PROJECT DESCRIPTION

EXISTING BUILDING TO BE DEMOLED TO HAVE NEW MIXED USE PROJECT OF RESIDENTIAL AND RETAIL.

THE PROPOSED PROJECT CONSISTS OF 2,364 SF OF RETAILS, 792 RESIDENTIAL UNITS, 456 ONE BEDROOM, 276 TWO BEDROOM AND 60 THREE BEDROOM IN 4 LEVEL BUILDINGS ABOVE PODIUM.

PARKING IS PROPOSED AT GARAGE WITH STANDARD AND MECHANICAL STACKER PARKING.

AMENITIES SUCH AS GYM, COMMUNITY ROOM, BBQ/GATHERING AREA ARE PROVIDED IN COURTYARDS AND ON GRACE.

A PRIVATE PARK WITH PUBLIC ACCESS IS ALSO LOCATED AT THE MAIN ENTRY AS A CORE OF THE PROJECT TO HOLD SOCIAL EVENTS AND GATHERINGS.

PROJECT INFORMATION

PROJECT ADDRESS:
0 JOSE FIGUERES AVE., 2301,2419,2075,2035 ALUMROCK AVE., 60,70 N SUNSET AVENUE, SAN JOSE, CA

APN: 481-07-016, 017, 018, 019, 020, 027, 028

GROSS SITE AREA: 11.42 ACRES

NET SITE AREA: 10.52 ACRES

CURRENT ZONING: MS-C

PROPOSED ZONING: MS-C - MIXED USE

CURRENT USE: URBAN VILLAGE (UV)

PROPOSED USE: URBAN VILLAGE (UV)

OCCUPANCY: R2 (RESIDENTIAL)

CLASSIFICATION: P2 (PARKING)

CONSTRUCTION TYPE: FIRST LEVEL TYPE I

SECOND - FIFTH LEVEL TYPE V

RESIDENTIAL DENSITY: 792/10.52=75 DU/ACRES
FIFTH FLOOR

51' - 6"

3' - 6"

9'-0" TYP.

GUARDRAIL COPPING, 2"x4" WOOD (TYP)

TYP. VERTICAL MODULE, TO BE REPEATED TO FILL OUT THE ENTIRE SPACE THAT'S LESS THAN 4" AT END MAX. 4" OPENING BETWEEN MEMBERS TYP.

GUARDRAIL COPPING, 2"x4" WOOD TYP.

METAL RAILING, VERTICAL MODULE

WOOD X MODULE

BLACK METAL DIAMOND MODULE RAILING WITH METAL MESH BEHIND IT

GUARDRAIL COPPING, 2"x4" WOOD TYP.

MATERIAL BOARDS

SUNSET - ALUM ROCK

2101 ALUM ROCK AVE. SAN JOSE, CA

& 61 N SUNSET AVE. SAN JOSE, CA

A4.5

HERRINGBONE BRICK WALL MATERIAL

3723 ADOBE BLEND - EAGLE ROOFING

ROOF MATERIAL

DUSTY TRAIL RIDER - KM4704

KELLY MOORE STUCCO COLOR

KNIT CARDIGAN - KM4818

KELLY MOORE STUCCO COLOR

Even Evan - KM5796

KELLY MOORE STUCCO COLOR

WHITEST WHITE - KMW43

KELLY MOORE STUCCO COLOR

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

EXTERIOR GUARDRAIL ELEVATION

SCALE: 1" = 1'-0"

BALCONY GUARDRAIL

SCALE: 1"

