

2.d. Total area of site that will be disturbed: 0.47 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	Existing Surface Area Disturbed sq. ft.	Proposed Surface To Be Replaced sq. ft. [1]	Proposed Surface New sq. ft. [2]	RESET CALCULATIONS
2.e. **IMPERVIOUS SURFACES**				
Roof Area	3,000	3,000	3,527	
Parking	11,158	11,158		
Sidewalks, Patios, Driveways, Etc.	1,790	1,790		
Public Streets				Total Proposed Impervious Surface (replaced + new)
Private Streets				
Online form auto-calculates **Impervious Surfaces Total**	e.1. 15,948	e.2. 15,948	e.3. 3,527	e.4. 19,475
2.f. **PERVIOUS SURFACES**				
Landscaped Area	4,496	969		
Pervious Paving				Total Proposed Pervious Surface (replaced + new)
Green Roof and other Pervious Surfaces				
Online form auto-calculates **Pervious Surfaces Total**	f.1. 4,496	f.2. 969	f.3. 0	f.4. 969

2.g. **Percentage of Site's Impervious Area Replacement** (e.2 ÷ 2.c) X 100: Online form auto-calculates g. 100 %

[1] *Proposed Replaced Impervious Surface:* Replacement of an existing impervious surface with another impervious surface.

[2] *Proposed New Impervious Surface*: New impervious surface that will cover an existing pervious surface.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

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PROJECT SITE INFORMATION:

1. **SOILS TYPE:** SOIL TYPE D
2. **GROUND WATER DEPTH:** ~10ft
3. **NAME OF RECEIVING BODY:** GUADALUPE RIVER
4. **FLOOD ZONE:** FLOOD ZONE D
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

SITE DESIGN MEASURES:

1. PROTECT EXISTING TREES, VEGETATION, AND SOIL.
2. LANDSCAPING
   a. WALKWAYS AND PATIOS.
   b. PRIVATE STREETS AND SIDEWALKS.
6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
7. CLUSTER STRUCTURES/PAVEMENT.
8. PARKING:
   a. ON TOP OF OR UNDER BUILDINGS.

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.
   b. INTERIOR PARKING STRUCTURES.
   c. WASH AREA/ RACKS.
   d. POOLS, SPAS, FOUNTAINS.
   e. COVERED LOADING DOCKS AND MAINTENANCE BAYS.
   f. PUMPED GROUNDWATER.
2. BENEFICIAL LANDSCAPING.
3. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
4. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
5. STORM DRAIN LABELING.
6. OTHER: _____

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
447 NORTH FIRST STREET
SAN JOSE, CA 95110

I.B. PROPERTY OWNER:
THE KELSEY GROUP

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
MICAELA CONNERY

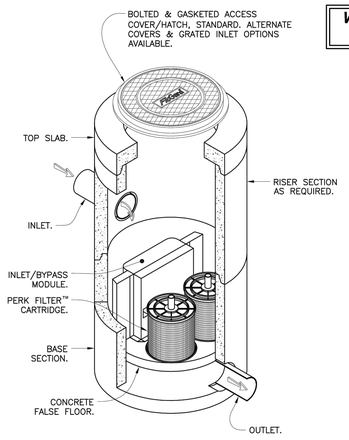
II.B. PHONE NUMBER OF CONTACT:
860-573-7392

II.C. EMAIL:
MICAELA@THEKELSEY.ORG

II.D. ADDRESS:

PF-MH-48-WA

Washington GULD*



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18.00" maximum. Inlet pipes must enter the structure in the inlet bay.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

* **Treatment Flow Rates shown conform to Washington State GULD Specifications**

Media Filtration

Perk Filter™
Ø48.00" Manhole
Washington State GULD
One to Two Cartridges / Stacks

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

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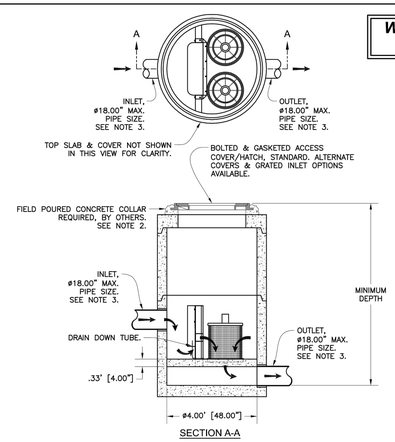
DRAWING NO.	REV	ECO	DATE		
PF-MH-48-WA	NR	ECO-0132	ISM 4/27/15	ISM 4/27/15	SHEET 1 OF 2

PF-MH-48-WA

Washington GULD*



SECTION A-A

Minimum Depth						
PIPE SIZE	Ø6.00"	Ø8.00"	Ø10.00"	Ø12.00"	Ø15.00"	Ø18.00"
CARTRIDGE TYPE	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET
12"	3.67' [44.00"]	3.92' [47.00"]	4.17' [50.00"]	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]
18"	4.42' [53.00"]	4.67' [56.00"]	4.92' [59.00"]	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]
12" + 12"	5.17' [62.00"]	5.42' [65.00"]	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]
12" + 18"	5.67' [68.00"]	5.92' [71.00"]	6.17' [74.00"]	6.42' [77.00"]	6.67' [80.00"]	6.92' [83.00"]

Ø48.00" PERK FILTER MANHOLE TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS								
CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION							
	12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	6.8 / 0.015	2.47	10.2/ 0.022	3.05	13.6 / 0.03	3.45	17 / 0.037	3.62
2	13.6 / 0.03	2.47	20.4 / 0.045	3.05	27.2 / 0.06	3.45	34 / 0.075	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

Media Filtration

Perk Filter™
Ø48.00" Manhole
Washington State GULD
One to Two Cartridges / Stacks

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DRAWING NO.	REV	ECO	DATE		
PF-MH-48-WA	NR	ECO-0132	ISM 4/27/15	ISM 4/27/15	SHEET 2 OF 2

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

SITE DEVELOPMENT PERMIT
FILE # H19-019
THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	5565000SW.DWG
DESIGNED BY:	JC
DRAWN BY:	JC
CHECKED BY:	VM
DATE:	FEBRUARY 20, 2020
SCALE:	AS SHOWN

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NOTES & DETAILS

C6.1
OF 10

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SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA #	**DMA 1**		
A=	3,806	s.f.	
Impervious Area =	3,806	s.f.	**% Imperviousness= 100.00%**

Step 2: Calculate Correction Factor

MAPsite =	13.9	Correction Factor=	**0.9586**
MAPgage =	14.5		

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D):	**x**	Sandy Clay (D):		Clay Loam (D):	
Silt Loam/Loam (B):		Not Applicable (100% Impervious):			

Are the soils outside the building footprint not graded/compacted? **no** Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type: 0.00

Step 4: Average slope of the site

S= 1.00%

UBS Volume for X% Slope (UBSX%) = 0.59 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.59 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12inch

Design Volume = 187.45 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area =	3,806	sq. ft		
Impervious Area =	3,806	sq. ft		
Pervious Area =	0	sq. ft		
Equivalent Impervious Area =	0	sq. ft	Total Equivalent Impervious =	**3,806** sq. ft

Step 9: Calculate the Durtation of the Rain Event.

itensity =	0.17	in/hr
Duration =	Adjusted UBS (Step 6) / Rainfall Intensity	
Duration =	**3.4765131**	hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area =	152	sq. ft	(Typically start with Total Impervious x 0.03)	
Volume of Treated Runoff =	220.1791605	cu. ft		
Volume in Ponding Area =	-32.73137047	cu. ft		
Depth of Ponding =	-0.215337964	ft	Depth of Ponding = #NUM!	inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for bioretention of flow through planters.

2 EXAMPLE OF BIORETENTION CALCULATION (TYP.)
NTS

MEDIA FILTER SIZING

Step 1: Drainage Area and % Impervious

DMA #	DMA 4			
A=	9,303	s.f.	A=	0.21357 acre

Step 2: Calculate the Weighted "C" Value based on the Site Characteristics.

C Value	Area* (s.f.)	Weighted C Value	Rainfall Intensity (i)
0.9	6,888	0.874	i = 0.20
0.8	2,415		
0.7	0		
0.1	0		

* Input Values by hand or use Table at the bottom of the spreadsheet.

Step 3: Calculate the required treatment flow.

Q= C x i x A
Q= 0.0373333 cfs

Step 5: Calculate the number of cartridges required.

Manufacturer:	OldCastle	
Cartridge Height:	12	in.
Cartidge Media (if applicable):		
G.U.L.D. Cartridge Treatment Flowrate (CTF):	**6.8**	gpm/cartridge
# Cartridges=	[Q x (449 gpm/cfs)] / CTF	
# Cartridges =	2.465098039	(round up)
# Cartridges Required=	**3**	
Treatment Flow Rate Capacity=	**0.045434298**	**cfs**

Type of Surface			C Value	Area (s.f.)
Roofs			0.90	6,888
Concrete			0.80	2,415
Stone, Brick or Concrete Pavers with mortared joints and bedding			0.80	0
Asphalt			0.70	0
Stone, Brick or Concrete Pavers with san joints and bedding			0.70	0
Pervious Concrete			0.10	0
Pourous Asphalt			0.10	0
Permeable Concrete Pavers			0.10	0
Grid Pavements with grass of aggregate surfaces			0.10	0
Crushed Aggregate			0.10	0
Grass			0.10	0

1 EXAMPLE OF MEDIA FILTER CALCULATION (TYP.)
NTS

NOTES

1. EXAMPLE CALCULATIONS PROVIDED, FOR COMPLETE CALCULATIONS SEE THE HYDROLOGY AND STORMWATER MANAGEMENT REPORT BY HMH ENGINEERS DATED NOVEMBER 7, 2019.

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SITE DEVELOPMENT PERMIT
FILE # H19-019
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NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	556500SW.DWG
DESIGNED BY:	JC
DRAWN BY:	JC
CHECKED BY:	VM
DATE:	FEBRUARY 20, 2020
SCALE:	NOT TO SCALE

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DRAINAGE MANAGEMENT AREAS

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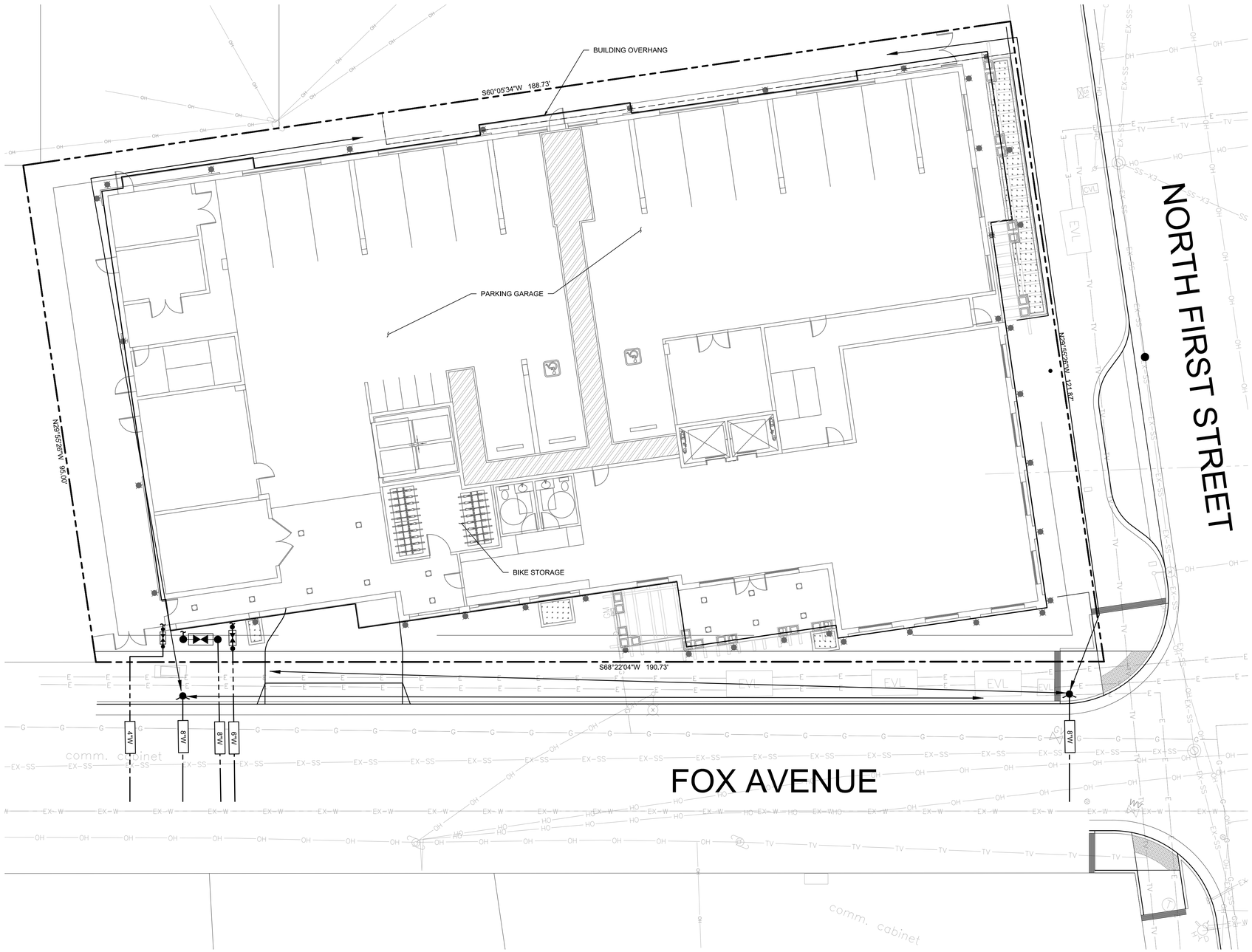

LEGEND

PROJECT BOUNDARY	
BUILDING SETBACK	
RIGHT-OF-WAY	
FIRE HOSE PULLS (L=150')	
EASEMENT	
FACE OF CURB	
FIRE AERIAL ACCESS	
FLOW THROUGH PLANTER	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	

THE KELSEY PROJECT – FIRE FLOW REQUIREMENTS
Revised September 20, 2019

The building fire-flow and hydrant requirements are found in the 2016 Edition of California Building Code (CFC) Appendices B and C, respectively, as amended and clarified by the San Jose Fire Department (SJFD) documents "San Jose Fire Flow and Hydrant Policy" and "Fire Flow Requirements with Mixed Construction" (State Fire Marshal Code Interpretation #11-015, published 12/19/2011).

