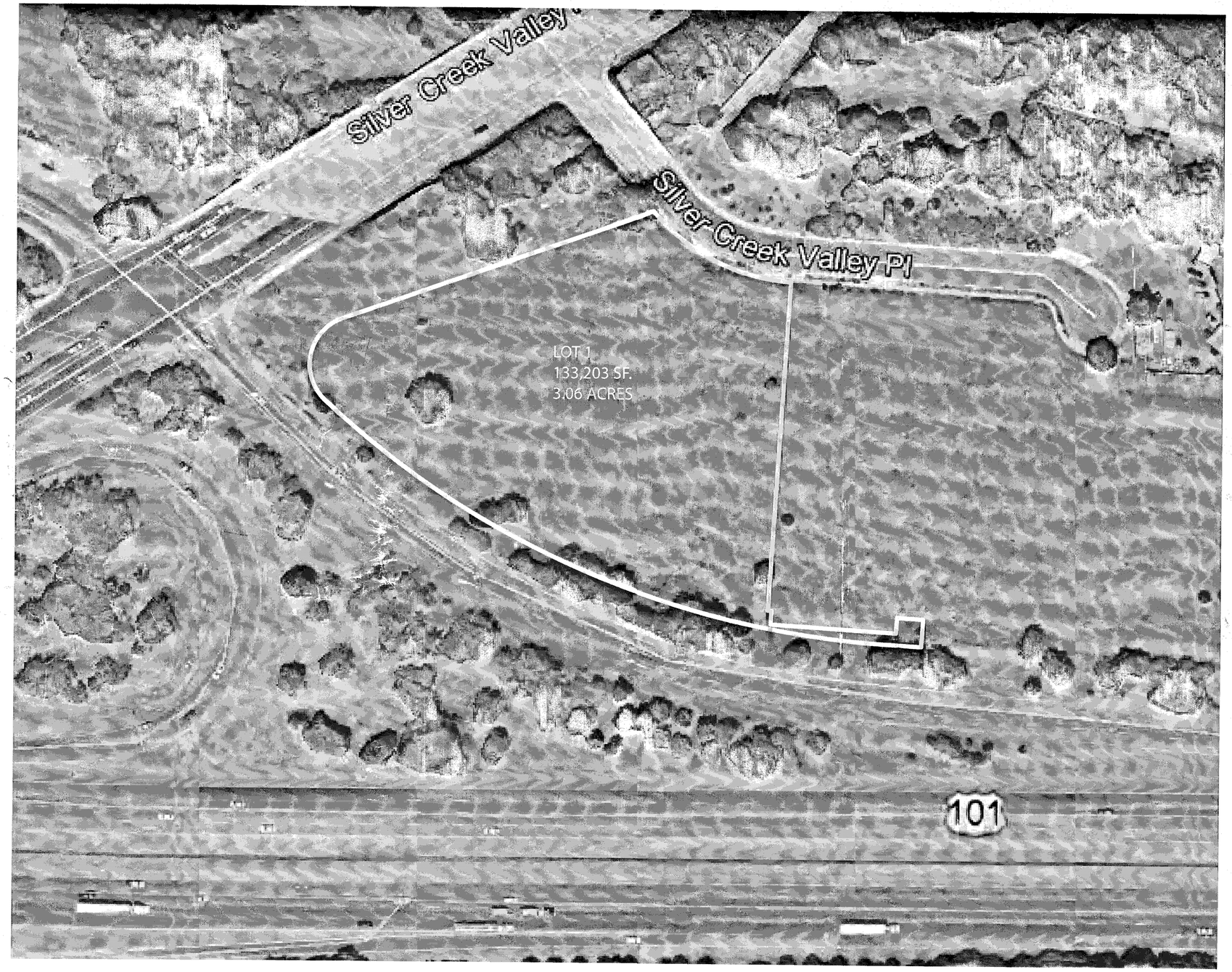
City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **southwest corner of Silver Creek Valley Place and Silver Creek Valley Road, approximately 450 feet easterly of 101 exit (5855 SILVER CREEK VALLEY PL)**

Permit/Project No.: **PD14-040** Issuance Date: **02/11/15**

Prepped By: **CLOUIE** Closed By: **EZEPEDA** RSN: **1587597**

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



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CITY OF SAN JOSE
PLANNING, BUILDING AND CODE ENFORCEMENT

PD14-040 R2

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PROJECT DESCRIPTION

CONSTRUCTION OF 1 NEW GAS STATION, 2 NEW RETAIL BUILDINGS AND PAD FOR FUTURE FAST FOOD

DEVELOPER : SAN GABRIEL INTEREST, LP
ARCHITECT : THE HAGMAN GROUP
LANDSCAPE ARCHITECT: REED &ASSOCIATES
CIVIL ENGINEERS : RUTH & GOING

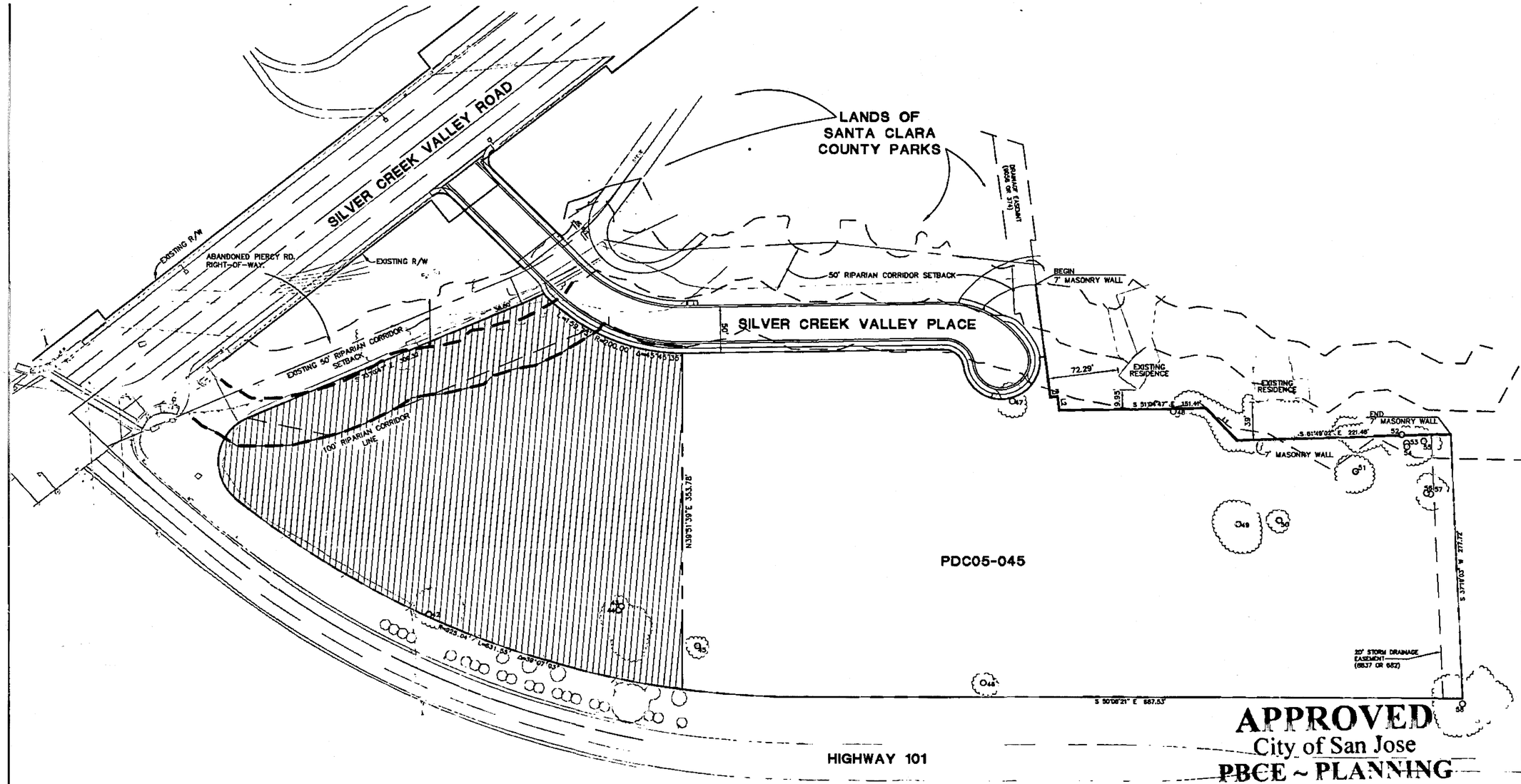
APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Candace Louie
Date: 2/11/2015

COVER

The Hagman Group

1.0

11/19/14



APPROVED
City of San Jose
PBCE ~ PLANNING
By: Aparna Ankola
Date: 01/28/2014

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

NOTE: THE BASE FOR THIS PLAN WAS TAKEN FROM SHEET 2.1 OF THE PREVIOUS REZONING FOR THIS SITE (PDC 05-045)

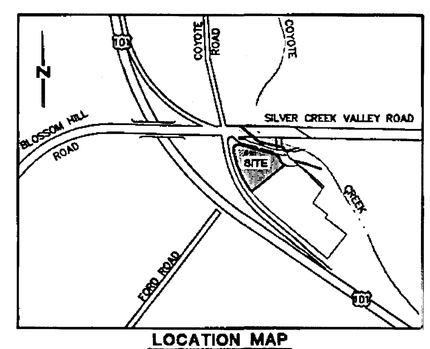
LEGEND

O^{40} INDICATES EXISTING NATIVE TREES (COAST LIVE OAK). ALL EXCEPT NUMBERS 40, 41 & 56 ARE TO BE REMOVED. NUMBERS CORRESPOND TO THOSE IN PROJECT BIOLOGIC STUDY BY LIVE OAK ASSOCIATES.

AREA TO BE REZONED

SCHEDULE OF USES:

1) SEE DEVELOPMENT STANDARDS ON SHEET 2.2 FOR DETAILED PERMITTED USES.



LOCATION MAP
SCALE: 1" = 500'

40' 20' 0 25' 50' 100'
GRAPHIC SCALE

NORTH

Revisions				
Description	By	Date	City Approval	Date

GDY
Designed BN
Drawn
Checked

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RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
TEL. (408) 238-2400 FAX (408) 238-2410

GENERAL DEVELOPMENT PLAN
EXHIBIT C

SILVER CREEK VALLEY PLACE

SAN JOSE CALIFORNIA

Scale 1"=50'
Date 12-16-13
2
2 of 3 Sheets
Job No. 04041F
Drawing GDP-SHT2.dwg

NOTICE: Construction contractors, their sub-contractors and their employees, shall be responsible for supervising the construction process, ensuring that all work is performed and installed in accordance with the approved plans and specifications, and in compliance with all applicable laws, codes, and regulations governing the job site conditions during the course of construction. Ruth and Going, Inc. assumes no responsibility for the construction process, the means and methods employed by others in the construction process, or the performance of work by the project contractors, subcontractors, or their employees.