Material Board

HERRINGBONE BRICK WALL MATERIAL

3723 ADOBE BLEND - EAGLE ROOFING

ROOF MATERIAL

DUSTY TRAIL RIDER - KM4704

KELLY MOORE STUCCO COLOR

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KELLY MOORE STUCCO COLOR

SCALE: 1/2" = 1'-0" EXTERIOR GUARDRAIL ELEVATION

SCALE: 1" = 1'-0" BALCONY GUARDRAIL

Material Board
<table>
<thead>
<tr>
<th>FIRE SEPARATION DISTANCE</th>
<th>ALLOWABLE AREA</th>
<th>FLOOR</th>
<th>EXTERIOR WALL AREA</th>
<th>EXTERIOR OPENING AREA</th>
<th>PROPOSED AREA / PERCENTAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>20'-7&quot;</td>
<td>No Limit</td>
<td>Level 1</td>
<td>158.64 SF</td>
<td>158.64 SF</td>
<td>No Limit</td>
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<tr>
<td>20'-7&quot;</td>
<td>No Limit</td>
<td>Level 2</td>
<td>256.81 SF</td>
<td>256.81 SF</td>
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<tr>
<td>20'-7&quot;</td>
<td>No Limit</td>
<td>Level 3</td>
<td>47.25 SF</td>
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<tr>
<td>20'-7&quot;</td>
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<td>Level 4</td>
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<td>20'-7&quot;</td>
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<td>Level 5</td>
<td>52 SF</td>
<td>52 SF</td>
<td>No Limit</td>
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Elevation 26 - Exterior Wall Opening

Scale: 1/16" = 1'-0"
THIRD & FOURTH FLOOR - OPEN SPACE DIAGRAM

FIFTH FLOOR - OPEN SPACE DIAGRAM

COMMON SPACE
OPEN SPACE
BUILDING
PRIVATE OPEN SPACE (BALCONIES)
PRIVATE COURT YARDS
PRIVATE PARK WITH PUBLIC ACCESS

SUNSET - ALUM ROCK
2101 ALUMROCK AVE. SAN JOSE, CA
& 61 N SUNSET AVE. SAN JOSE, CA

OPEN SPACE DIAGRAM

SCALE: 1/64" = 1'-0"
* BEFORE EXCAVATION, CONTRACTOR TO VERIFY WITH ARCHITECTURAL, CIVIL, GEOTECHNICAL, & STRUCTURAL ENGINEER THAT THE STRUCTURAL SECTION IS 12" AS SHOWN PER THIS PLAN. IF DISCREPANCY, CONTACT ALL CONSULTANTS MENTIONED FOR CLARIFICATION.
PRELIMINARY STORMWATER CONTROL PLAN

PROPERTY AND ADDRESS INFORMATION

PROPERTY ADDRESS:
2101 ALUM ROCK AVENUE, SAN JOSE, CA
57 N. SUNSET AVENUE, SAN JOSE, CA

PROJECT NAME: SUNSET @ ALUM ROCK

PROJECT ADDRESS: 2101 ALUM ROCK AVENUE, SAN JOSE, CA

DRAWING TITLE:
PRELIMINARY STORMWATER CONTROL PLAN

DATE: 12/20/2019

DRAWN BY: CT/AP/CA

CHECKED BY: CA

C5.0
**SITE CONDITIONS**

**TABLE A - SURFACE DATA**

<table>
<thead>
<tr>
<th>Project Address</th>
<th>San Jose, CA 95112</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>SUNSET @ ALUM ROCK</td>
</tr>
<tr>
<td>Project Address</td>
<td>2101 ALUM ROCK AVENUE, SAN JOSE, CA</td>
</tr>
<tr>
<td>Project Address</td>
<td>57 N. SUNSET AVENUE, SAN JOSE, CA</td>
</tr>
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**TABLE B - SITE DESIGN TABLE**

<table>
<thead>
<tr>
<th>App.</th>
<th>Volume</th>
<th>Area</th>
<th>Elevation</th>
<th>Name</th>
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<td>2.5</td>
<td>5.3</td>
<td>0.6</td>
<td>Name1</td>
</tr>
<tr>
<td>2</td>
<td>3.2</td>
<td>7.4</td>
<td>1.0</td>
<td>Name2</td>
</tr>
</tbody>
</table>