The following table includes the project floor area, occupancy, construction type and hazard classification:

	2016 CBC – Occupancy Classification[1]	Floor Area[2]	Construction Type	Potential Type of Hazard Based upon NFPA 13 (San Jose Fire Flow and Hydrant Policy)[3]
Level 1	Parking Garage (Group S-2), Storage (Group S-1 or S-2), Community Shared Kitchen (Group F-1), Lounge (Group A-2/ A-3)	16,088 sf	Type IA	Ordinary Group 1 (Parking), Ordinary Group 1 or 2 (Storage), Ordinary Hazard Group 1 (Commercial Kitchen), Light Hazard (Lounge)
Level 2	Residential Apartments (Group R-2), Community Shared Spaces (Group B or Group A-3)	14,529 sf	Type IIIA	Light Hazard
Level 3	Residential Apartments (Group R-2), Community Shared Spaces (Group B or Group A-3)	14,529 sf	Type IIIA	Light Hazard
Level 4	Residential Apartments (Group R-2), Community Shared Spaces (Group B or Group A-3)	14,529 sf	Type IIIA	Light Hazard
Level 5	Residential Apartments (Group R-2), Community Shared Spaces (Group B or Group A-3)	14,529 sf	Type IIIA	Light Hazard
Level 6	Residential Apartments (Group R-2), Community Shared Spaces (Group B or Group A-3)	14,529 sf	Type IIIA	Light Hazard

1. Emergency Generator room is considered as an accessory occupancy to Group S-2 Parking Garage per VTBS Architects.
2. Floor Area per Architectural Sheet 2A dated August 21, 2019.
3. Fire flow requirements for the project assumes that the project will not include any car stackers in the parking garage, and/or any other occupancy that may constitute an Extra Hazard Group or higher hazard per NFPA 13.

Percentage of building floor areas:

Type IA = (16,088/88,714) × 100 = 18.1%

Type IIIA = (72,626/88,714) × 100 = 81.9%

Fire flow per construction type:

Type IA at 88,714 square feet = 2,438 gpm (for area between 83,701-97,700 square feet as allowed by SJFD Policy for Ordinary Hazard Group 2 Occupancy, which is the most restrictive occupancy on Level 1.)

Type IIIA at 88,714 square feet = 2,150 gpm (for area between 82,101-92,400 square feet as allowed by SJFD Policy for Light Hazard Occupancy on Level 2 through Level 6.)

Therefore, the final required fire-flow for the project is calculated as follows:

Required fire-flow = (0.181 x 2,438) +(0.819 x 2,150) = 2,202.12 gpm → 2,250 gpm (rounded up) @ 20 psi

SJFD requires the fire-flow duration, hydrant locations, and distribution based on the full fire flow required per CFC Appendices B and C in mixed-construction buildings.
Therefore:

(0.181 x 3,250 gpm) + (0.819 x 4,250 gpm) = 4,069 gpm → 4,500 gpm (rounded up to closest value in CFC Table C102.1) is the full fire flow.

The full fire flow 4500 gpm corresponds to the following requirements per CFC Table B105.1(2) and Table C102.1 for the project:

- **Fire-flow duration of 4 hours.**
- **Minimum 5 hydrants.**
- **Maximum of 300 feet between hydrants.**
- **Maximum of 180 feet from any point on the street or road frontage to a hydrant.**

NOTES

1. REQUIRED FIRE-FLOW IS 2,250 gpm @ 20 psi
2. FULL FIRE FLOW IS 4,500 gpm FROM FIVE (5) FIRE HYDRANTS
   2.1. TWO(2) EXISTING AND TWO (2) NEW PUBLIC FIRE HYDRANTS.
3. FULL FIRE FLOW CORRESPONDS TO THE REQUIREMENTS PER CFC TABLE B105.1(2) & TABLE C102.1
4. (PR) FIRE HYDRANT AT THE CORNER OF NORTH FIRST STREET AND CLAYTON AVENUE.
5. (EX) FIRE HYDRANT ON NORTH FIRST STREET AND HENSLEY STREET.

0 5 10 20

1 INCH = 10 FEET

HMH
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Land Planning
Landscape Architecture
Civil Engineering
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Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

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SITE DEVELOPMENT PERMIT
FILE # H19-019
THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	556500FR.DWG
DESIGNED BY:	JC
DRAWN BY:	JC
CHECKED BY:	VM
DATE:	FEBRUARY 20, 2020
SCALE:	1" = 10'

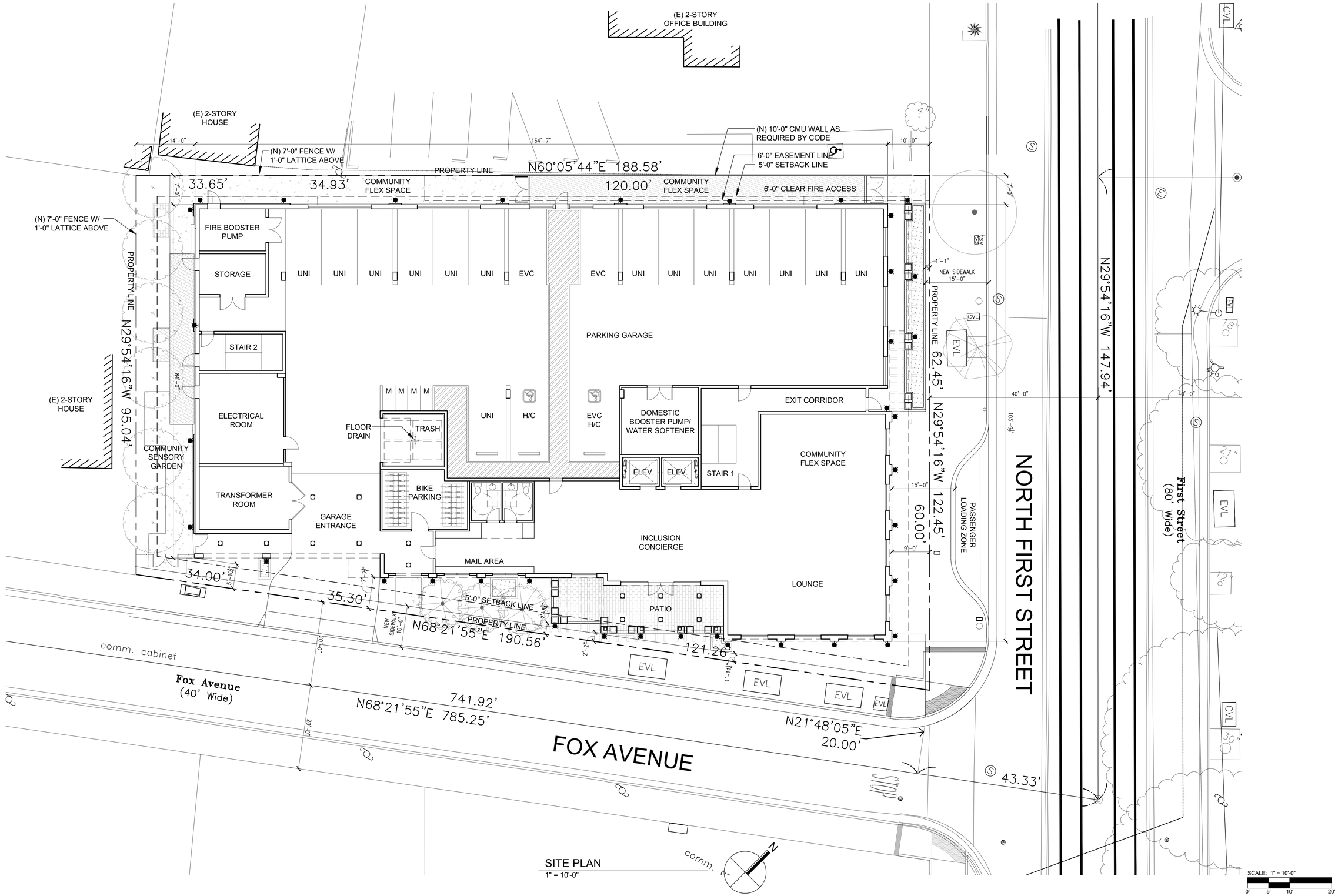
© HMH

FIRE PLAN

C7.0
OF 10

S:\PROJECTS\556500\PL\SITE DEVELOPMENT PERMIT\556500FR.DWG

PLOTTED: 2/19/2020 11:54 AM



SITE PLAN
1" = 10'-0"

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THE KELSEY AYER STATION

447 NORTH 1ST STREET, SAN JOSE, CALIFORNIA

SITE PLAN
3.0

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FOX AVENUE ELEVATION

1/8" = 1'-0"

MATERIAL KEYNOTES

1	30-30 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS	5	JULIET BALCONY	9	DECORATIVE CORBEL & MEDALLION	13	EXTERIOR LIGHT FIXTURE
2	RECESSED VINYL WINDOW	6	TILED BASE	10	CEMENT PLASTER o/ FOAM TRIM	14	DECORATIVE METAL PANEL
3	ALUMINUM STOREFRONT	7	METAL TRELLIS	11	METAL COILING GARAGE DOOR	15	VENTILATION LOUVER
4	METAL RAILING	8	EYEBROW AWNING	12	WOOD FENCE AND GATE	16	PAINTED CONCRETE

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EXTERIOR ELEVATION
7.1

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FIRST STREET ELEVATION

1/8" = 1'-0"

MATERIAL KEYNOTES

1	30-30 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS	5	JULIET BALCONY	9	DECORATIVE CORBEL AND MEDALLION	13	EXTERIOR LIGHT FIXTURE
2	RECESSED VINYL WINDOW	6	TILED BASE	10	CEMENT PLASTER o/ FOAM TRIM	14	DECORATIVE METAL PANEL
3	ALUMINUM STOREFRONT	7	METAL TRELLIS	11	METAL COILING GARAGE DOOR	15	VENTILATION LOUVER
4	METAL RAILING	8	EYEBROW AWNING	12	WOOD FENCE AND GATE	16	PAINTED CONCRETE

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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EXTERIOR ELEVATION

7.2

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COMMUNITY SENSORY GARDEN ELEVATION

1/8" = 1'-0"

MATERIAL KEYNOTES

1	30-30 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS	5	JULIET BALCONY	9	DECORATIVE CORBEL & MEDALLION	13	EXTERIOR LIGHT FIXTURE
2	RECESSED VINYL WINDOW	6	TILED BASE	10	CEMENT PLASTER o/ FOAM TRIM	14	DECORATIVE METAL PANEL
3	ALUMINUM STOREFRONT	7	METAL TRELLIS	11	METAL COILING GARAGE DOOR	15	VENTILATION LOUVER
4	METAL RAILING	8	EYEBROW AWNING	12	WOOD FENCE AND GATE	16	PAINTED CONCRETE

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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EXTERIOR ELEVATION

7.3

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PROJECT FIRE ACCESS SIDE ELEVATION

1/8" = 1'-0"

MATERIAL KEYNOTES

1	30-30 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS	5	JULIET BALCONY	9	DECORATIVE CORBEL & MEDALLION	13	EXTERIOR LIGHT FIXTURE
2	RECESSED VINYL WINDOW	6	TILED BASE	10	CEMENT PLASTER o/ FOAM TRIM	14	DECORATIVE METAL PANEL
3	ALUMINUM STOREFRONT	7	METAL TRELLIS	11	METAL COILING GARAGE DOOR	15	VENTILATION LOUVER
4	METAL RAILING	8	EYEBROW AWNING	12	WOOD FENCE AND GATE	16	PAINTED CONCRETE

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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EXTERIOR ELEVATION