Drawing File: Q:\Civil\04041F\Dwg\2013 PD-ZONING\ SHT2.1 - GENERAL DEVELOPMENT PLAN.dwg
Dec 18, 2013 - 11:31am

PERMITTED USES:

A. Hotels, and in conjunction with the operation of a hotel, meeting facilities. food and beverage services facilities, retail and personal services, bars and cocktail lounges. Bars and cocktail lounges must be located entirely within the main building of the hotel but may have a direct entrance thereto from outside the building. A business center providing office services for guests and visitors may be provided.

B. Health care facilities including inpatient and outpatient medical care and diagnosis. The facilities may include integrated or stand alone medical offices.

C. Athletic club, and in conjunction with the operation of an athletic club, food and beverage services, retail and personal services intended to serve club and/or hotel clientele. All incidental uses shall be located entirely within the athletic club. The Athletic Club will have one main and several secondary entrances. Following are more specific characteristics:

Day Spa & Salon – Full-service day spa & salon. Spa services may include massage therapy, facials, body wraps and treatments, hydrotherapy, manicures, pedicures and any other services typically offered by a Spa and Salon.

Retail Shop – May offer a complete line of hair, spa and nutritional products in addition to sports apparel, footwear, accessories, gift items, hotel sundries and various general retail sales.

Fitness Center – May include cardiovascular, flexibility, and strength training. Full menu of health and wellness services provided, including fitness testing, personal training, nutrition counseling, sport-specific training, and cardiac rehabilitation.

Group Exercise Studios – Group exercise studios will be permitted.

Court Sports – May include racquetball/handball courts and squash courts, gymnasium featuring multipurpose court for basketball, volleyball and badminton play.

Locker Rooms – Men's, women's and family locker rooms which may include hot tubs, saunas, steam rooms and lounge area.

Aquatics Center – Attractively landscaped, resort-style outdoor aquatics center with co-ed spa including swimming pool(s). Services may include, but not be limited to, private and group swim lessons, youth swim team, aquatic exercise classes, poolside barbecues and scuba classes open to club members and hotel guests.

Children's Play Center – Supervised childcare, fitness and recreational play activities open to children of club members and hotel guests. Services may include a full menu of youth programming, including specialty classes (ballet, tap, martial arts, aerobics, gymnastics), school break and summer day camps, birthday parties, holiday special events, and "Parents' Night Out" events.

D. Administrative/research and development offices.

E. The permitted, special, and conditional uses of the CG Commercial General Zoning District, as amended. Conditional and special uses shall require the approval of a Planned Develpment Permit. The number of drive-through uses, including 24 hour operation, will not exceed four.

DEVELOPMENT STANDARDS:

BUILDING HEIGHT

A. The maximum height shall be 120'.

RIPARIAN CORRIDOR SETBACK

~~50' minimum setback is required from the edge of the riparian corridor.~~

A. A 100' minimum setback shall be required from the edge of the riparian corridor, as shown on the Exhibit C. Minor encroachments of impervious improvements into the setback made be allowed, however these encroachments must be offset by equal areas of additional setback in areas immediately adjacent to the riparian corridor.

SETBACKS

A. The minimum building setbacks from property lines shall be as follows:

~~North~~ Setbacks from Silver Creek Valley Place: 10' minimum
~~Note: Porte Cochere may encroach up to 15' in the setback area.~~
~~South: 20' minimum~~
~~West: 20' minimum~~
~~Interior Side Yard Setbacks: 0' minimum~~
Setbacks from Highway 101: 10' minimum
All other setbacks: 0' minimum

B. Surface Parking shall be set back a minimum of 5' from all exterior property lines which abut public streets; except for interior parcel lines that may be created, in which case no setback is required.

OFF-STREET PARKING

A. Parking for the following uses shall be provided as follows:
Hotel – 1 space per 0.85 hotel rooms (includes employee parking requirement)
Athletic Club – 1 space per 440 net square feet
Office – 1 space per 319 square feet

NOTES:

~~1) The maximum number of parking spaces shall be limited to 655.~~

~~2) The on-site parking structure shall provide a minimum of 420 parking spaces.~~

~~3) The on-site surface parking lots shall provide a maximum total of 100 parking spaces.~~

~~4) Up to 30 tandem parking stalls may be provided in the parking garage for valet and employee parking, accounting for up to 60 of the total number of stalls in the garage.~~

~~5) The total number of off-street parking spaces provided is based on the premise that the nature of certain proposed uses generate parking demands during hours when the remaining uses are not in operation, and that the total number of spaces provided adequately meets the parking requirements of the individual buildings and uses as evaluated in the Traffic Impact Study dated April 5, 2001 by Bucher, Willis & Ratliff.~~

B. Parking for the Retail and Health Care Facility uses shall be provided as required in section 20.90.060 and table 20-190 of the zoning code.

C. Motorcycle and bicycle parking shall be provided in accordance with Table 20.190 of the Zoning Code.

D. The minimum size of parking spaces and aisles shall conform to section 20.12.180 of the City of San Jose Zoning Ordinance.

E. Use of ingress, egress and on-site parking between all proposed parcels and uses shall be provided by reciprocal easements and restrictive covenants.

ENVIRONMENTAL MITIGATIONS:

HYDROLOGY

A. Water Quality – Erosion. Implementation measures to control erosion during the grading and construction phase include but are not limited to the following:

1. Exposed surfaces shall be stabilized by October 15th of any given year by revegetating disturbed areas or applying hydromulch with tetra-foam or other adhesive material.
2. Runoff from areas of exposed soils shall be conveyed to siltation basins to provide for the settling of eroded sediments.
3. Storm drain inlets shall be protected with hay bales or silt fences.
4. Streets subject to construction activities shall be damp swept each working day such that all visible debris and soil is removed.

B. Water Quality – Non-Point Source. The project site already incorporates several permanent water quality control features to minimize non-point source impacts. The project drainage system shall include landscaped swales along the site perimeter to provide filtration for pollutants prior to discharge to Coyote Creek. For areas of the site not served by landscaped swales, the catch basins will include inlet filters to capture urban pollutants. A maintenance program for the filters shall be specified in the Planned Development Permit. These filters will be maintained and/or replaced at least once per year. In addition, the roadway and parking lot areas of the project will be swept regularly during dry periods to remove dirt, silt and other loose debris.

AIR QUALITY

In order to reduce potential PM 10 emissions, the following dust control measures shall be implemented during the project construction phase:

A. Water all active construction areas at least twice a day.
B. Watering or covering of stockpiles of debris, soil, sand and other loose materials that can be blown by the wind.
C. Cover all trucks hauling soil, sand and other loose materials.
D. Pave, apply water three times a day, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
E. Damp sweep daily all paved access roads, parking areas and staging areas (include adjacent public visible soil is carried out to these streets).
F. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (i.e. graded areas to be inactive program and for 10 days or more).
G. Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles of dirt, sand, etc.
H. Limit traffic speeds on unpaved roads to 15 mph.
I. Install sandbags or other erosion control measures to prevent silt runoff onto public roadways.
J. Replant vegetation in disturbed areas as quickly as possible.
K. Suspend excavation and grading activity when wind gusts exceed 25mph.
L. Designate a person or persons to oversee the implementation of a comprehensive dust control to increase watering, as necessary.
M. Maintain and operate construction equipment to minimize particulate from exhaust emission. Trucks and equipment shall not be allowed to idle without purpose for long periods. Equipment shall be kept in good condition and well tuned, to minimize exhaust emissions.

TRAFFIC

A. As specific Development of the site is considered for approval for the site, A Traffic Analysis may be required with the issuance of each planned development permit confirming that traffic volumes are within the parameters of the Traffic Analysis performed in connection with the prior zoning of the subject site (PDC 05-045).
B. A Transportation Demand Management Program shall be completed and submitted to the satisfaction of the Director of Planning prior to the issuance of a Planned Development Permit to reduce the number of automobile trips to the site. The Plan shall include, but not be limited to the following: 1) operation of a shuttle, including routes, frequency, occupancy, and funding sources; 2) participation in the VTA Ecopass program; and 3) car-pooling programs.
C. The project developer shall implement the following traffic improvements:
a) Provide an effective Transportation Demand Management Program, which includes a project-funded dedicated shuttle and an EcoPass program for all office employees.
b) Modify the traffic signal at the U.S.101 Northbound Off-ramp/Blossom Hill Road intersection to the satisfaction of the Director of Public Works. This modification shall allow for a second right-turn lane from the off-ramp onto eastbound Silver Creek Valley Road and will require restriping for a separate receiving lane subject to CALTRANS approval. However, these improvements will not be required of the project applicant if they are designed and built as part of the Edenvale Gateway Improvement Project by the Redevelopment Agency.
c) Install a traffic signal at the project entrance on Silver Creek Valley Road. This improvement will also require median island work. Design the traffic signal at this location to prohibit right-turns on red for the northbound approach.
d) Construct a standard left-turn lane along the project frontage on Silver Creek Valley Road from U.S.101 northbound off-ramp to Piercy Road.
e) Interconnect the project entrance traffic signal on the bridge with the existing signal at U.S.101 northbound off-ramp and Blossom Hill Road and the future signal at Hellyer Avenue and Silver Creek Valley Road. Coordinate with CALTRANS for the interconnection of these signals.

BIOLOGICAL

A. Nesting Raptors. If possible, construction should be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be condcted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report indicating the results of the survey and any designated buffer zones to the satisfaction of the Director Planning Department prior to the issuance of any grading or building permit

Burrowing Owls. The developer shall have a qualified biologist conduct a survey and prepare a report not more than one month prior to construction activities to determine the presence of burrowing owls on the site. If owls are present on the site, a mitigation program shall be developed in conformance with the requirements of the California Department of Fish and Game and the U.S. Wildlife Service. If mitigation includes relocation, owls shall not be relocated during the nesting season (March though August). Prior to the issuance of any grading or building permits, the developer shall submit a biologist's report to the satisfaction of the Director of Planning, Building and Code Enforcement indicating that no owls were found on the site or that owls were present and that mitigation has been implemented in conformance with the requirements of the above regulatory agencies.

B. Habitat Protection. All sensitive plant and wildlife habitat areas to be preserved and protected shall be posted with signs stating that no disturbance is allowed including grading, equipment, vehicle, or material storage, or other disruptions prior to construction activity. Fencing shall be required for areas subject to direct impact such as trees to be saved or habitat within areas being developed. Fencing and signage shall be maintained by the applicant to prevent disturbances during the length of construction that might disrupt the habitat or trees.

C. Tree Removal. The trees proposed for removal shall be replaced on-site in accordance with the City of San Jose tree replacement requirements. In addition, the 16 coast live oaks proposed for removal shall either be preserved and relocated on-site, or moved to an off-site location for transplanting, and/or be replaced on-site to the satisfaction of the Director of Planning. If the oaks are relocated on the project site, replacement planting for these oaks will not be required. Oaks proposed for on-site preservation and/or on-site or off-site relocation shall achieve a minimum 85% survival rate. A tree mitigation program identifying the proposed disposition of the coast live oaks shall be submitted to the satisfaction of the Director of Planning prior to issuance of a Planned Development Permit. The trees shall be monitored for a five year period and the survival rate reported to the Director of Planning on an annual basis. If the 85% survival rate is not achieved, the trees shall be replaced in accordance with the City of San Jose tree replacement requirements.