**PRELIMINARY STORMWATER DETAILS**

C5.1

**SITE DESIGN**

**DRAWING TITLE:** PRELIMINARY STORMWATER DETAILS

**DATE:** 12/20/2019

**DRAWN BY:** CT/AP/CA

**CHECKED BY:** CA

**SCALE:** SEE SHEET

**MECHANICAL FILTER SPECIFICATIONS**

**CURB ADJACENT TO BIORETENTION**

**CURB OPENING**

**BIORETENTION BASIN W/ LINER**

**BUBBLER BOX DETAIL**

**PERVIOUS PAVEMENT (SELF TREATING)**

**TABLE C: STORMWATER TREATMENT CALCULATIONS**

<table>
<thead>
<tr>
<th>Item</th>
<th>Volume</th>
<th>Area</th>
<th>Elevation</th>
<th>Name</th>
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<tbody>
<tr>
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<td>3.2</td>
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<td>1.0</td>
<td>Name2</td>
</tr>
</tbody>
</table>
pedestrian plaza
festoon lighting
passive seating area, typ.
street trees in planter strip
existing tree to remain
pedestrian lighting
lounge seating with fountain
dining terrace
event lawn and emergency vehicle access (see civil drawings)
stage
turf recreation area and emergency vehicle access (see civil drawings)
entry plaza/promenade
retail kiosk area
festoon lighting
screening at property line: 6' height stucco wall with vine plantings
existing tree to remain
passive seating area, typ.
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FOR SITE CONSTRUCTION

LEGEND, SEE SHEET L1.0

plaza with fountain
screening at property line: 6' height
stucco wall with vine plantings

bioretention area, typ.
(see civil drawings)
turf recreation area and emergency vehicle access
(see civil drawings)

bridge

community room breakout space

community room breakout space

Sunset at Alum Rock
2101 Alum Rock Ave.
CALA

LANDSCAPE SITE PLAN

FOR SITE CONSTRUCTION
LEGEND, SEE SHEET L1.0

L1.1
plaza with lounge seating and fountain
synthetic turf dog run
dog park entrance, typ.

screening at property line: 6' height
stucco wall with vine plantings
private patio, typ. (see architectural drawings)

private patio fence and gate, typ. (see architectural drawings)

private courtyard fence and gate, typ. (see architectural drawings)

outdoor kitchen and dining area planter with built-in seat wall

plantaion board short fence and gate, typ. (see architectural drawings)

planter with built-in seat wall

lounge seating with fire table

lounge seating
dining terrace

lounge seating with fire table and fountain

private patio, typ. (see architectural drawings)
For plant list, see sheets L1.1 & L2.0

Outdoor kitchen, typ.
Group dining, typ.
Private patio, typ.
(see architectural drawings)

Lounge seating
Sun deck

Private patio fence and gate, typ.
(see architectural drawings)
Sun deck with metal screen
Private courtyard fence and gate, typ.
(see architectural drawings)
Fitness area

Shuffleboard
Meditation garden with fountain
Lounge seating with fire table
Lounge seating with fire wall
LANDSCAPE MATERIALS

PAVEMENT

podium paver #1
2’x2’, tile tech porce stone pavers
Color: quartzise sandy

ground level paver
calstone 6”x8” mission permeable pavers

podium paver #2
2’x2’, tile tech porce stone pavers
Color: sand stone

colored concrete #1
colored concrete, light sandblast
color: grey

podium paver #3
1’x2’, step stone inc. pavers
Color: caramel 1810

colored concrete #2
colored concrete, medium sandblast
color: tan

podium decking
2’x2’, tile tech ipe deck tile

turf cell fire lane paving
Grasspave with turf infill

SEATWALLS

stone veneer seatwall
cmu with stone veneer finish with stone cap

built-in seatwall
cmu with smooth stucco finish with teak or stone cap

cast in place planter
cmu with smooth stucco finish with concrete cap

PLANTERS

large precast planter
tournesol wilshire square planters

precast planter
tournesol wilshire rectangular planters

accent precast planter
outdoor creations - round planters

metal screen
laser cut privacy screen

pool fencing
cmu with smooth stucco finish with glass barrier on top

dog park fencing

FENCING

colored concrete #1
colored concrete, light sandblast
color: grey

colored concrete #2
colored concrete, medium sandblast
color: tan

turf cell fire lane paving
Grasspave with turf infill

synthetic turf

accent precast planter
outdoor creations - round planters

stucco wall
stucco wall with vine plantings

stucco wall
stucco wall with vine plantings

shuttleboard

tree grate
ironsmith conquistador tree grate

tree grate
SITE FURNISHINGS

- **lounge furniture**
  - teak - seneca lounge chairs and coffee table

- **fire wall**
  - long patio fire pit

- **overhead structure**
  - custom Sunbrella awning attached to metal space frame