7.4

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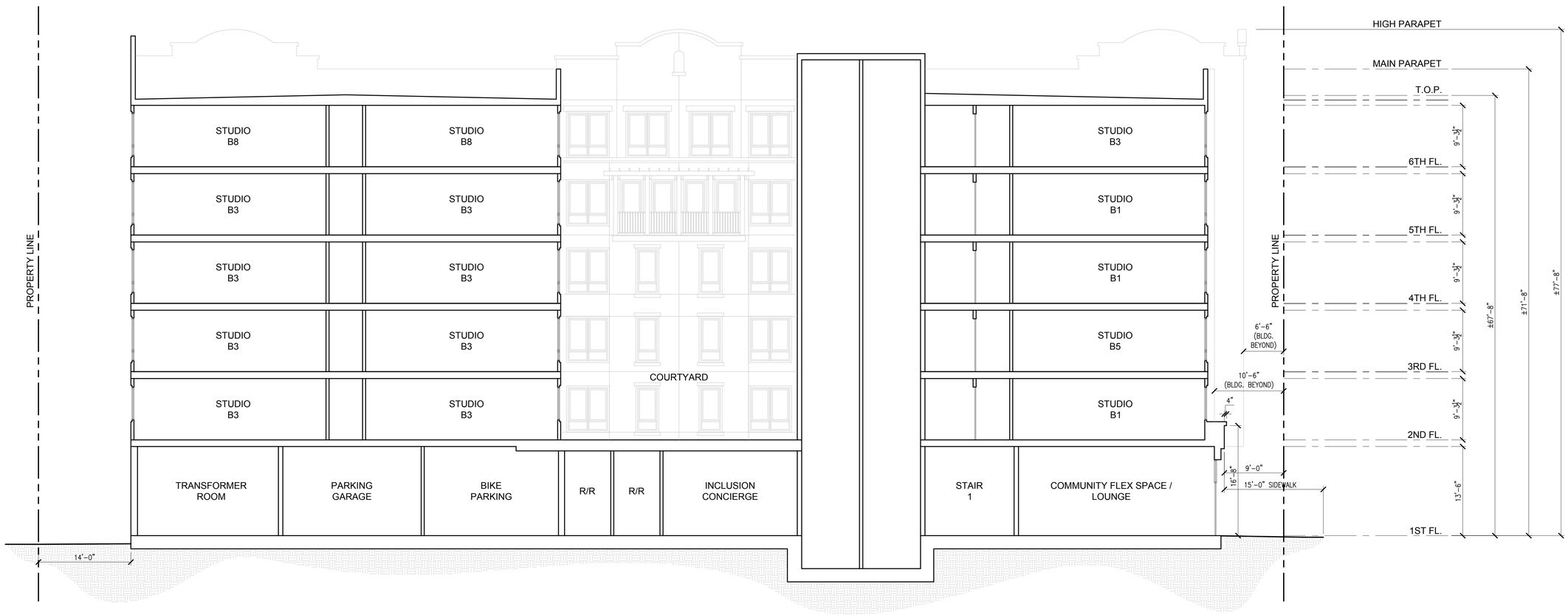

SECTION A
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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SECTIONS
7.5

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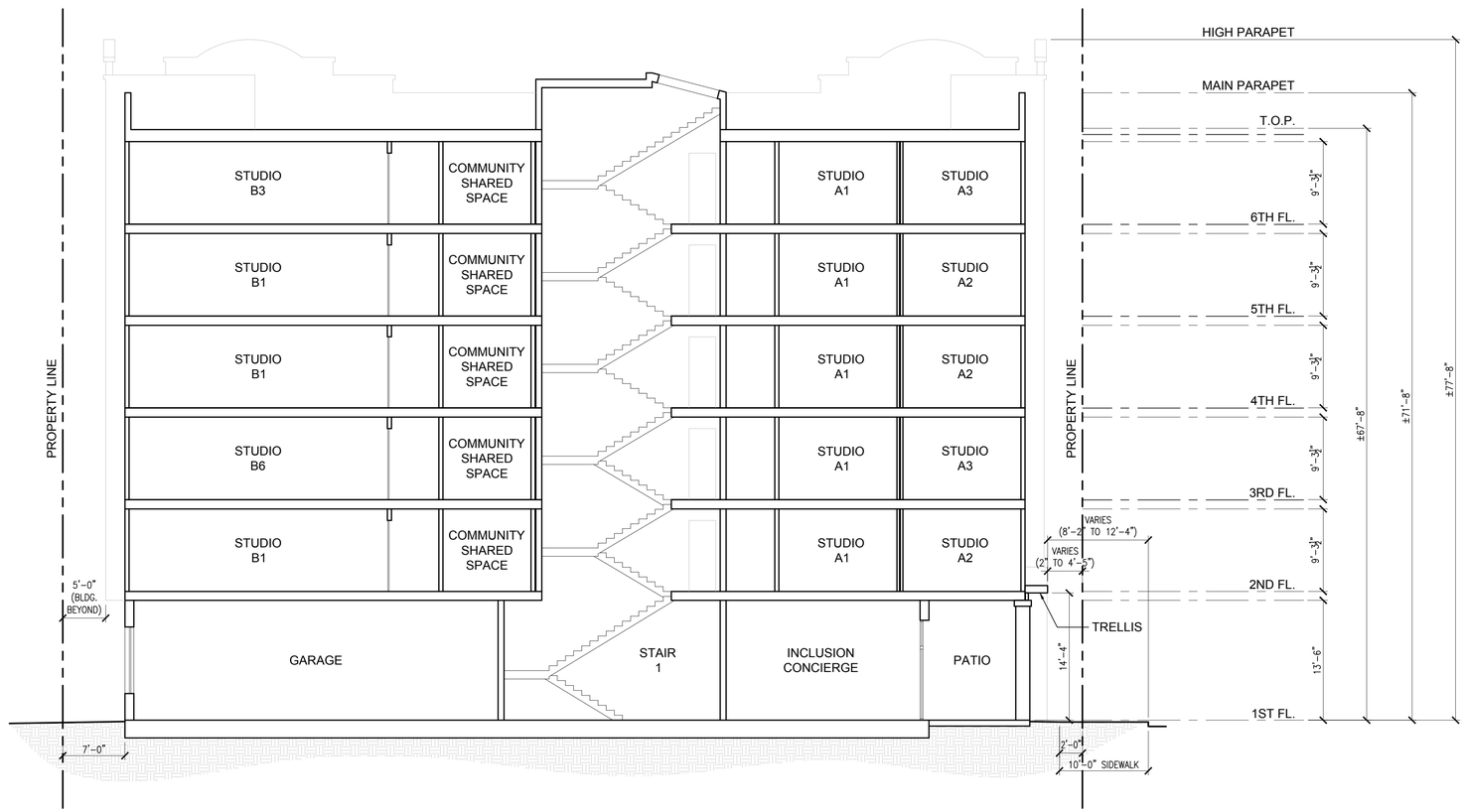

SECTION B

1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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SECTIONS

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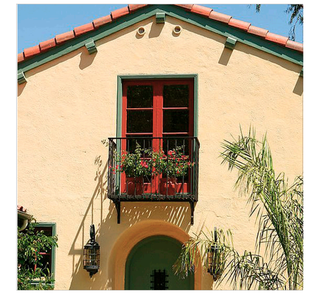
1 CEMENT PLASTER w/ GALVANIZED CONTROL JOINTS

2 RECESSED VINYL WINDOW

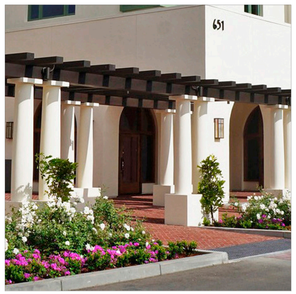
3 ALUMINUM STOREFRONT

4 METAL RAILING



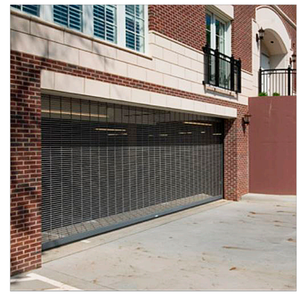
5 JULIET BALCONY

6 TILED BASE



7 METAL TRELLIS

8 EYEBROW AWNING



11 METAL COILING GARAGE GATE

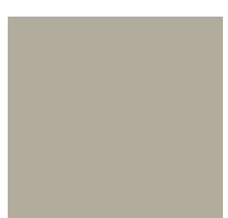
12 WOOD FENCE & GATE

14 DECORATIVE METAL PANEL

15 VENTILATION LOUVER

A

CEMENT PLASTER
ALPACA
SHERWIN WILLIAMS
SW 7022



B

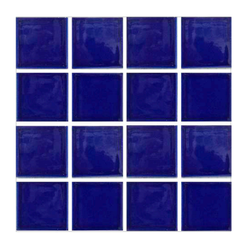
CEMENT PLASTER
MEGA GREIGE
SHERWIN WILLIAMS
SW 7031

C

CEMENT PLASTER
BIRDEYE MAPLE
SHERWIN WILLIAMS
SW 2834

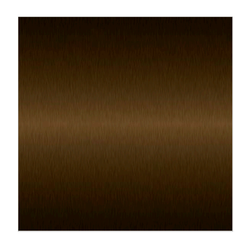
D

TRELLIS / RAILING / FENCE
COBBLE BROWN
SHERWIN WILLIAMS
SW 6082



E

EXTERIOR TILE



F

DARK BRONZE
STOREFRONT

G

DARK BROWN
RESIDENTIAL
VINYL WINDOW

H

RUSTIC PATINA FINISH
DECORATIVE
METAL PANEL

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MATERIAL & COLOR BOARD

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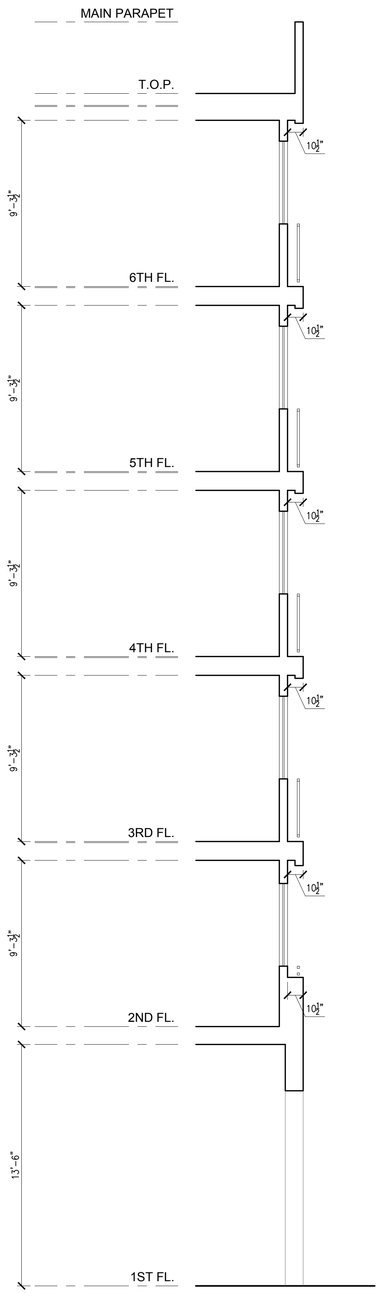
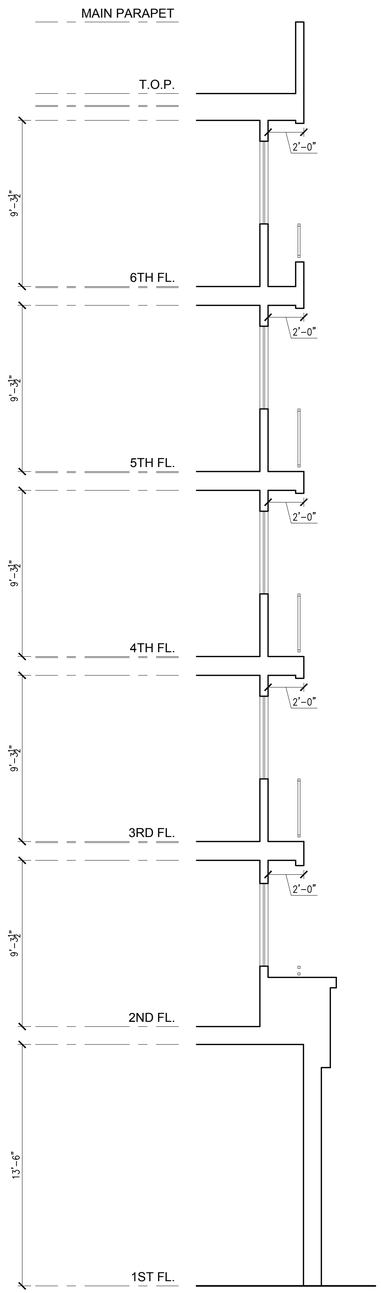
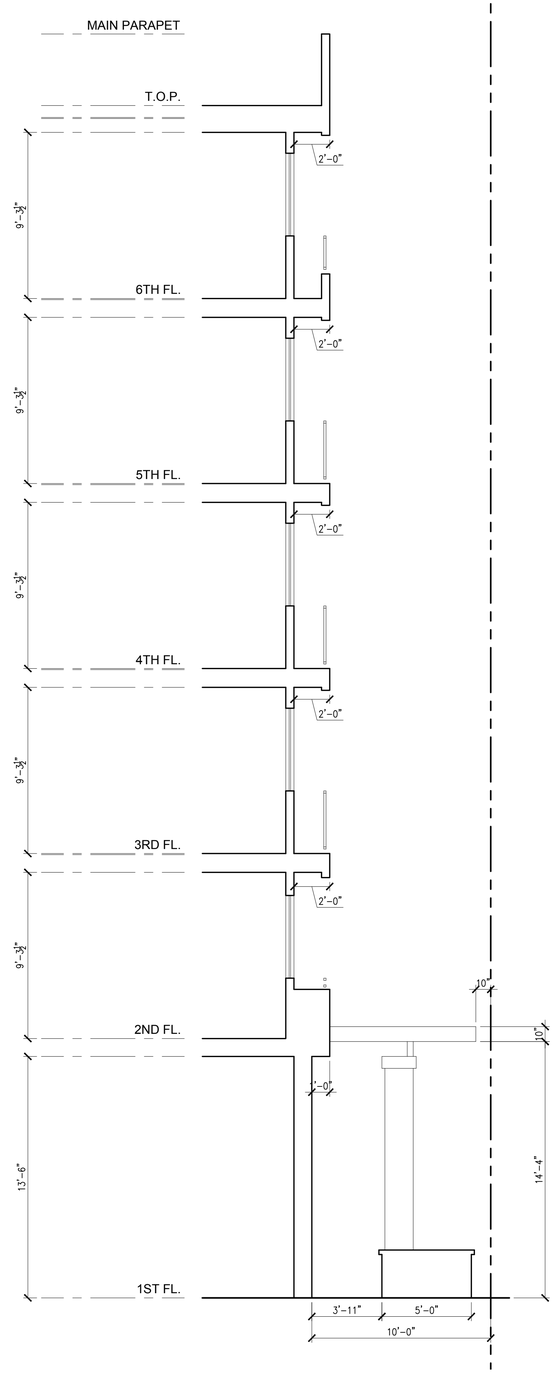