Tree Removal. The trees to be removed shall be replaced on-site in accordance with the City of San Jose tree replacement requirements, as follows:

Tree Replacement

Type of Tree Removed	Replacement Size/Ratios	
	24-inch box	15-gallon
18"inch + Native	4	
12.1-17.9" Native	2	
6-12" Native		1
18"+ Non-Native	4	

The following measures will be implemented to help reduce impacts to retained trees from site development and to maintain and improve their health and vitality through the clearing, grading, and construction phases.

Design Measures

1. Any plan affecting trees shall be reviewed by the consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.

2. The consulting Arborist will identify a Tree Protection Zone for trees to be preserved in which no soil disturbance is permitted. Where approved site improvements encroach within the dripline, the consulting Arborist will determine where a smaller Tree Protection Zone is to be placed, and make recommendations to reduce the impacts of construction in those areas. In the case of surface parking areas encroachment within the dripline, pervious paving material shall be used.

3. The Tree Protection Zone of trees to be preserved allows for approved site improvements near, and in some cases within, the dripline. Future refinements to the design, such as lighting and landscaping, should not require grading within the Tree Protection Zone.

4. Prior to demolition, the consulting Arborist will prepare a Tree Fencing Plan, detailing the location of all protective fencing.

5. No underground services including utilities, subdrains, water, or sewer shall be placed in the Tree Protection Zone unless otherwise approved by the Director of Planning.

6. Tree Preservation Notes should be included on all plans.

7. Any herbicides placed under paving material must be safe for use around trees and labeled for that use.

8. Irrigation systems must be designed so that no trenching will occur within the Tree Protection Zone.

Pre-construction Treatments

1. Fence all trees to be retained to completely enclose the Tree Protection Zone prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent as approved by consulting Arborist. Fences shall be placed at the dripline. Fences are to remain until all grading and construction is completed.

2. Prune trees to be preserved to clean and elevate the crown, providing a level of clearance for vehicles to be determined in consultation with Nolte Associates, Inc., based on the likely vehicle use patterns in the various parking areas. All pruning shall be completed by a certified Arborist or tree worker and adhere to the 'Tree Pruning Guidelines' of the International Society of Arboricultural.

Measures for Tree Protection During Construction

1. No grading, construction, demolition or other work shall occur within the Tree Protection Zone. Any modifications must be approved and monitored by the consulting Arborist.

2. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the consulting Arborist.

3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting Arborist so that appropriate treatments can be applied.

4. Root-injured trees have a limited capacity to absorb water. Therefore, it is important to insure adequate soil moisture in the area of active roots. One to several irrigations may be needed for trees that are at risk. Irrigation shall be specified by the consulting Arborist.

5. No excess soil, chemical, debris, equipment or other materials shall be dumped or stored and no vehicles shall be parked within the Tree Protection Zone.

6. Any additional tree pruning needed for clearance during construction must be performed by a certified arborist and not by construction personnel.

7. Trees to be preserved shall be permanently identified by metal numbered tags prior to the removal of any tree on site. All trees to be saved shall be protected by a chain link, or other fencing approved by the Director of Planning prior to any grading or removal of trees. The fence shall occur at the dripline in all cases and shall remain during construction. Tree masses shall be protected with a fence surrounding the dripline of the entire mass.

8. Trees to be removed shall have a permanent marking, either with spray paint or survey flag, prior to the recordation of the PD Permit and shall not be protected with fences. No tree larger than 18" in diameter shall be removed unless a Tree Removal Permit has been approved for the removal of the tree. The recommendations of the project Arborist shall be followed.

NOISE

A. Construction Noise. The following measures shall be implemented to reduce noise impact during construction.

1. Standard construction noise mitigation practices shall be employed to minimize disturbance, including proper muffling and maintenance to equipment.

2. The 7 foot precast concrete wall to be constructed along the common boundary with the Kellner parcel (APN 678-07-019) shall be constructed prior to commencement of any site grading not necessary for construction of the wall to help reduce construction noise impacts, to the satisfaction of the Directors of Planning and Public Works.

B. Traffic Noise

1. Indoor. Prior to issuance of Planned Development permits for a hotel, an acoustical report shall be prepared which shows measures to be included in the building design to ensure that interior noise levels do not exceed 45 dBA.

CULTURAL RESOURCES

A. Archaeology. There shall be monitoring of site excavation activities to the extent determined by a qualified professional archaeologist to be necessary to insure accurate evaluation of potential impacts to prehistoric and/or historic resources.

1. If no resources are discovered, the archaeologist shall submit a report to the Planning Department Project Manager to the satisfaction of the Director of Planning verifying that the required monitoring occurred and that no further mitigation is necessary.

2. If evidence of any archaeological, cultural and/or historical deposits are found, hand excavation and/or mechanical excavation will proceed to evaluate the deposits for determination of significance as defined by CEQA guidelines. The archaeologist shall submit reports, to the Planning Department Project Manager to the satisfaction of the Director of Planning, describing the testing program and subsequent results. These reports shall identify any program mitigation that the developer shall complete in order to mitigate archaeological impacts (including resource recovery and/or avoidance testing and analysis, removal, reburial and curation of archaeological resources).

3. In the event that human remains and/or cultural materials are found, all project-related construction shall cease within a 25-foot radius 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:

a. 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 Corner shall be notified by the developer 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 will attempt to identify descendants of the deceased Native Americans. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reenter the human remains and items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

b. A final report shall be submitted to the Planning Department Project Manager to the satisfaction of the Director of Planning prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results including a description of the monitoring and testing program, a list of the resources found, a summary of the resource analysis methodology and conclusions and a description of the disposition/curation of the report shall verify completion of the mitigation program to the satisfaction of the Director of Planning.

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
CL
Date: 2/11/2015

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Aparna Ankola
AA
Date: 01/28/2014

Description	By	Date	City Approval	Date

Revisions

Designed GDY
Drawn BN
Checked

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2216 THE ALAMEDA SANTA CLARA, CA. 95050
TEL (408) 236-2400 FAX (408) 236-2410

GENERAL DEVELOPMENT PLAN
EXHIBIT C

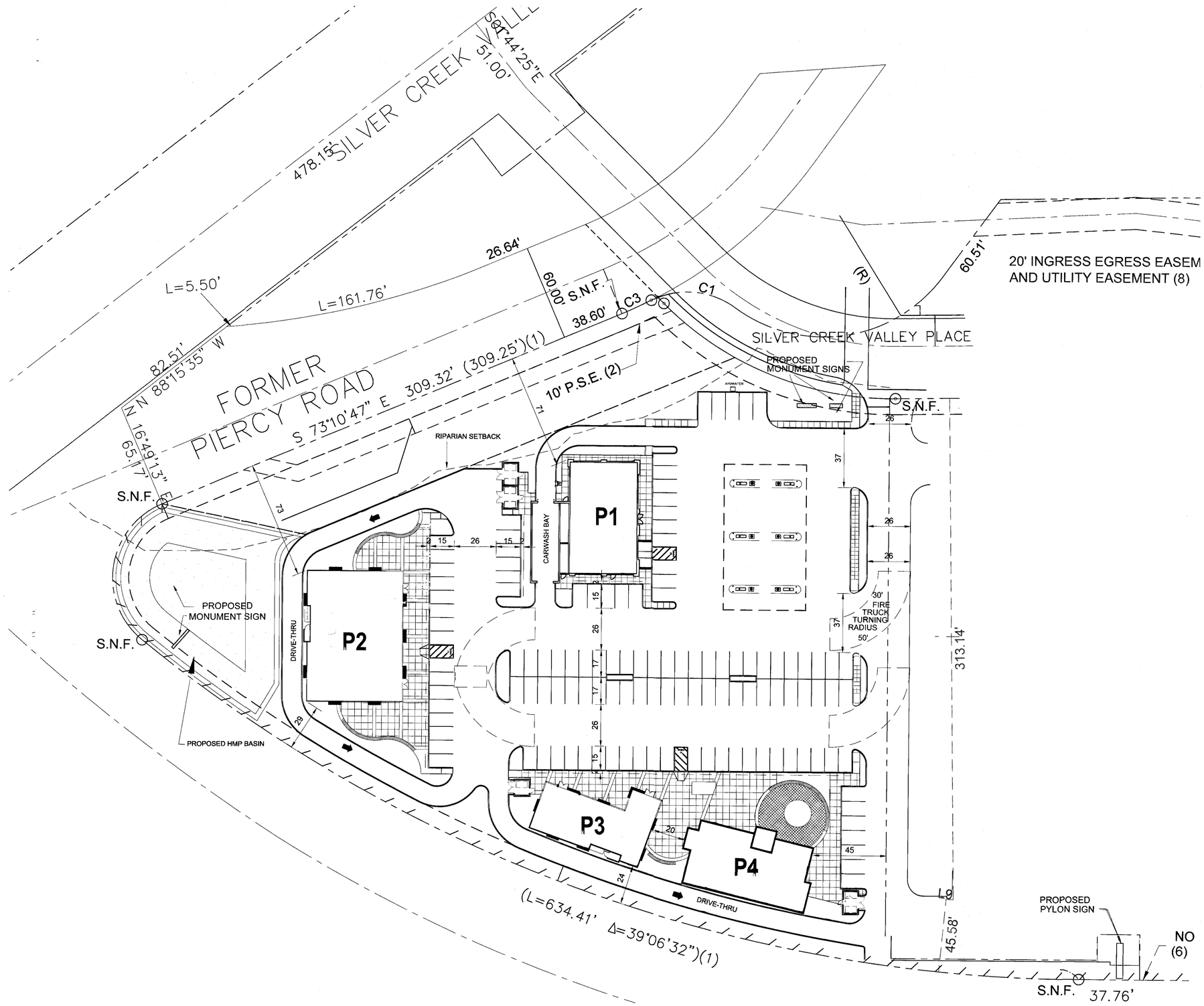
SILVER CREEK
VALLEY PLACE

SAN JOSE CALIFORNIA

Scale NO SCALE
Date 12-16-13
3
3 of 3 Sheets
Job No. 04041F
Drawing NOTES-SHT3.dwg

NOTICE Construction contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

Drawing file: O:\Civil\04041F\Dwg\2013 PD-ZONING\ SH2.2 - NOTES.dwg
Dec 16, 2013 - 11:32am



SILVER OAK PLACE

SAN JOSE , CALIFORNIA

PROJECT DATA

A.P.N. 678-07-040
SITE AREA: 3.06 ACRES / 133,394 SF.
ZONING: A (PD) FILE # PDC-13-023

BUILDINGS : 15,602 SF.