- **vertical bike rack**
  - provided for accent in courtyard - mount to space frames

- **festoon lighting**
  - provided for accent in courtyard - mount to space frames

- **shade umbrellas**
  - tuuci - plantation max collection - teak single cantilever

- **group dining**
  - teak table top with wicker chairs

- **fire table**
  - long patio fire pit

- **outdoor kitchen**
  - custom built counter with stone face, counter top and stainless steel propane gas grill and sink

- **bike rack**
  - cyclesafe vintage bike racks

- **wall lighting**
  - low lighting within pedestrian areas

- **wall lighting**
  - low lighting within pedestrian areas

- **seat wall lighting**
  - in wall lighting strips - low lighting within pedestrian areas

- **fountain**
  - freestanding vertical cascading fountain

- **trash receptacle**
  - dumor all steel receptacle

- **seat wall lighting**
  - in wall lighting strips - low lighting within pedestrian areas

- **fountain**
  - mediterranean style, various sizes

- **removable bollard**

- **bollard lighting**
  - low lighting within pedestrian areas

- **bollard lighting**
  - decorative pedestrian lighting per Public Works standards

- **podium bench**
  - teak - wellspring bench

- **bench**
  - dumor - 5’ long - all steel bench - black

- **wall fountain**
  - freestanding vertical cascading fountain

- **podium cafe table**
  - teak - country casual teak, foxhall cafe table

- **site cafe table**
  - dumor - steel

- **fountain**
  - mediterranean style, various sizes

- **fitness equipment**
  - on resilient rubber surfacing

- **shade umbrellas**
  - tuuci - plantation max collection - teak single cantilever

- **chaise lounge**
  - decorative pedestrian lighting per Public Works standards
TREES

acer buergerianum

cornus ‘eddie’s white wonder’

platanus x hispanica ‘columbia’

chitalpa tashkentensis

quercus agrifolia

syagrus romanzoffiana

lagerstroema ‘zuni’

laurus nobilis ‘saratoga’

azara microphylla

melaleuca quinquenervia

citrus varieties

shrubs

pieris japonica ‘variegata’

trachelospermum jasminoides

pittosporum tobira ‘variegata’
distictus buccinatoria

rhamnus californica ‘eve case’

myrtus communis
PERENNIALS AND GROUNDCOVER

- bergenia cordifolia
- lavandula 'grosso'
- phormium 'wings of gold'
- festuca mairei
- chondropetalum tectorum
- deschampsia cespitosa

- bulbine 'hallmark'
- iomandra longifolia 'breeze'
- phormium 'jack spratt'
- sedum rupestre 'angelina'
- nandina 'fire power'
- deschampsia cespitosa

- clivia miniata, orange form
- loropetalum 'purple pixie'
- polystichum munitum
- iris douglasiana 'canyon snow'
- nandina 'fire power'
- deschampsia cespitosa

- correa 'pink eyre'
- loropetalum 'purple pixie'
- phormium 'wings of gold'
- polystichum munitum
- nandina 'fire power'
- deschampsia cespitosa

- heuchera 'wendy'
- nandina 'fire power'
- salvia spathacea
- sarcococca hookeriana var. humilis
- nandina 'fire power'
- deschampsia cespitosa

- nepeta 'walker’s low'
- salvia spathacea
- sarcococca hookeriana var. humilis
- juncus patens
- nandina 'fire power'
- deschampsia cespitosa

- nepeta 'walker’s low'
- salvia spathacea
- sarcococca hookeriana var. humilis
- juncus patens
- nandina 'fire power'
- deschampsia cespitosa