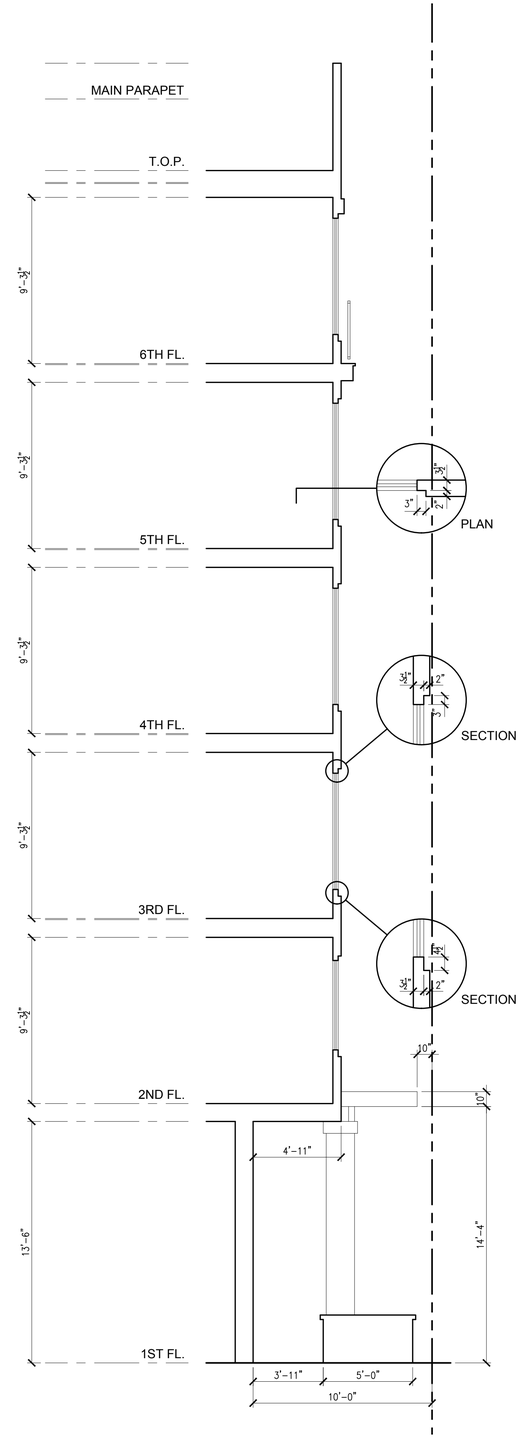
DETAIL A - BUILDING PLANE SECTION
1/4" = 1'-0"



DETAIL B - BUILDING PLANE SECTION
1/4" = 1'-0"



DETAIL C - BUILDING PLANE SECTION
1/4" = 1'-0"



DETAIL D - TYPICAL RECESSED WINDOW
1/4" = 1'-0"

NOTE : REFER TO SHEETS 9.2 THRU 9.7 FOR DETAIL LOCATIONS

SCALE: 1/4" = 1'-0"
0" 2' 4' 8'

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RECESSED WINDOW & WALL PLANE DETAILS

7.8

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1

2

3

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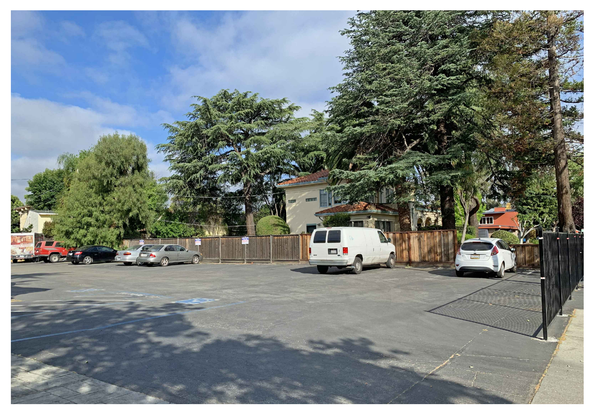

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SITE PHOTOS

8.1

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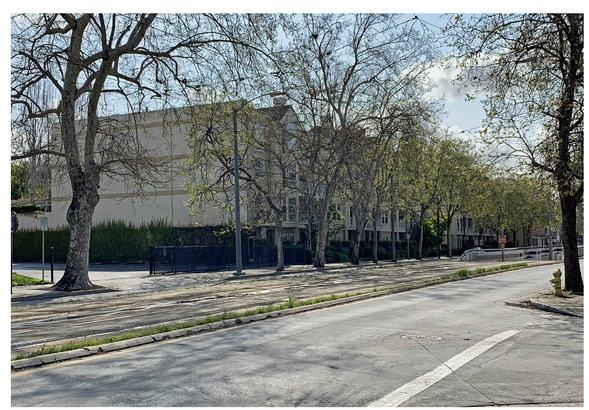

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SITE PHOTOS

8.2

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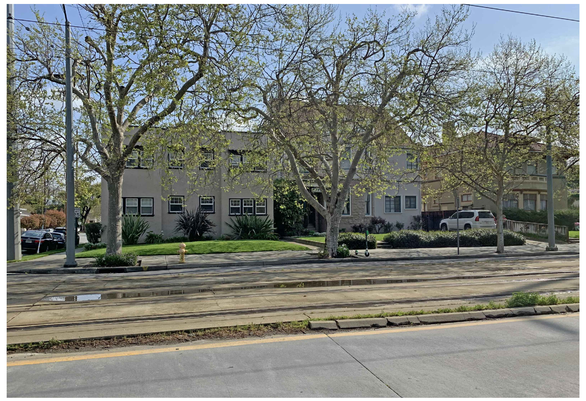

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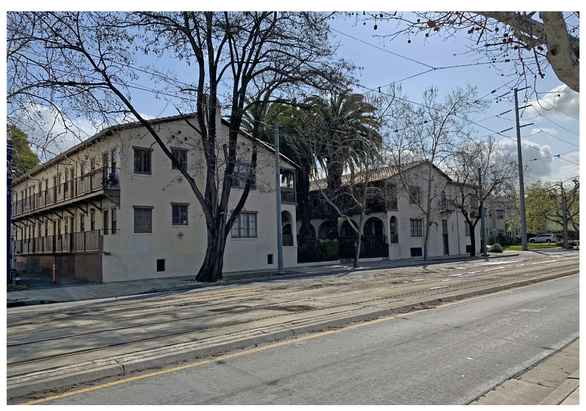
16



17

18

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SITE PHOTOS

8.3

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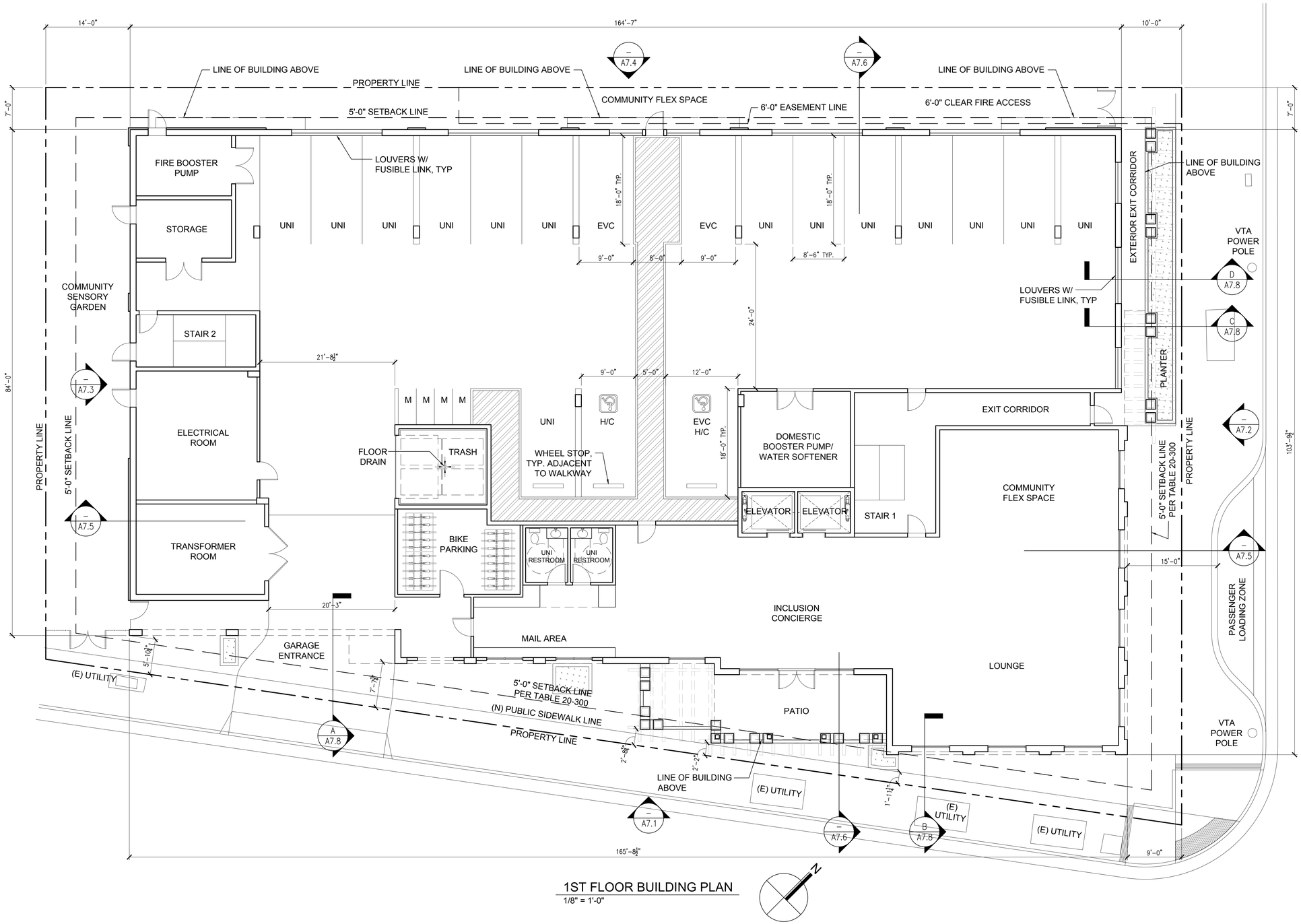

1ST FLOOR BUILDING PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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1ST FLOOR BUILDING PLAN