BUILDING	USE	CONST. TYPE	AREA
P1	GAS STATION (M)	TYPE V-B	3,285 SF
	CAR WASH	TYPE V-B	917 SF
P2	RETAIL (M)	TYPE V-B	5,050 SF
P3	RETAIL (M)	TYPE V-B	2,550 SF
P4	FAST FOOD (B)	TYPE V-B	3,800 SF

F.A.R. : .12

PARKING REQUIRED : 74

P1, P2 & P3 10,985 SF X .85 / 200 = 47 CARS
P4 68 SEATS = 1 CAR PER 2.5 SEATS = 27 CARS

PARKING REQUIRED : 115

BICICLE SPACES PROVIDED: 115 / 20 = 5

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
CL
Date: 2/11/15

PD PERMIT

SITE PLAN

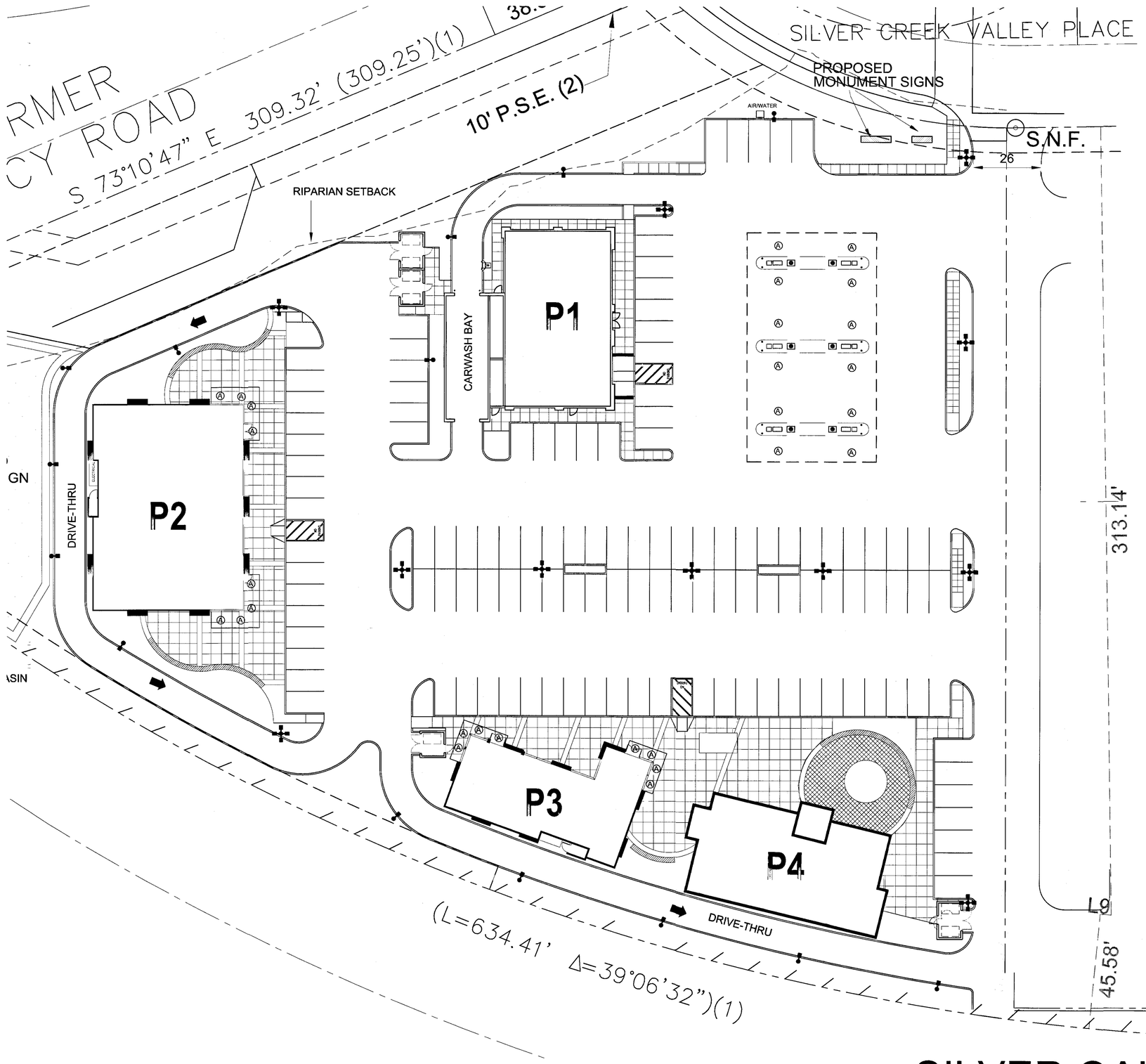
0 30 60

The Hagman Group

14011

7-30-14
9-15-14
11-19-14

3.1



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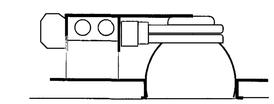
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

TYPE A FIXTURE :

RECESSED MOUNTED LED DOWN LIGHT:

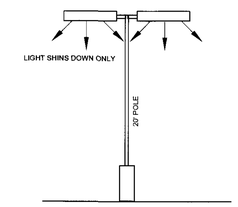


TYPE B FIXTURES :

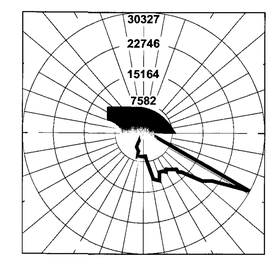
POLE MOUNTED SINGLE LIGHT:

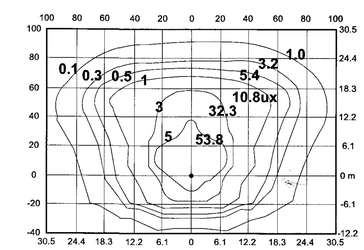
POLE MOUNTED DOUBLE LIGHT :

POLE MOUNTED QUAD LIGHT :



ELEVATION





PD PERMIT

SITE LIGHTING PLAN

The Hagman Group

SILVER OAK PLACE

SAN JOSE , CALIFORNIA

0 20 40

14011

7-30-14
9-15-14
11-19-14

3.2

COYOTE CREEK

SILVER CREEK VALLEY ROAD

SILVER CREEK VALLEY PLACE

HIGHWAY 101
NB OFFRAMP

BIOTREATMENT BASIN
BG 203.25

HMP BASIN
BG 197.25

P1
FF 205.1

P2
FF 205.8

P3
FF 206.5

P4
FF 207.1

FUELING ISLAND

23" BLACK WALNUT
TO BE REMOVED

EXISTING CURB CUT
TO BE REMOVED

EXISTING CURB CUT
TO BE WIDENED

8' BICYCLE PATH

RIPARIAN SETBACK LINE

10' WATERLINE EASEMENT

10' PSE

42' SDE & SSE

10' PG&E EASEMENT

TYPE K MARKER

"NO LEFT TURN" SIGN

YELLOW CURB AT MEDIAN (TYP)

FUTURE PROPERTY LINE

PROPERTY LINE

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	PD Permit Boundary	
	Curb & Gutter	
	City Standard Curb Inlet	
	Field Inlet / Flat Grate Inlet	
	Storm Manhole	
	Direction of Surface Drainage	
	Overland Release	
	Contour	

ABBREVIATIONS

BG	BASIN GRADE (BOTTOM)
CB	CATCH BASIN
DI	DRAINAGE INLET
FF	FINISHED FLOOR
INV	INVERT
MH	MANHOLE
P	PAVEMENT GRADE
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TG	TOP OF GRATE

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City of San Jose
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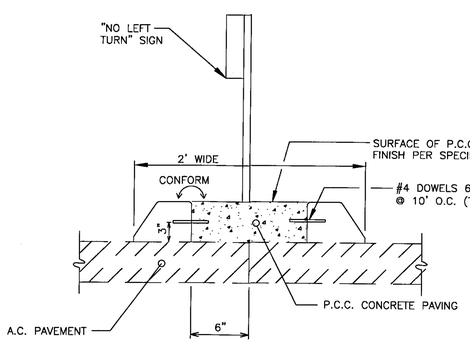
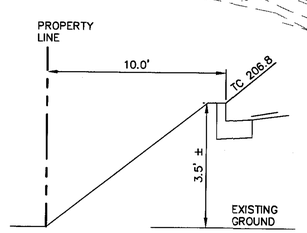
By: Candace Louie
Date: 2/11/2015



A — SECTION N.T.S.



B — SECTION N.T.S.

GRAPHIC SCALE 1" = 30'

Revisions			
Mark	Date	By	
1	11/18/14	BJS	ADDED MEDIAN ISLAND

BJS Designed
RA/RJY Drawn
MCS Checked

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RUTH AND GOING, INC.
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PRELIMINARY GRADING PLAN

SILVER OAK PLAZA

SAN JOSE CALIFORNIA

Scale 1"=30'