9.1

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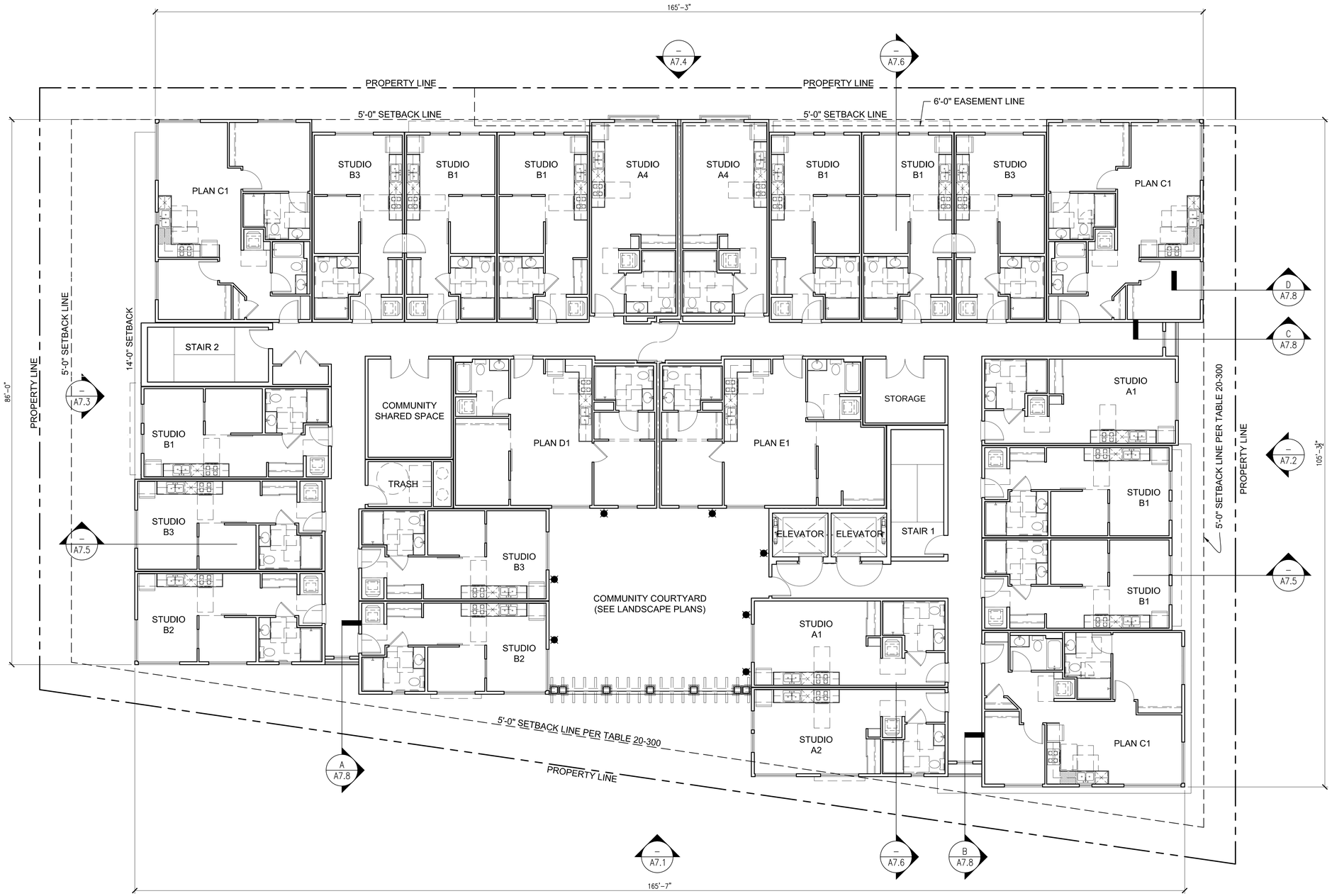

2ND FLOOR PODIUM PLAN

1" = 20'-0"

SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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2ND FLOOR BUILDING PLAN

9.2

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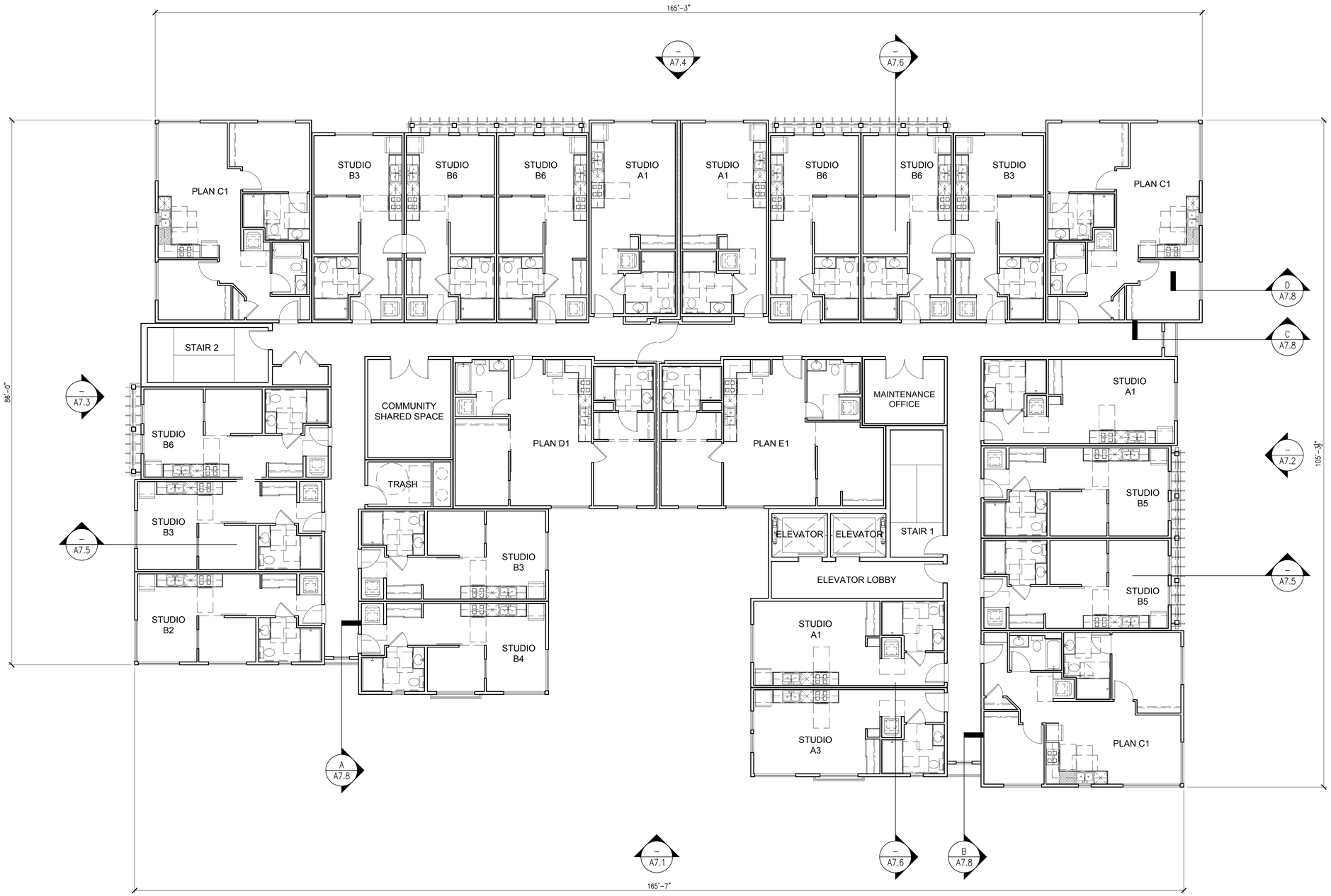

3RD FLOOR PLAN
1" = 20'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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3RD FLOOR BUILDING PLAN

9.3

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4TH FLOOR PLAN
1" = 20'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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4TH FLOOR BUILDING PLAN

9.4

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5TH FLOOR PLAN
1" = 20'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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THE KELSEY AYER STATION

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5TH FLOOR BUILDING PLAN

9.5

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6TH FLOOR PLAN
1" = 20'-0"

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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6TH FLOOR BUILDING PLAN

9.6

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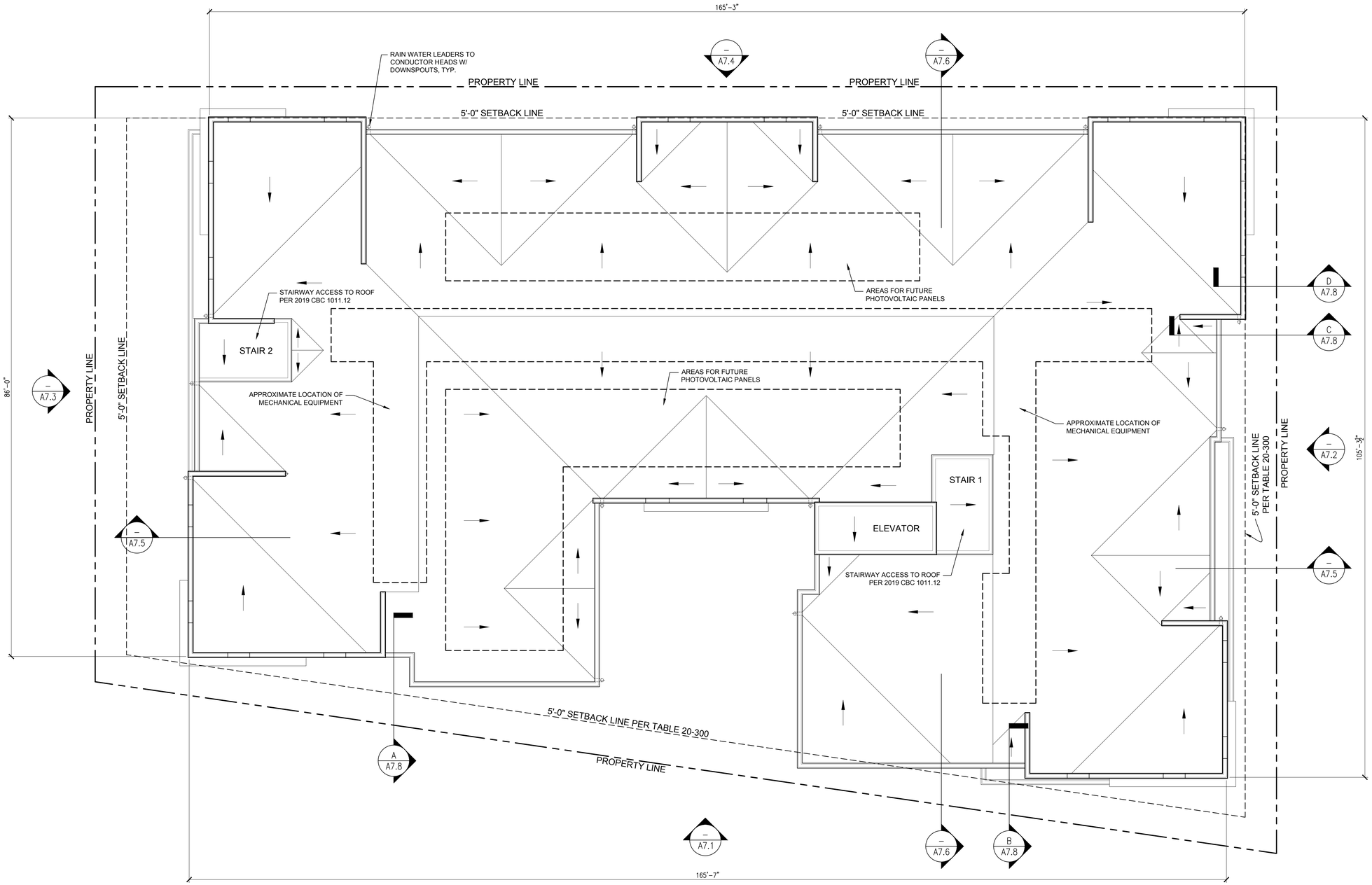

ROOF PLAN
1/8" = 1'-0"

NOTE:
- AREAS FOR FUTURE PHOTOVOLTAIC PANELS EQUALS AT LEAST 15% OF ROOF AREA PER CEC-400, PART 7.3.1

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

VTBS 19025

FEBRUARY 20, 2020

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ROOF PLAN
9.7

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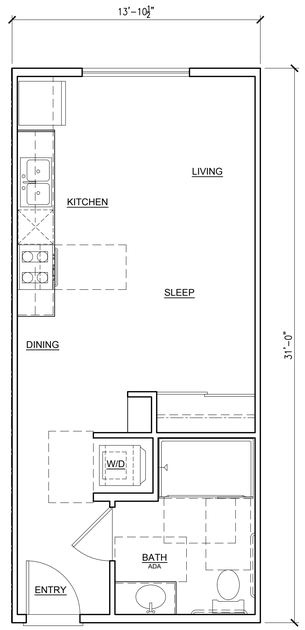
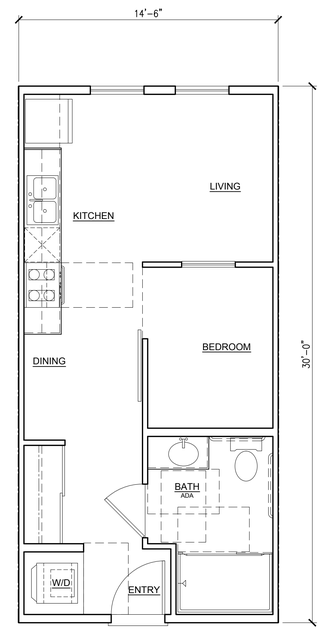
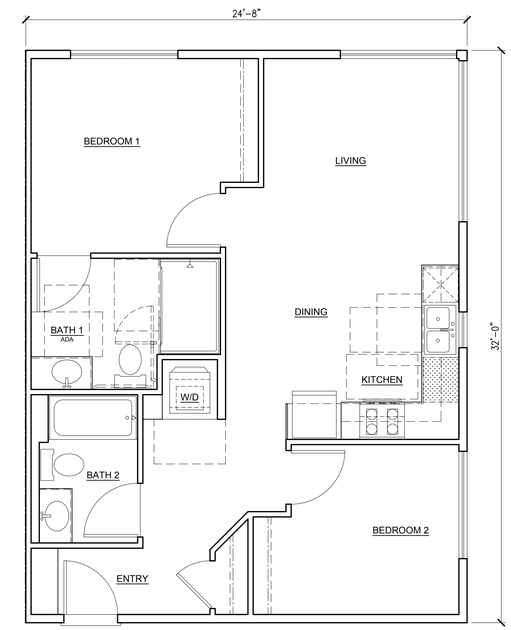


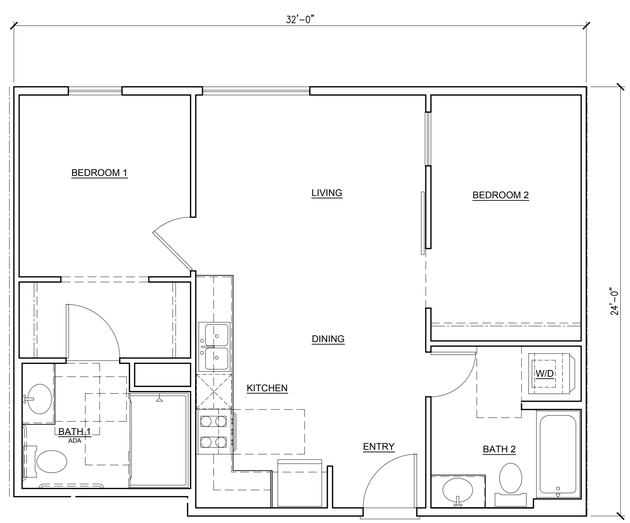
UNIT PLAN - STUDIO A 430 SF
1/4" = 1'-0"



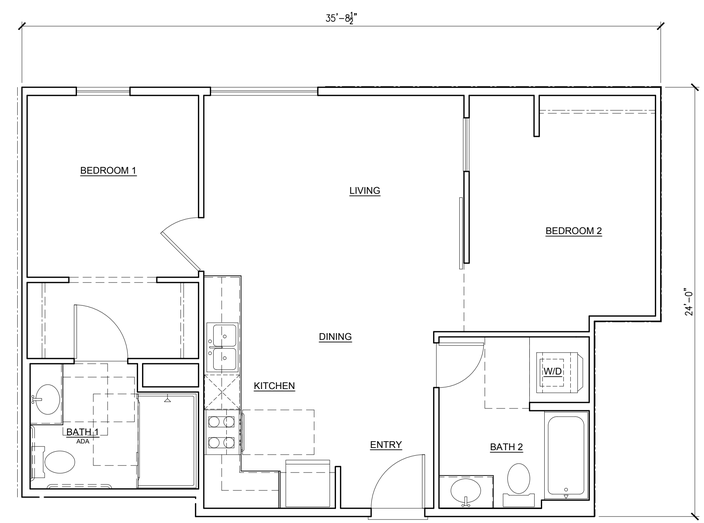
UNIT PLAN - STUDIO B 435 SF
1/4" = 1'-0"



UNIT PLAN - C 789 SF
1/4" = 1'-0" 2 BED / 2 BATH



UNIT PLAN - D 758 SF
1/4" = 1'-0" 2 BED / 2 BATH



UNIT PLAN - E 806 SF
1/4" = 1'-0" 2 BED / 2 BATH

SCALE: 1/4" = 1'-0"
0' 2' 4' 8'

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UNIT PLANS
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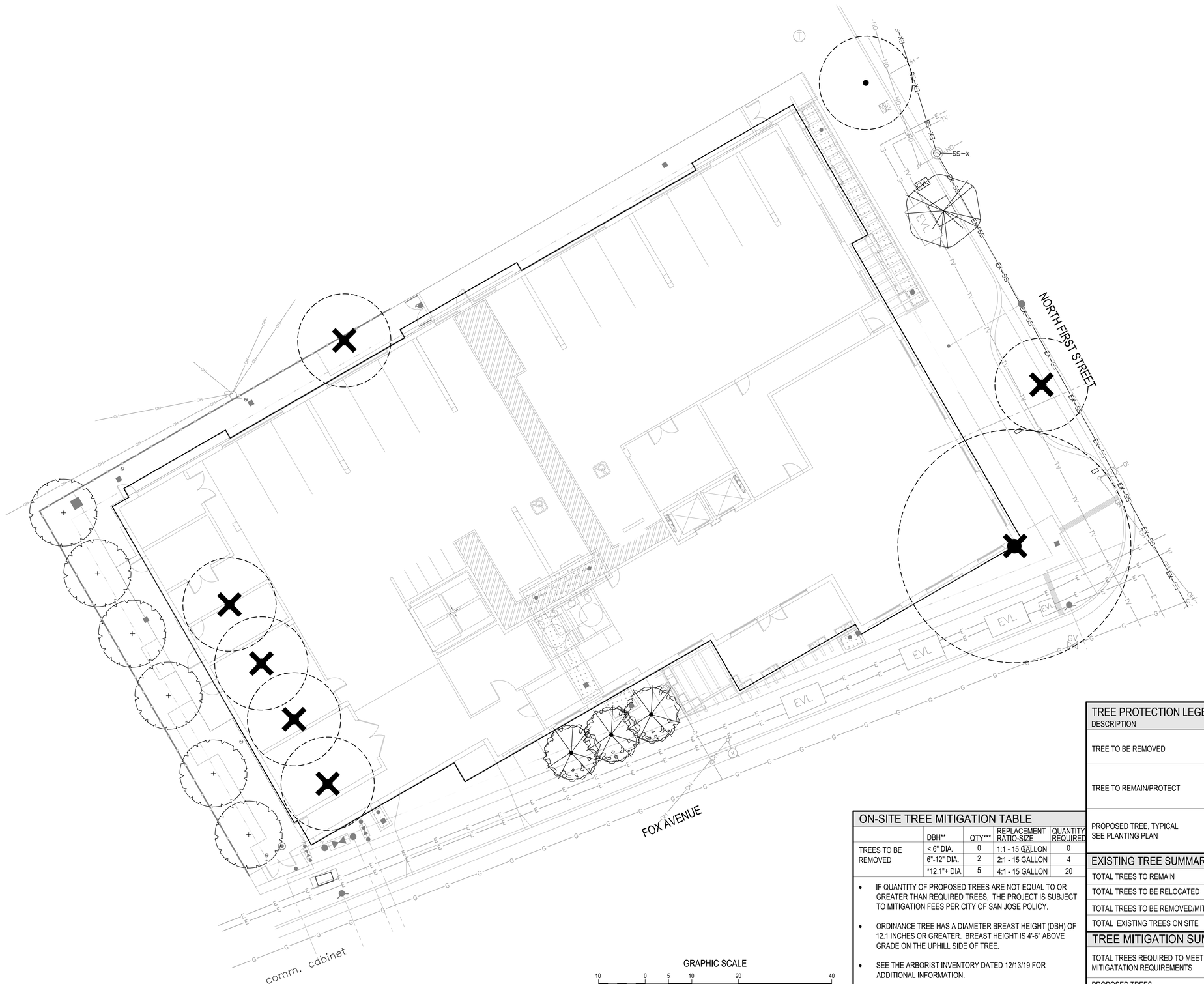

ON-SITE TREE MITIGATION TABLE

	DBH**	QTY***	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TREES TO BE REMOVED	< 6" DIA.	0	1:1 - 15 GALLON	0
	6"-12" DIA.	2	2:1 - 15 GALLON	4
	*12.1"+ DIA.	5	4:1 - 15 GALLON	20

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF SAN JOSE POLICY.
- ORDINANCE TREE HAS A DIAMETER BREAST HEIGHT (DBH) OF 12.1 INCHES OR GREATER. BREAST HEIGHT IS 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF TREE.
- SEE THE ARBORIST INVENTORY DATED 12/13/19 FOR ADDITIONAL INFORMATION.
- THE SIZE OF A 15-GALLON REPLACEMENT TREE CAN BE INCREASED TO 24-INCH BOX AND COUNT AS TWO REPLACEMENT TREES.

TREE PROTECTION LEGEND

DESCRIPTION	SYMBOL
TREE TO BE REMOVED	×
TREE TO REMAIN/PROTECT	·
PROPOSED TREE, TYPICAL SEE PLANTING PLAN	+

EXISTING TREE SUMMARY

TOTAL TREES TO REMAIN	1
TOTAL TREES TO BE RELOCATED	0
TOTAL TREES TO BE REMOVED/MITIGATED	+7
TOTAL EXISTING TREES ON SITE	8

TREE MITIGATION SUMMARY TABLE

	QUANTITY	SIZE
TOTAL TREES REQUIRED TO MEET MITIGATATION REQUIREMENTS	24	15 GALLON
	=24 TREES REQUIRED	
PROPOSED TREES (NOT INCLUDING STREET TREES)	QUANTITY	SIZE
	3	15 GALLON
	6	24" BOX
TOTAL PROPOSED TREES	9	

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1570 Oakland Road
San Jose, CA 95131
(408) 487-2200
HMHca.com

LICENSED LANDSCAPE ARCHITECT
WILLIAM SERR
NO. 4466
Signature
3/26/20
Relicensed Date
11/30/2019
Date
STATE OF CALIFORNIA

SARES REGIS
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SITE DEVELOPMENT PERMIT

FILE # H19-019

THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	556500CL.DWG
DESIGNED BY:	CM
DRAWN BY:	SS
CHECKED BY:	WS
DATE:	FEBRUARY 20, 2020
SCALE:	1"=10'

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TREE MITIGATION PLAN

L-10.0
OF 10

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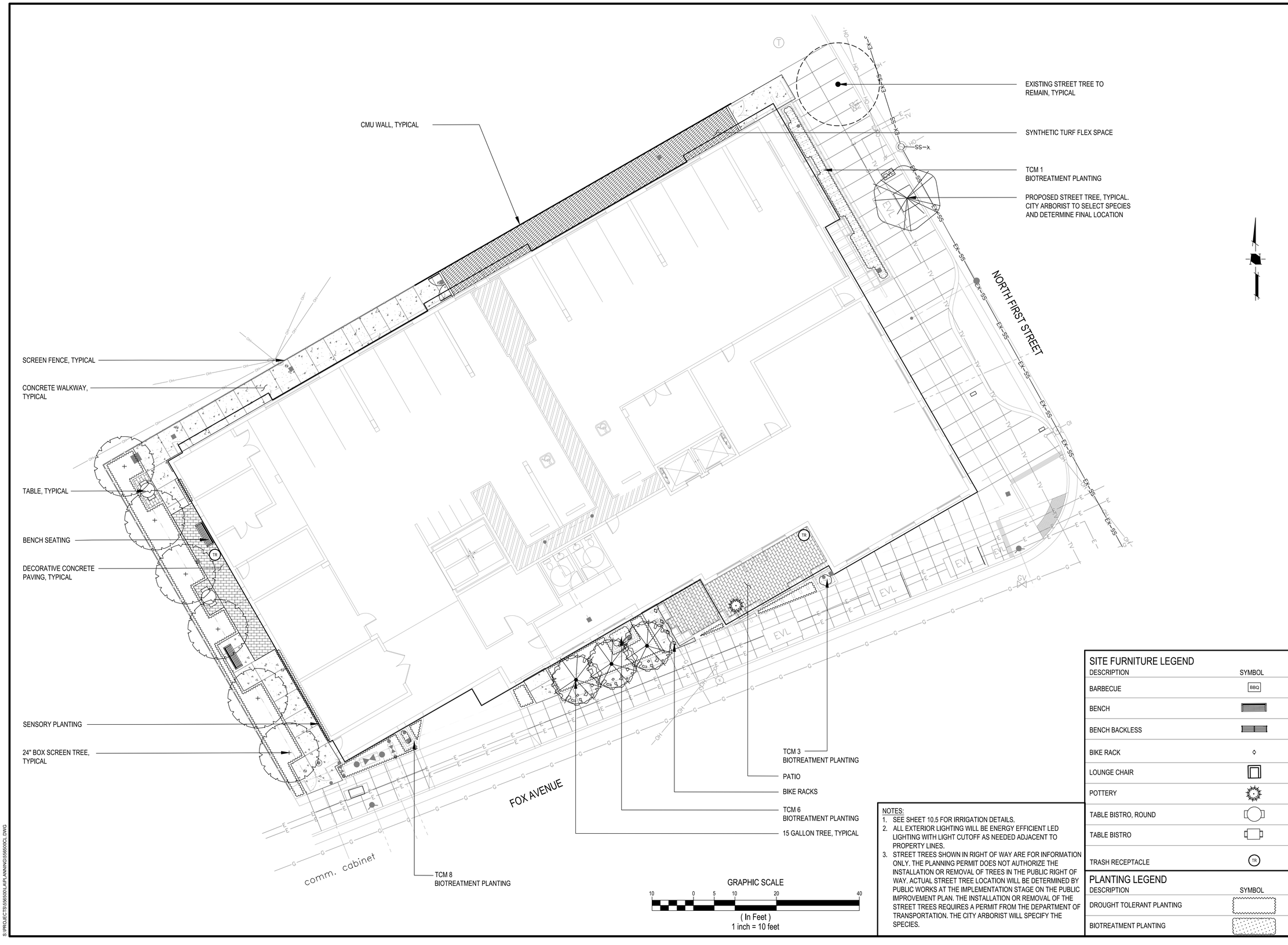

NOTES:
1. SEE SHEET 10.5 FOR IRRIGATION DETAILS.
2. ALL EXTERIOR LIGHTING WILL BE ENERGY EFFICIENT LED LIGHTING WITH LIGHT CUTOFF AS NEEDED ADJACENT TO PROPERTY LINES.
3. STREET TREES SHOWN IN RIGHT OF WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

SITE FURNITURE LEGEND

DESCRIPTION	SYMBOL
BARBECUE	BBQ
BENCH	
BENCH BACKLESS	
BIKE RACK	
LOUNGE CHAIR	
POTTERY	
TABLE BISTRO, ROUND	
TABLE BISTRO	
TRASH RECEPTACLE	TR

PLANTING LEGEND

DESCRIPTION	SYMBOL
DROUGHT TOLERANT PLANTING	
BIOTREATMENT PLANTING	

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LICENSED LANDSCAPE ARCHITECT
WILLIAM SOMA
NO. 4466
Signature
2/28/21
Renewal Date
11/30/2020
Date
STATE OF CALIFORNIA