Date 11/18/14

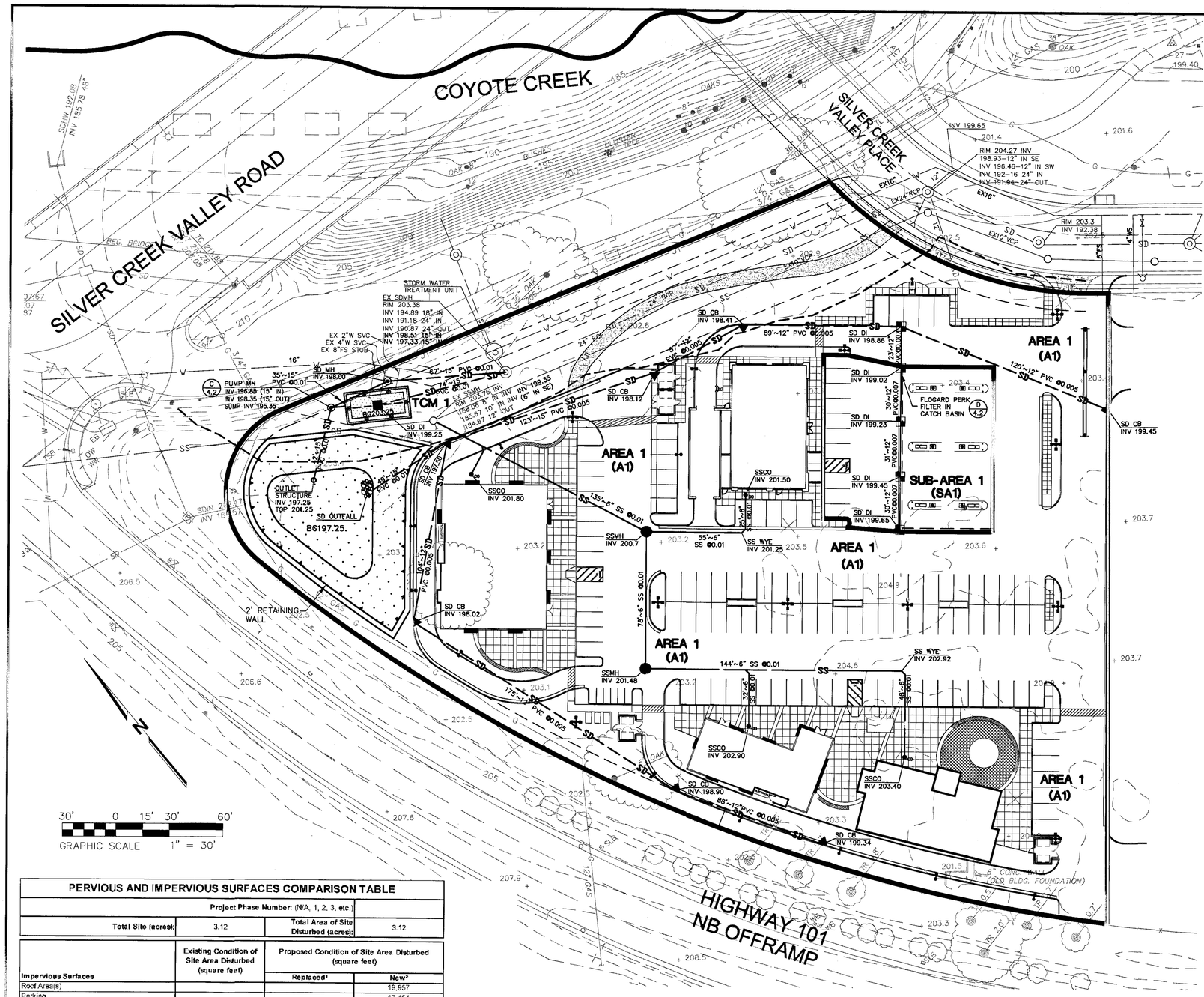
4.0 of ____ Sheets

Job No. 04041F

Drawing

NOTICE Construction computer drawing that is inadequate with numerous unspecified construction conditions, remains, it is required to assume sole and complete responsibility for job site conditions during the course of construction continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professionals harmless for any and all liability, loss or damages, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

Drawing file: Q:\Civil\04041F\Dwg\PD PERMIT 2014 (3 ACRES)\ SH4.0 - GRADING.dwg
Nov 18, 2014 - 11:31pm

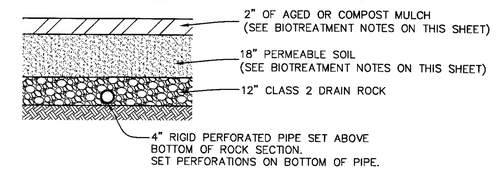


STORMWATER LEGEND

- HMP BASIN
- BIOTREATMENT BASIN (A/4.1)
- POP-UP EMITTER
- BIOTREATMENT BASIN DRAINAGE INLET (B/4.1)
- CATCH BASIN

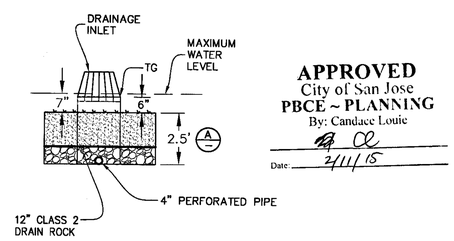
UTILITY LEGEND	PROPOSED	EXISTING
STORM DRAIN INLET		
BIOTREATMENT DRAINAGE INLET		
STORM DRAIN MANHOLE		
CSJ STD D-6 FLAT GRATE INLET		△ OR □
STORM DRAIN PIPE	—SD—	—SD—
4" PERFORATED PVC PIPE		
RETAINING WALL		
SANITARY SEWER PIPE	—SS—	
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	CO	

BIOTREATMENT DETAILS



BIOTREATMENT SOIL SECTION WITH PERFORATED PIPE (A/—)

NTS



BIOTREATMENT TYPICAL SECTION AT DRAIN INLET (B/—)

NTS

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

BIOTREATMENT AREA CALCULATIONS

BIOTREATMENT AREA (C.3 TREATMENT AREA) SIZING IS PER THE DESIGN OF SCHAAF & WHEELER CONSULTING CIVIL ENGINEERS IN CONJUNCTION WITH THE HYDROMODIFICATION (HMP) ANALYSIS. THE C.3 TREATMENT AREA WILL BE LOCATED IN THE VICINITY OF THE HMP BASIN TO ALLOW THE LOW FLOW (10% OF THE 2-YEAR STORM) TO BE PUMPED FROM THE HMP BASIN INTO THE C.3 TREATMENT AREA. ALL DRAINAGE FROM THE SITE WILL BE TREATED IN THE SAME C.3 MEASURE. USING THE CASQA VOLUME CALCULATION EQUATION, THE TOTAL TREATMENT VOLUME FOR THE SITE IS 0.43 ACRE-FT. USING THIS CASQA VOLUME AND A PONDING DEPTH OF 9.5 INCHES, THE COMBINED METHOD SIZES THE C.3 TREATMENT AREA TO 0.124 ACRE-FT. THE C.3 TREATMENT AREA WAS THEN OPTIMIZED TO TAKE PUMPED FLOWS AT THE RATE JUST BELOW THE 10% OF THE 2-YEAR FLOW THRESHOLD (0.048 cfs) INTO THE C.3 AREA, DRAINING AT 48 HOURS WITH AN INFILTRATION RATE OF 5 IN/HR. THE RESULT IS A MINIMUM REQUIRED BIOTREATMENT AREA OF 420 SQUARE FEET THAT TREATS A VOLUME OF 0.19 ACRE-FT OVER A 48-HOUR PERIOD. FOR MORE INFORMATION REFER TO SCHAAF & WHEELER REPORT TITLED "SILVER OAK PLAZA DEVELOPMENT HYDROMODIFICATION ANALYSIS AND C3 CALCULATIONS" DATED SEPTEMBER 25, 2014.

BIOTREATMENT BASIN AREA PROVIDED = 440 SQUARE FEET > REQUIRED 420 SQUARE FEET

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

Project Phase Number: (N/A, 1, 2, 3, etc.)			
Total Site (acres):	3.12	Total Area of Site Disturbed (acres):	3.12

	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced[1]	New[2]
Impervious Surfaces			
Roof Area(s)			19,957
Parking			17,454
Sidewalks, Patios, Paths, etc.			14,251
Streets (public)			
Streets (private)			48,997
Total Impervious Surfaces:	0	0	100,659
Pervious Surfaces			
Landscaped Areas	135,965	27,306	0
Pervious Paving			
Other Pervious Surfaces (HMP Basin)		8,000	
Total Pervious Surfaces:	135,965	35,306	0
Total Proposed Replaced + New Impervious Surfaces:			100,659
Total Proposed Replaced + New Pervious Surfaces:			35,306

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.

BIOTREATMENT MAINTENANCE INFORMATION:

OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE BIOTREATMENT AREAS WITHIN THE PRIVATE DEVELOPMENT.

MAINTENANCE ACTIVITIES-BIOTREATMENT	SUGGESTED FREQUENCY
∞ INSPECT BASIN FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS, AND TO IDENTIFY POTENTIAL PROBLEMS.	SEMI-ANNUAL
∞ INSPECT BASIN ONCE DURING THE WET SEASON AFTER A LARGE RAIN EVENT TO CONFIRM THE FACILITY IS DRAINING WITHIN 72 HOURS.	SEMI-ANNUAL
∞ IF THE FACILITY FAILS TO DRAIN WITHIN 72 HOURS, REMOVE AND REPLACE THE TOP 2 INCHES OF THE FILTER MEDIA.	AS NEEDED (INFREQUENT)
∞ APPLY 1"-2" OF MULCH (SEE BIOTREATMENT NOTES)	ANNUALLY (PREFERABLY IN JUNE AFTER WEEDING)

BIOTREATMENT NOTES:

1. BIOTREATMENT SOIL MIX TO BE PER ATTACHMENT L PROVISION C.3.C.i.(1)(B)(VI) OF MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074) (http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/R2-2009-0074_Revised.pdf)
2. 2" OF AGED OR COMPOST MULCH IS REQUIRED PER PAGE L-6 OF ATTACHMENT L OF THE MUNICIPAL REGIONAL PERMIT.
3. INSTALLATION OF PERMEABLE SOIL SHALL BE PER THE SPECIFICATIONS OF THE TECHNICAL MEMORANDUM: REGIONAL BIORETENTION INSTALLATION GUIDANCE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION PREPARED BY WRA ENVIRONMENTAL CONSULTANTS AND DATED NOVEMBER 12, 2010. (HTTP://WWW.SCVURPPP-W2K.COM/PDFS/1011/TRANSMITTAL-MODEL_BIORETENTION_SOIL_MEDIA_SPECIFICATIONS_REPORT_120110.PDF)

SOURCE CONTROL MEASURES

- ∞ STORM DRAIN LABELING
- ∞ MAINTENANCE

SERVICE STATIONS/ FUELING AREAS MUST INCLUDE:

- ∞ GRADE FUELING AREAS TO PREVENT PONDING
- ∞ SEPARATE THE FUELING AREA FROM THE REST OF THE SITE BY GRADE BREAKS THAT PREVENT RUN-ON
- ∞ USE CONCRETE FOR THE FUEL SURFACE AREA
- ∞ COVER THE FUELING AREAS WITH A CANOPY EXTENDING A MINIMUM OF TEN FEET FROM EACH PUMP

Mark	Description	Date	By

Revisions

BJS Designed
RA/RJY Drawn
MCS Checked

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Civil Engineering Land Surveying Planning
2216 THE ALAMEDA SANTA CLARA, CA 95050
TEL (408) 236-2400 FAX (408) 236-2410

STORMWATER MANAGEMENT PLAN

SILVER OAK PLAZA

SAN JOSE CALIFORNIA

Scale 1"=30'

Date 11/18/14

4.1 of ____ Sheets

Job No. 04041F

Drawing

NOTICE: Contractor agrees that in accordance with acceptable construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours; and contractor contracts further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

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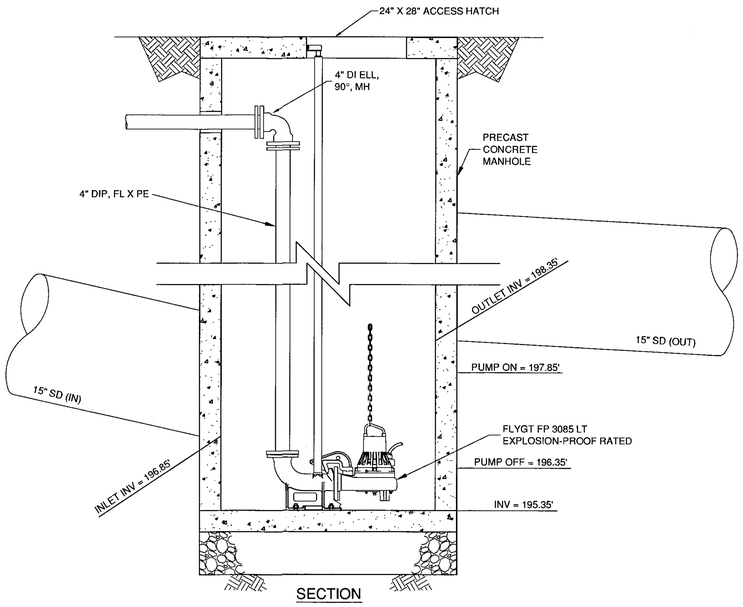

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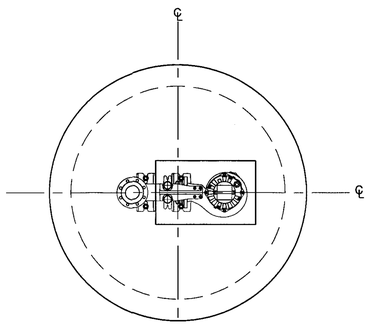
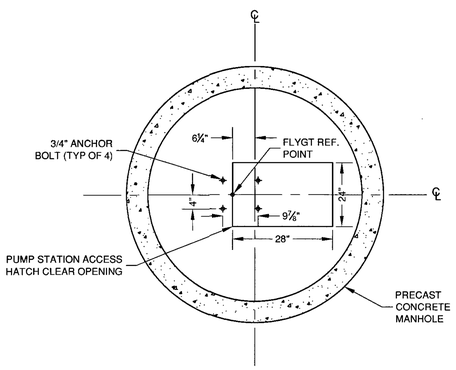




PLAN

BIOTREATMENT PUMP MANHOLE WITH SUMP DETAILS (C)

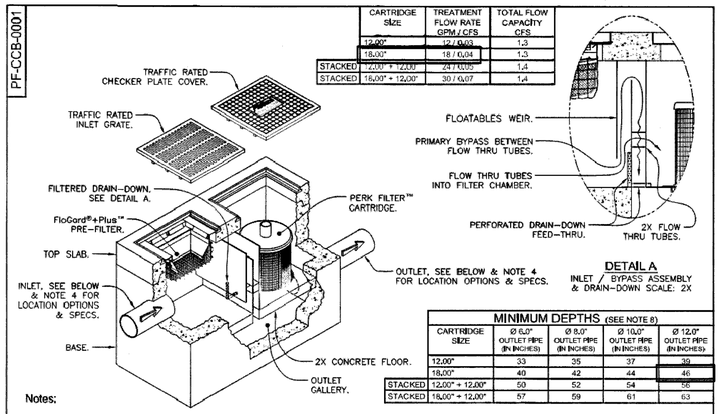
NTS

BIOTREATMENT AREA PUMP DESIGN

PUMP SHALL BE AN FP 3085 LT MANUFACTURED BY FLYGT (XYLEM)

PF-CCB-0001

	CARTRIDGE SIZE	TREATMENT FLOW RATE GPM / CFS	TOTAL FLOW CAPACITY CFS
	12.00"	12 / 0.03	1.3
	18.00"	18 / 0.04	1.3
STACKED	12.00" + 12.00"	24 / 0.05	1.4
STACKED	18.00" + 12.00"	30 / 0.07	1.4

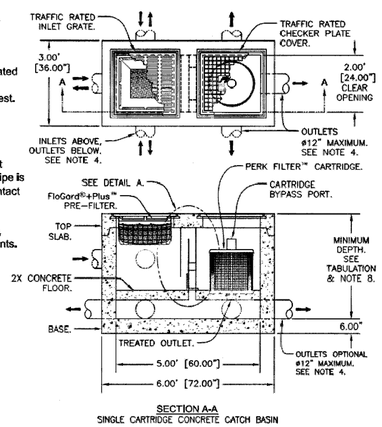


DETAIL A
INLET / BYPASS ASSEMBLY & DRAIN-DOWN SCALE: 2X

	MINIMUM DEPTHS (SEE NOTE 8)				
	CARTRIDGE SIZE	Ø 6.0" OUTLET PIPE (IN INCHES)	Ø 8.0" OUTLET PIPE (IN INCHES)	Ø 10.0" OUTLET PIPE (IN INCHES)	Ø 12.0" OUTLET PIPE (IN INCHES)
	12.00"	33	35	37	39
	18.00"	40	42	44	46
STACKED	12.00" + 12.00"	50	52	54	56
STACKED	18.00" + 12.00"	57	59	61	63

Notes:

1. Structure shall be pre-cast concrete (4,000 psi min), reinforced with welded wire mesh (4x4-6-6). Special reinforcing may be specified.
2. Catch basin/filter system shall be supplied with traffic rated (H20) bicycle-proof grates and checker plate cover. Cast iron grates and/or covers are available upon request.
3. All exposed steel components shall have a hot dipped galvanized finish in accordance with ASTM A-123.
4. Inlet pipe(s) may enter device on three sides of the inlet chamber. Outlet pipe(s) may exit on all four sides. All pipe is Ø 12" maximum. For pipe sizes greater than Ø 12", contact KriStar Enterprises for engineering assistance.
5. Inlet chamber shall be supplied with drain-down device, designed to remove standing water between storm events.
6. Perk-Filter catch basin/filter device shall be supplied with FloGard PLUS pre-filter device. FloGard PLUS and Perk-Filter cartridge shall be maintained in accordance with manufacturer recommendations.
7. Perk-Filter catch basin/filter assembly may be supplied with individual or multiple 18" or 12" high Perk-Filter cartridge. Filter cartridge may be stacked to accommodate higher flow rates.
8. For depths less than specified minimum contact KriStar Enterprises for engineering assistance.



SECTION A-A
SINGLE CARTRIDGE CONCRETE CATCH BASIN

TITLE
FloGard® Perk Filter™
CONCRETE CATCH BASIN
- SINGLE CARTRIDGE -

KriStar Enterprises, Inc.
360 Sutton Place, Santa Rosa, CA 95407
Ph: 800.579.9819, Fax: 707.524.8186, www.kristar.com

DRAWING NO.	REV	ECO		DATE	
PF-CCB-0001	E	0108	JPR 11/15/12	JPR 6/4/08	SHEET 1 OF 1

(D) KRISTAR PERK FILTER CATCH BASIN DETAILS

N.T.S.

*THE STORMWATER THAT IS COLLECTED IN THE FUELING ISLAND (SUB-AREA 1) SHALL BE PRE-TREATED BY THE PERK FILTER CATCH BASIN (SHOWN IN THE DETAIL ABOVE) BEFORE ENTERING THE MAIN STORM DRAIN SYSTEM AND ULTIMATELY FLOWING TO AND BEING TREATED BY THE BIOTREATMENT BASIN.

KRISTAR PERK FILTER CALCULATIONS

Q = CiA = TREATMENT FLOW
C=0.9
i=0.2 in/hr
A=8,926 SF/43,560 = 0.20 ACRES
Q = (0.9)(0.2 in/hr)(0.20 ACRES) = 0.036 cfs = TREATMENT FLOW RATE
THIS FLOW CAN BE ACCOMMODATED BY A PERK FILTER CATCH BASIN WITH A SINGLE 18" CARTRIDGE CONFIGURATION (SEE DETAIL ABOVE)

MEDIA FILTER MAINTENANCE INFORMATION:

OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE MEDIA FILTER UNIT WITHIN THE PRIVATE DEVELOPMENT.

Routine Maintenance Activities for Media Filter		
No.	Maintenance Task	Frequency of Task
1	Inspect and clean inlet bay and remove debris and dispose of properly.	Bi-annual
2	Visually inspect cartridge bay and note condition of bay and measure sediment	Bi-annual
3	Enter Cartridge Bay and remove debris	Annual
4	Enter Cartridge bay and replace media filter cartridges	2-3 Years

HMP MAINTENANCE INFORMATION:

OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE OF THE HMP AREAS WITHIN THE PRIVATE DEVELOPMENT.

MAINTENANCE ACTIVITIES-HMP	SUGGESTED FREQUENCY
∞ Remove accumulated trash and debris from the basin and dispose of properly.	Semi-annually
∞ Evaluate the health of vegetation and remove and replace any dead or dying plants.	Twice a year
∞ Trim vegetation at beginning and end of wet season.	Twice a year
∞ Inspect vegetation to prevent establishment of woody vegetation and for aesthetics and mosquito control.	Monthly
∞ Harvest vegetation annually.	Annually during the summer
∞ Examine the outlet, embankments, dikes, berms, and side slopes for structural integrity and signs of erosion or rodent burrows. Fill in any holes detected in the side slopes.	Twice a year
∞ Inspect inlets, outlets and overflow structures to ensure that piping is intact and not plugged. Remove any accumulated sediment and debris. Ensure that energy dissipation is functioning properly.	Twice a year
∞ Inspect for standing water and correct any problems that prevent the basin from draining as designed.	Semi-annually
∞ Confirm that any fences around the facility are secure.	Semi-annually
∞ Remove sediment from forebay when the sediment level reaches the level shown on the fixed sediment marker and dispose of sediment properly.	As needed
∞ Remove accumulated sediment from the detention basin and regrade when the accumulated sediment volume exceeds 10% of basin volume and dispose of sediment properly.	Every 10 years or as needed

HYDROMODIFICATION (HMP) NOTES:

1. THE HMP BASIN & ASSOCIATED OUTLET STRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BAHM MODEL RUN CONDUCTED BY SCHAAF & WHEELER CONSULTING CIVIL ENGINEERS. FOR MORE INFORMATION REFER TO SCHAAF & WHEELER REPORT TITLED "SILVER OAK PLAZA DEVELOPMENT HYDROMODIFICATION ANALYSIS AND C3 CALCULATIONS" DATED SEPTEMBER 25, 2014.