SARES REGIS
Northern California

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SITE DEVELOPMENT PERMIT
FILE # H19-019
THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

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CAD DWG FILE:	556500CL.DWG
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DRAWN BY:	SS
CHECKED BY:	WS
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SCALE:	1"=10'

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LANDSCAPE PLAN

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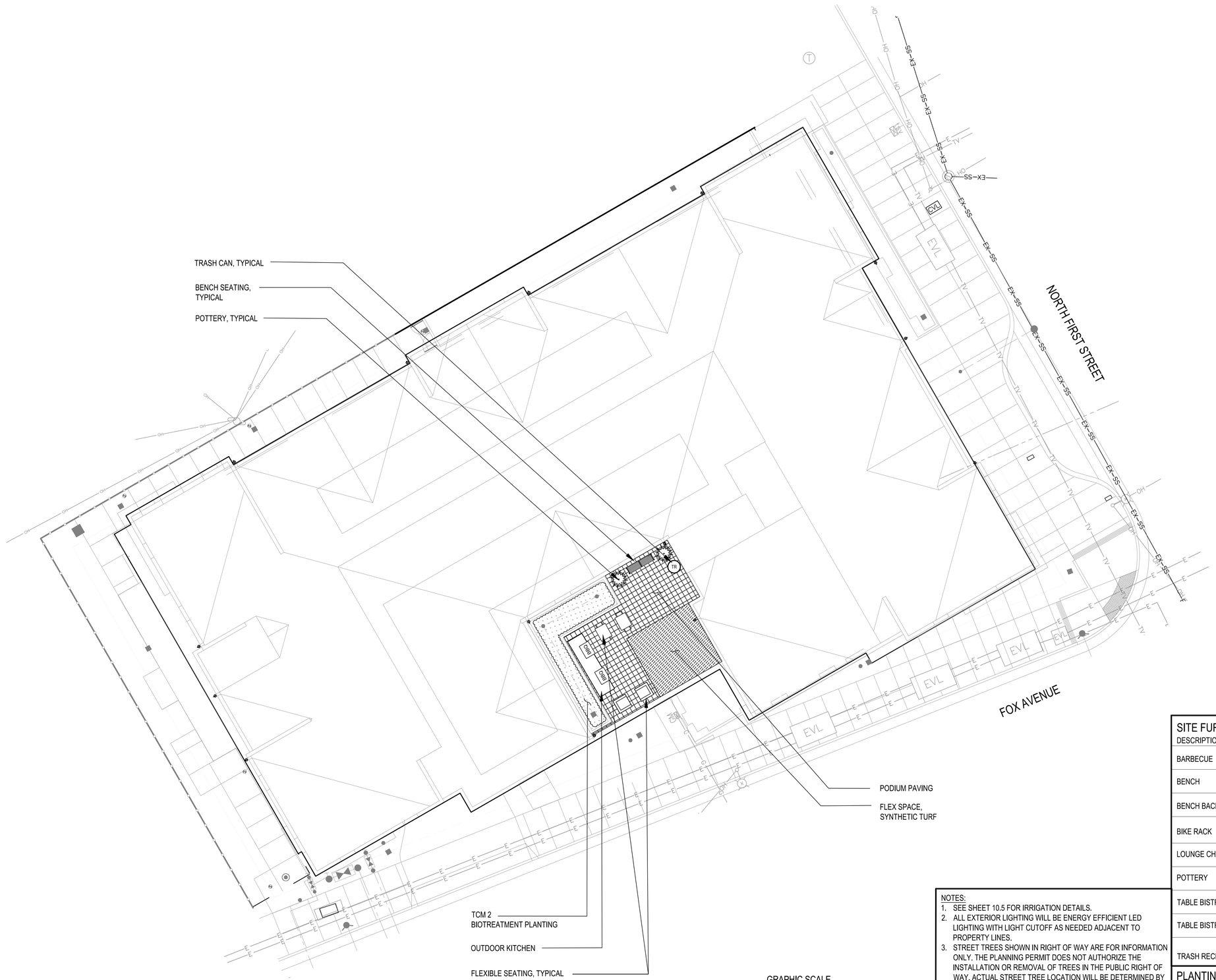

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

NOTES:
1. SEE SHEET 10.5 FOR IRRIGATION DETAILS.
2. ALL EXTERIOR LIGHTING WILL BE ENERGY EFFICIENT LED LIGHTING WITH LIGHT CUTOFF AS NEEDED ADJACENT TO PROPERTY LINES.
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SITE FURNITURE LEGEND

DESCRIPTION	SYMBOL
BARBECUE	BBQ
BENCH	
BENCH BACKLESS	
BIKE RACK	
LOUNGE CHAIR	
POTTERY	
TABLE BISTRO, ROUND	
TABLE BISTRO	
TRASH RECEPTACLE	TR

PLANTING LEGEND

DESCRIPTION	SYMBOL
DROUGHT TOLERANT PLANTING	
BIOTREATMENT PLANTING	

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WILLIAM SORA
NO. 4466
Signature
2/28/20
Renewal Date
11/30/2020
Date
STATE OF CALIFORNIA

SARES REGIS
Northern California

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SITE DEVELOPMENT PERMIT
FILE # H19-019
THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

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DRAWN BY:	SS
CHECKED BY:	WS
DATE:	FEBRUARY 20, 2020
SCALE:	1"=10'

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LANDSCAPE PLAN
PODIUM

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OF 10

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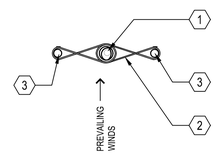
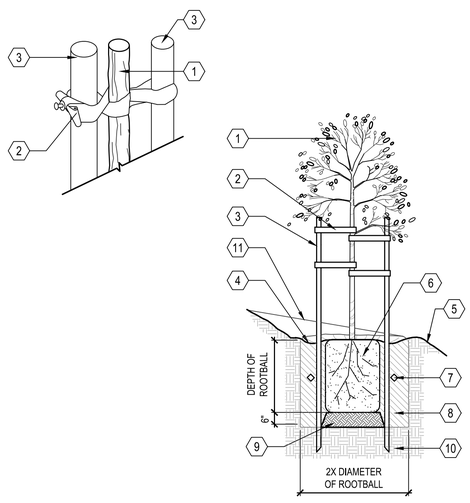
NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON, 24" AND 36" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

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

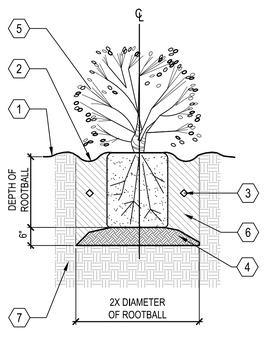




A TREE STAKING SLOPE (DOUBLE)
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

1. FINISH GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH 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: N.T.S.

PROPOSED PLANTING LEGEND

	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	DESCRIPTION
TREES				
	CERCIS CANADENSIS	EASTERN REDBUD	15 GALLON	PURPLE FLOWERS
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	24 BOX	EVERGREEN TREE
	STREET TREE	TBD	15 GALLON	PER CITY ARBORIST
LARGE SHRUBS				
	ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY BUSH	5 GALLON	STRAWBERRY FRUITS
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET	1 GALLON	SHINY LEAVES
	PITTOSPORUM TENUIFOLIUM 'MAJORIE CHANNON'	VARIEGATED KOHUHU	1 GALLON	EVERGREEN SHRUB
MEDIUM SHRUBS				
	CALANDRINIA GRANDIFLORA 'JAZZ TIME'	ROCK PURSLANE	1 GALLON	PURPLE BLOOMS
	BUXUS GREEN BEAUTY	BOXWOOD	1 GALLON	EVERGREEN SHRUB
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	YELLOW FLOWERS
SMALL SHRUBS				
	MYOPORUM PARVIFOLIUM ' PUTAH CREEK'	CREEPING MYOPORUM	1 GALLON	EVERGREEN
	ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON	FRAGRANT
	SEDUM RUPESTRE 'ANGELINA'	ANGELINA STONECROP	1 GALLON	GROUNDCOVER
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	FRAGRANT
BIOTREATMENT SHRUBS				
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	GREEN-GRAY BLADES
POTTERY				
	TO BE SELECTED BY LANDSCAPE ARCHITECT			

NOTES:
1. 3" THICK BARK MULCH IN ALL PLANTER AREAS.
2. NON-FLOATABLE COMPOSTED BARK MULCH THAT IS CONSISTENT WITH THE STORM WATER CONTROL PLAN SHALL BE SPECIFIED FOR BIOTREATMENT CELLS AND FLOW THROUGH PLANTERS.

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF SAN JOSE ARBORIST AT 408-794-1924 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

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LICENSED LANDSCAPE ARCHITECT
WILLIAM SOARA
NO. 4466
Signature
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Renewal Date
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Date
STATE OF CALIFORNIA

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SITE DEVELOPMENT PERMIT
FILE # H19-019
THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION

PROJECT NO:	5565.00
CAD DWG FILE:	556500CL.DWG
DESIGNED BY:	CM
DRAWN BY:	SS
CHECKED BY:	WS
DATE:	FEBRUARY 20, 2020
SCALE:	AS NOTED

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PLANTING LEGEND, NOTES, AND DETAILS

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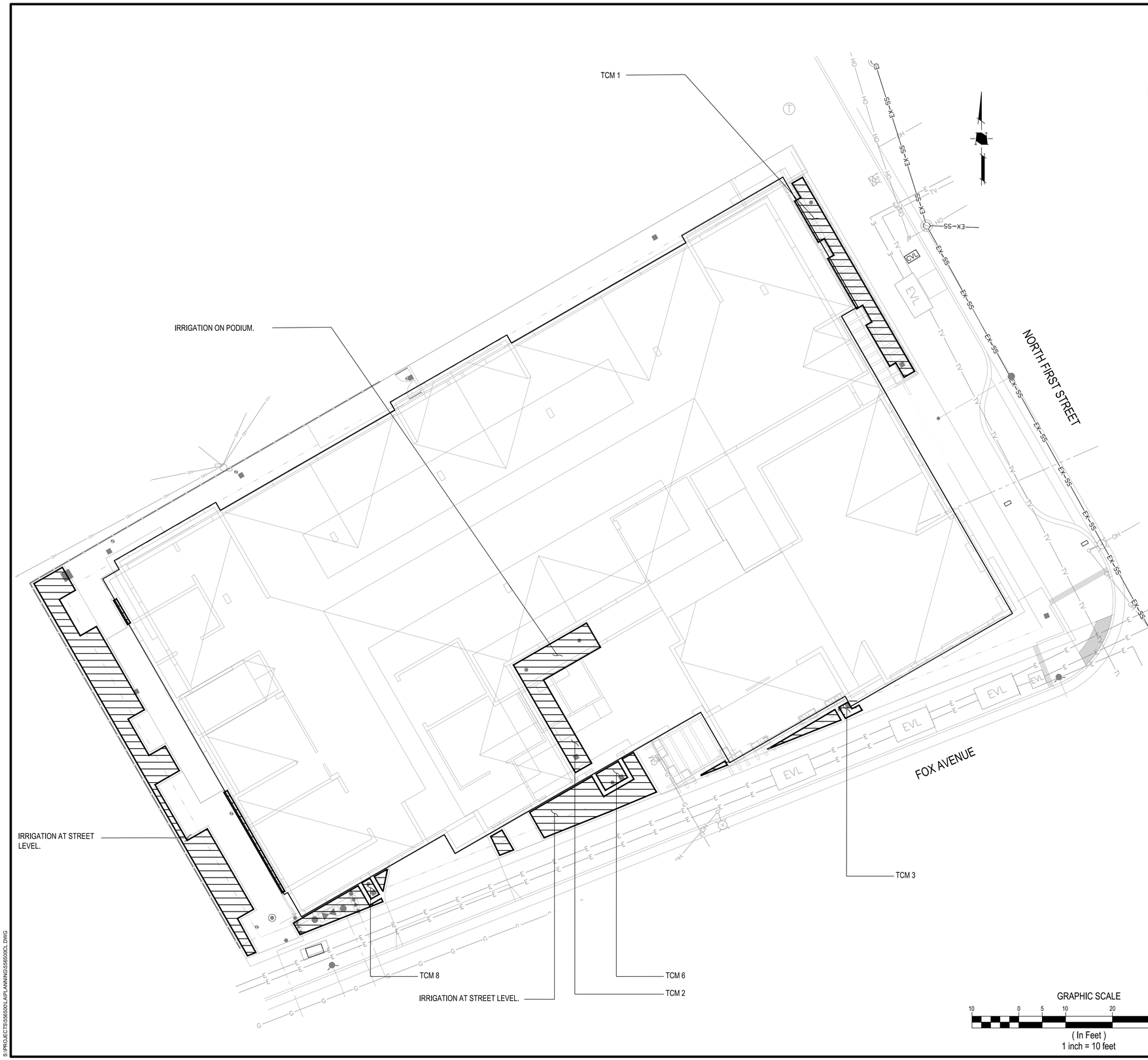

TYPICAL HYDROZONE PLAN

IRRIGATION ZONE LEGEND:

TORO DL2000 INLINE DRIP FOR SHRUBS AND GROUNDCOVER AREAS.
LOW VOLUME BUBBLERS FOR TREES AND POTTERY.

IRRIGATION DESIGN CRITERIA:

1. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
2. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENACE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
3. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL AREAS WILL BE IRRIGATED BY LOW AND MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPERATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
6. 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.
7. A NEW IRRIGATION WATER METER(S) TO BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION(S) TO BE DETERMINED.

SBWR RECLAIMED WATER NOTES

1. THIS PROJECT IS NOT PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

NOTES:
1. SEE SHEET 10.5 FOR IRRIGATION DETAILS.
2. ALL EXTERIOR LIGHTING WILL BE ENERGY EFFICIENT LED LIGHTING WITH LIGHT CUTOFF AS NEEDED ADJACENT TO PROPERTY LINES.
3. STREET TREES SHOWN IN RIGHT OF WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

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(408) 487-2200
HMHca.com

LICENSED LANDSCAPE ARCHITECT
WILLIAM SOMA
NO. 4466
Signature
2/28/20
Renewal Date
11/24/2020
Date
STATE OF CALIFORNIA

SARES REGIS Northern California

THE KELSEY
more housing | more inclusion | more community

SITE DEVELOPMENT PERMIT
FILE # H19-019
THE KELSEY PROJECT
SARES REGIS GROUP NORTHERN CA

NO	DATE	DESCRIPTION
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△		
△		
△		
△		

PROJECT NO:	5565.00
CAD DWG FILE:	556500CL.DWG
DESIGNED BY:	CM
DRAWN BY:	SS
CHECKED BY:	WS
DATE:	FEBRUARY 20, 2020
SCALE:	1"=10'

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HYDROZONE PLAN

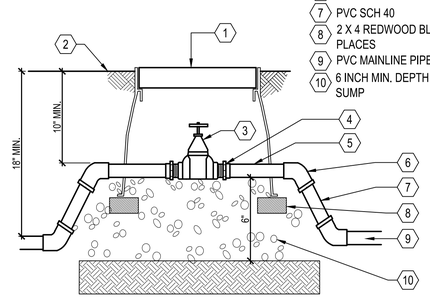
L-10.4
OF 10

S:\PROJECTS\556500\LA\PLANNING\556500CL.DWG

PLOTTED: 2/21/2020 8:41 AM

NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE

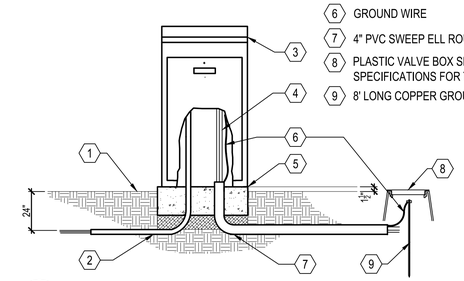
1. VALVE BOX (CARSON 910-12B) OR EQUAL W/ GREEN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. GATE VALVE: SEE LEGEND FOR MAKE AND MODEL LINE SIZE
4. SCH 40 PVC MALE ADAPTOR
5. PVC SCH 40 MIN 8" LONG
6. PVC 45 FITTING SCH 40 (TYP.)
7. PVC SCH 40
8. 2 X 4 REDWOOD BLOCK (TYP.) 2 PLACES
9. PVC MAINLINE PIPE
10. 6 INCH MIN. DEPTH PEA GRAVEL SUMP



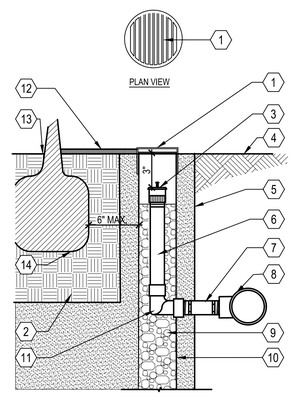
C GATE VALVE
N.T.S.

NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.

1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
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
N.T.S.



1. 4"Ø OPEN GRATE CAP INSTALL FLUSH WITH FINISH GRADE OR MULCH
2. BACKFILL PLANTING MIX
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR 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. PVC SCHED. 40 90 ELL.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL

D BELOW GRADE TREE BUBBLER
N.T.S.

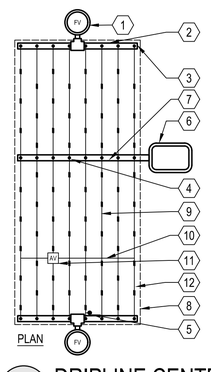
NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND

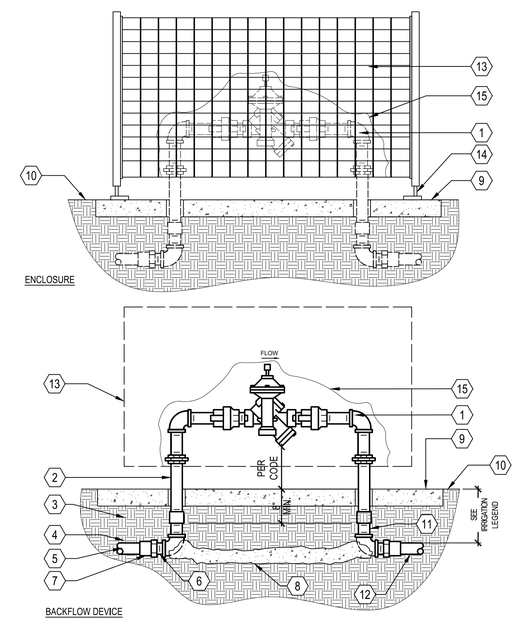
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR/VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE



E DRIPLINE CENTER-FEED LAYOUT
N.T.S.



B REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
N.T.S.

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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
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IRRIGATION DETAILS

L-10.5
OF 10

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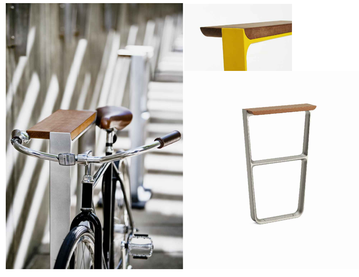
E BISTRO TABLES (ROUND AND SQUARE)

A BENCH BACKLESS

B BENCH

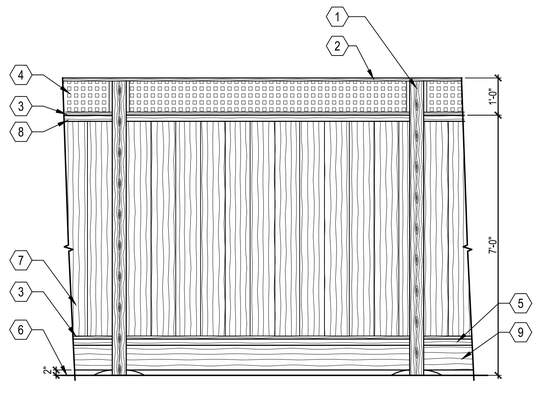


C BIKE RACK

D TRASH RECEPTACLE

NOTES:
1. ALL WOOD FENCE SHALL BE CONSTRUCTION GRADE REDWOOD.
2. SEE MATERIALS LIST FOR COLOR, TYPE AND FINISH.

1. 4X4 PRESSURE TREATED OR TUBE STEEL POST @ 8'-0" O.C. MAXIMUM
2. 2X4 TOP RAIL MITERED @ CORNERS
3. 1X1 TRIM BOARD FRONT AND BACK ALL FOUR SIDES FOR LATTICE PANEL
4. DECORATIVE LATTICE PANEL
5. 2X4 STRINGER
6. FINISHED SURFACE OR GRADE
7. 1X8 BOARDS WITH 1" OVERLAP
8. 2X6 TOP RAIL OF MAIN FENCE
9. 2X8 KICK BOARD
10. CONCRETE FOOTING, SLOPE TOP TO DRAIN
11. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE
12. 4" CLASS 2 AGGREGATE BASE COMPACTED TO 90%
13. VISUAL SCREEN MOUNTED ABOVE 8' GOOD NEIGHBOR FENCE, TYPICAL



FRONT ELEVATION

G 7' WOOD FENCE WITH LATTICE

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SCALE:	N/A

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FURNISHING AND FENCE DETAILS

L-10.6
OF 10

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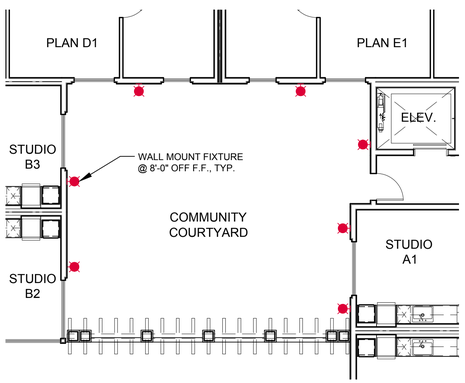
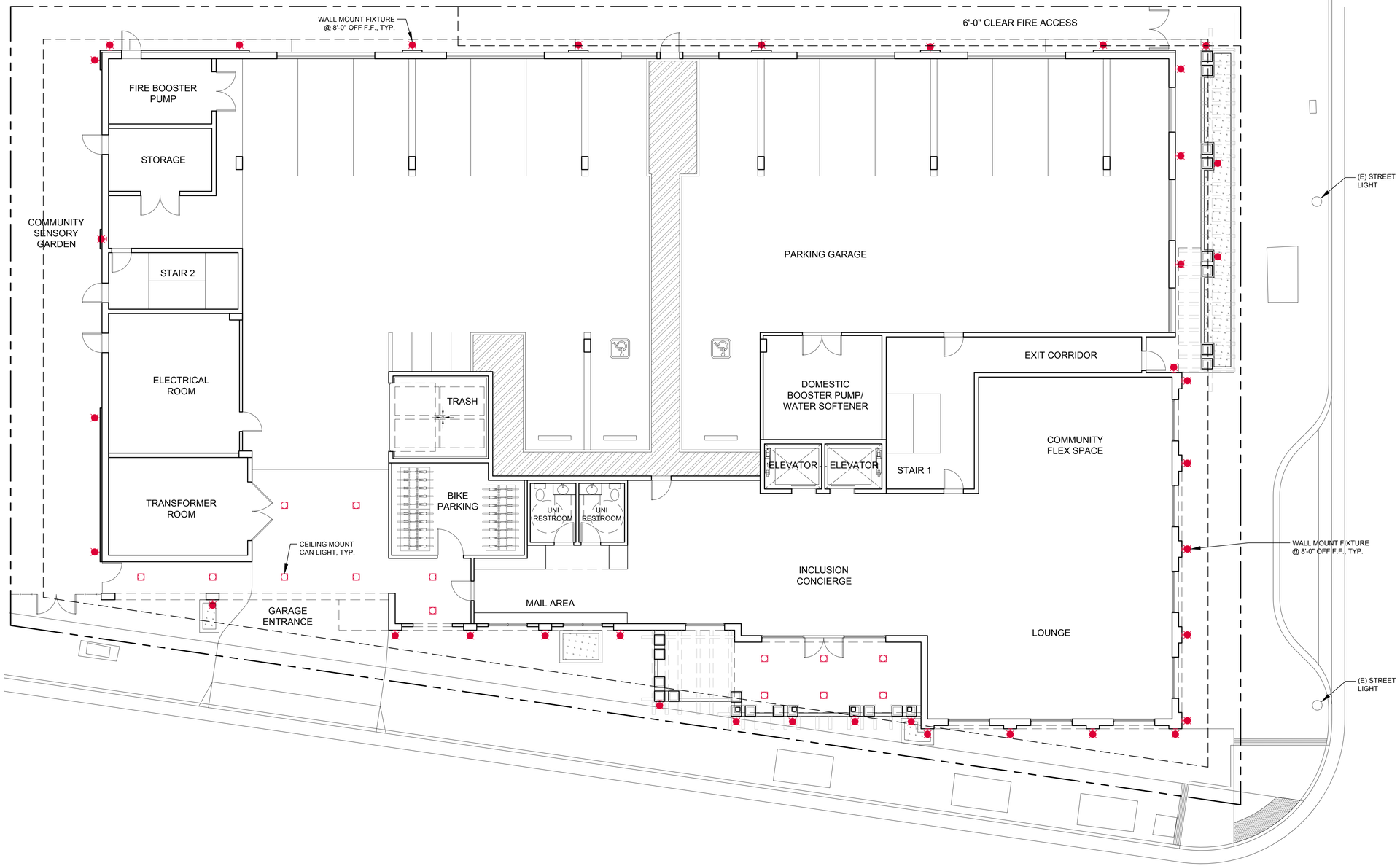
EXTERIOR WALL MOUNT LIGHT FIXTURE



PODIUM LEVEL EXTERIOR LIGHTING PLAN
1/8" = 1'-0" (REF. SHEET 9.2)



GROUND LEVEL EXTERIOR LIGHTING PLAN
1/8" = 1'-0"

NOTE : ALL EXTERIOR AND INTERIOR LIGHTING SHALL BE ENERGY EFFICIENT LED LIGHTING.
ALL EXTERIOR LIGHTING WITH LIGHT CUTOFF AS NEEDED WHERE ADJACENT TO PROPERTY LINES.
SEE LANDSCAPE DRAWING FOR PODIUM LEVEL COURTYARD LIGHTING PLAN

SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

VTBS 19025

FEBRUARY 20, 2020

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THE KELSEY AYER STATION

447 NORTH 1ST STREET, SAN JOSE, CALIFORNIA

EXTERIOR LIGHTING PLAN

11.1

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