∞ THE HMP POND SHALL HAVE A MINIMUM 2,500 SQUARE FOOT BOTTOM AREA
∞ THE DEPTH SHALL BE 5.5 FEET
∞ SIDE SLOPES OF HMP BASIN SHALL BE NO GREATER THAN 3:1
∞ TOTAL VOLUME = 0.57 ACRE-FT
∞ RISER HEIGHT = 4.5 FEET
∞ RISER DIAMETER = 18 INCHES
∞ NOTCH TYPE = V-NOTCH
∞ NOTCH HEIGHT = 0.50 FEET
∞ NOTCH ANGLE = 30 DEGREES
∞ ORIFICE 1 = 3.5 INCHES
∞ ORIFICE 1 HEIGHT = 2.5 FEET

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

Mark	Description	Date	By
	Revisions		

BJS Designed
RA/RJY Drawn
MCS Checked

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STORMWATER MANAGEMENT NOTES AND DETAILS

SILVER OAK PLAZA
SAN JOSE CALIFORNIA

Scale 1"=30'
Date 11/18/14
4.2 of ____ Sheets
Job No. 04041F
Drawing

NOTICE: Construction contractor agrees that in accordance with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

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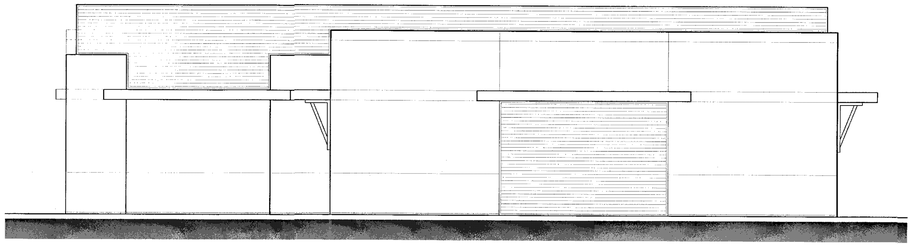
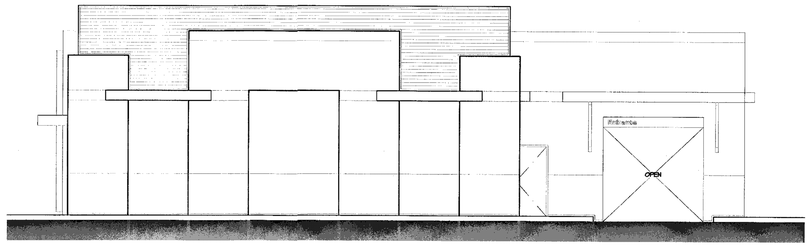
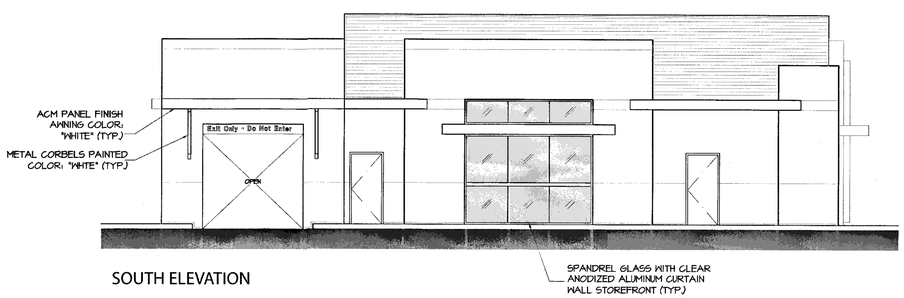


WEST ELEVATION

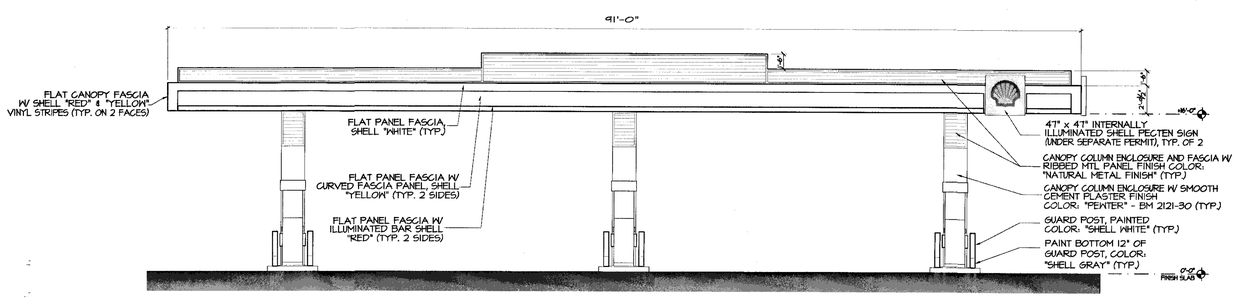


NORTH ELEVATION

EAST ELEVATION



SOUTH ELEVATION



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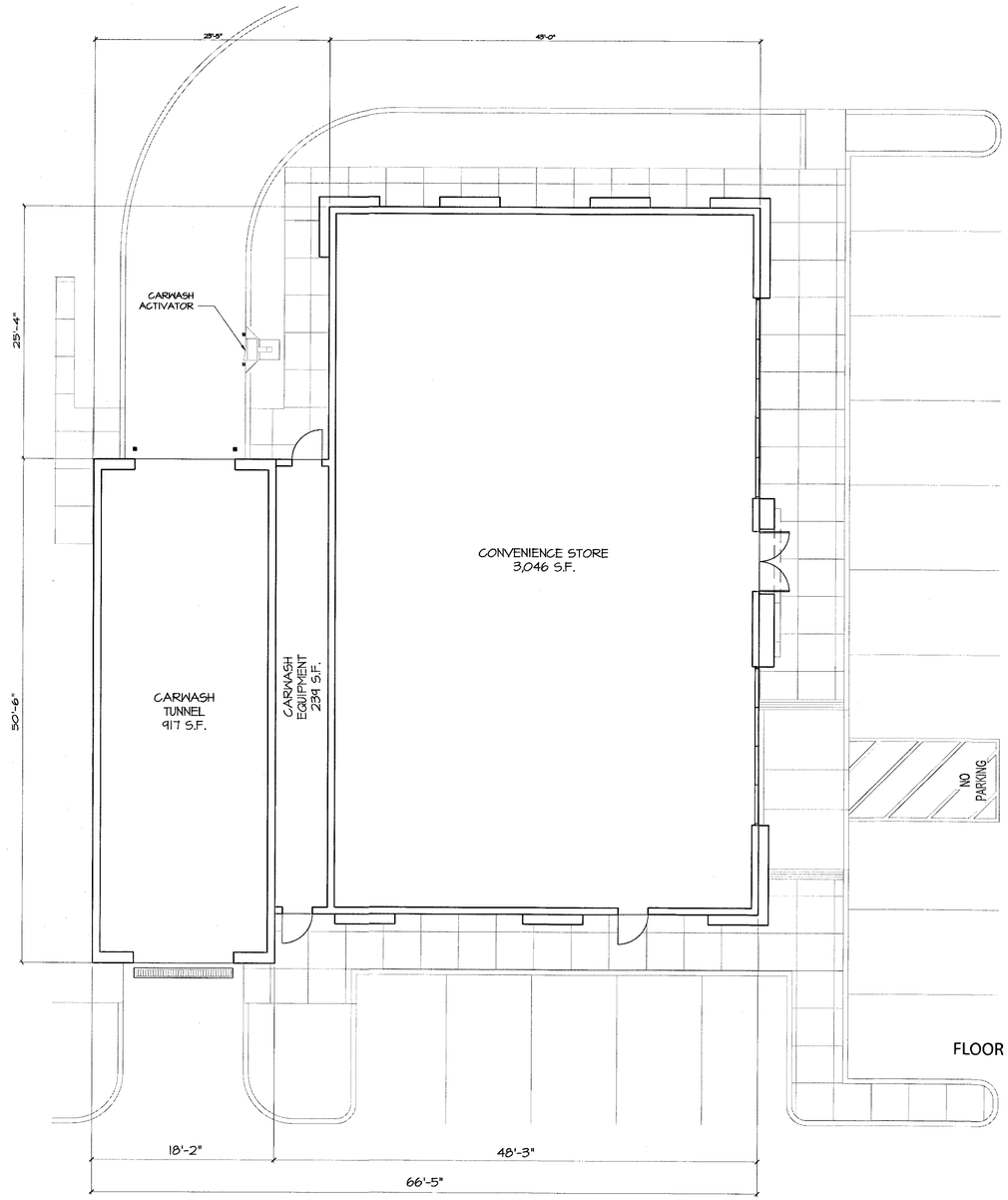
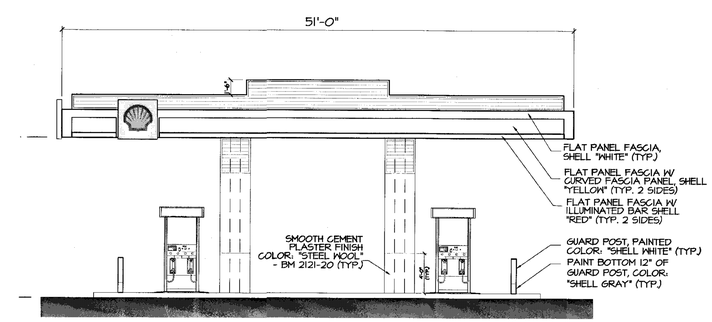


FLOOR PLAN

NORTH

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15



CANOPY ELEVATION

Architects

M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN

2960 CAMINO DIABLO
SUITE 100
WALNUT CREEK, CA
94597

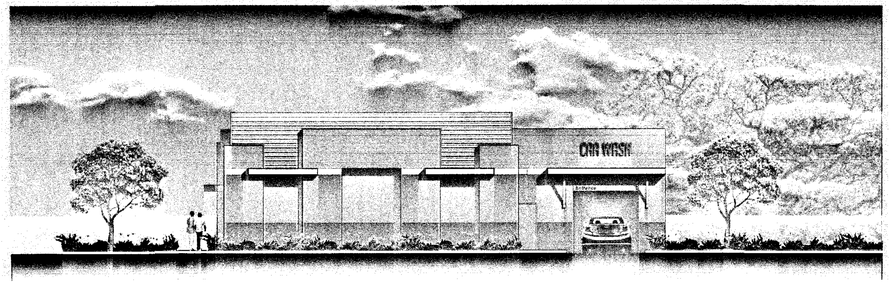
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@mlarchitect.com
www.mlarchitect.com

BUILDING P1
SILVER OAK PLAZA
SAN JOSE, CALIFORNIA

7-30-14

PLAN & ELEVATIONS

5.0.1



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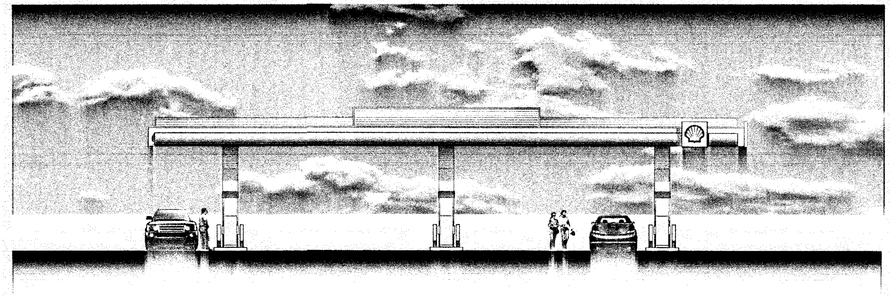

CANOPY ELEVATION

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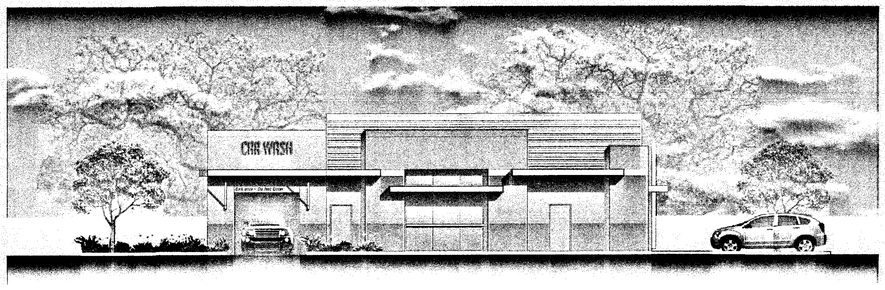

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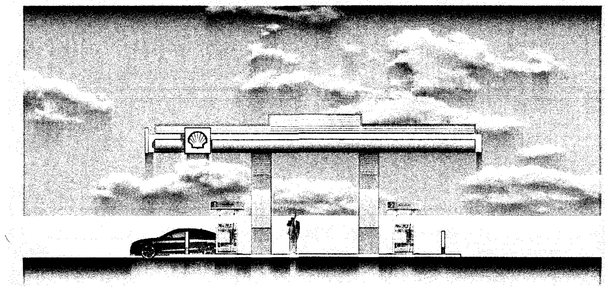

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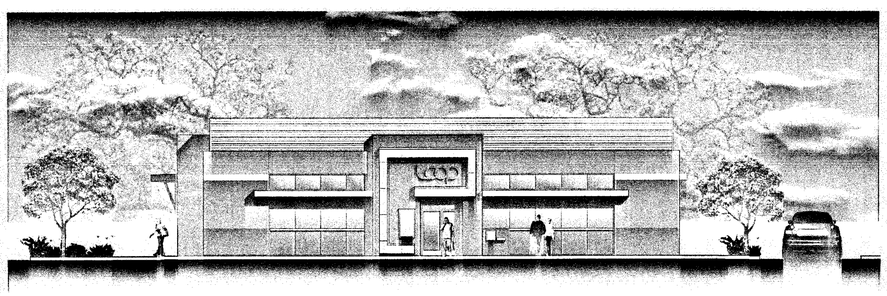
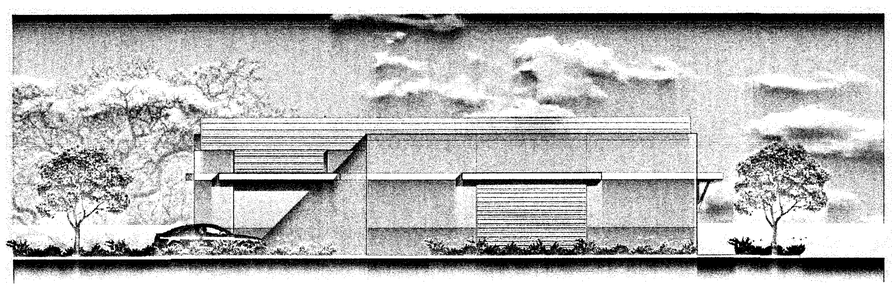


EAST ELEVATION



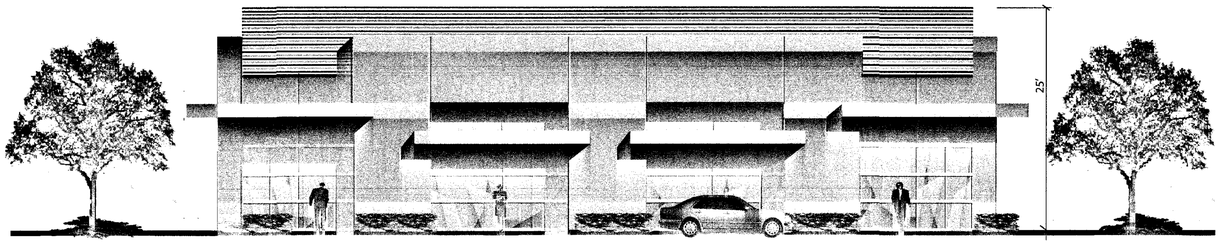
WEST ELEVATION

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

BUILDING P1
SILVER OAK PLAZA
SAN JOSE, CALIFORNIA

7-30-14
COLOR ELEVATIONS

5.0.2



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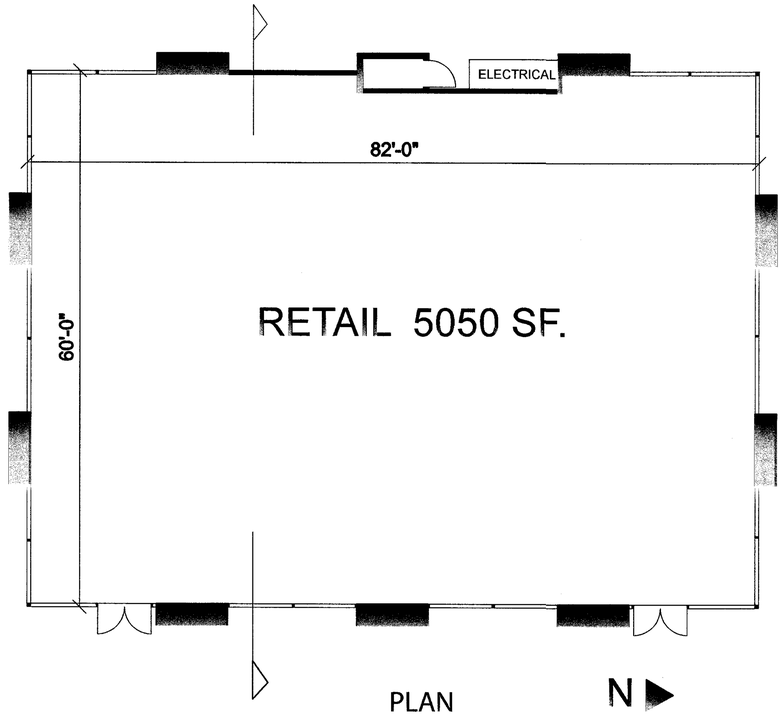
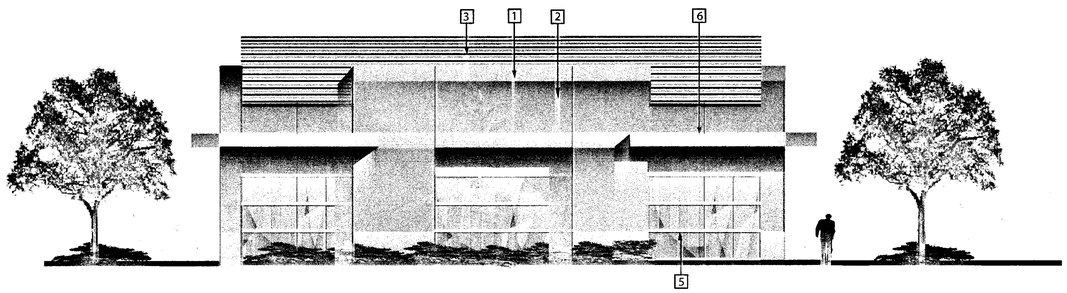


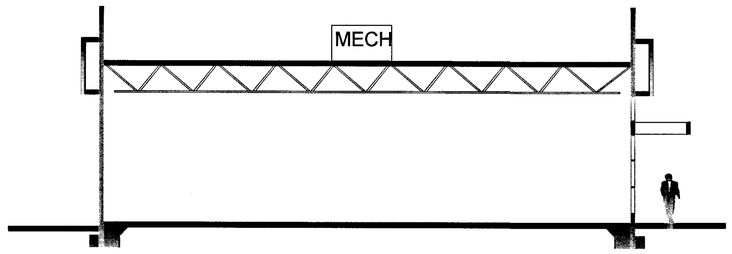
PLAN



NORTH & SOUTH ELEVATION

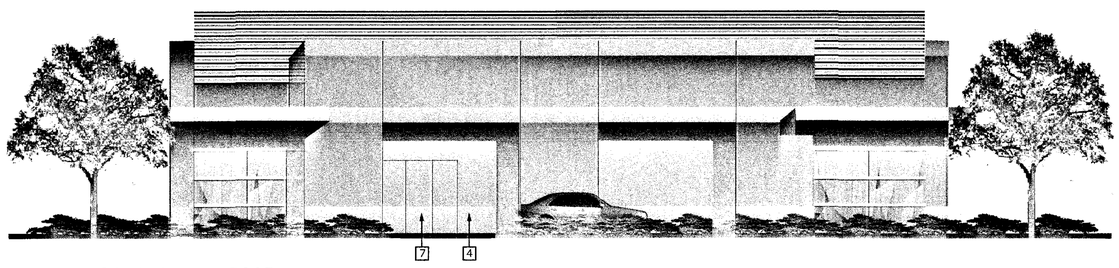
LEGEND

1. CEMENT PLASTER COLOR BENJAMIN MOORE 1102
2. METAL COPING COLOR BENJAMIN MOORE 1580
3. RIBBED METAL PANEL
4. CEMENT PLASTER COLOR BENJAMIN MOORE 1102
5. STORE FRONT / CLEAR GLASS IN CLEAR ALUMINUM FRAMES
6. CLEAR ALUMINUM AWNING
7. MAIN ELECTRICAL SWITCH GEAR



BUILDING SECTION

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 7/11/15



WEST ELEVATIONS

0 5 10 20
SCALE 1/8"=1'-0"

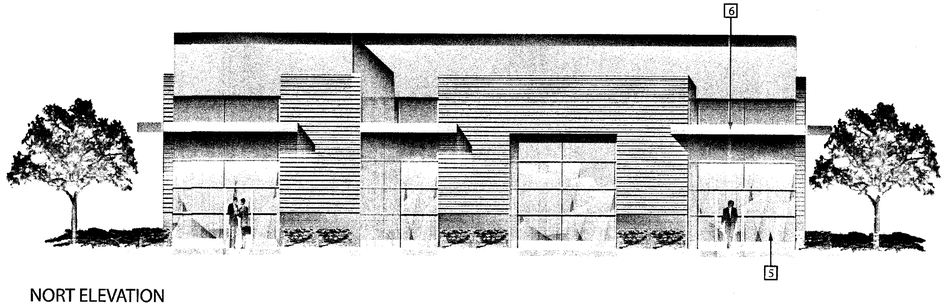
BUILDING P2
SILVER OAK PLAZA
SAN JOSE, CALIFORNIA

PLAN & ELEVATIONS

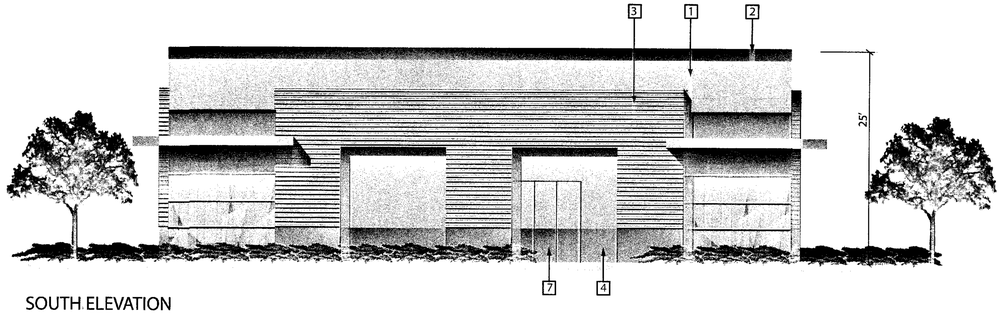
The Hagman Group

5.1

7-30-14
9-15-14



NORT ELEVATION



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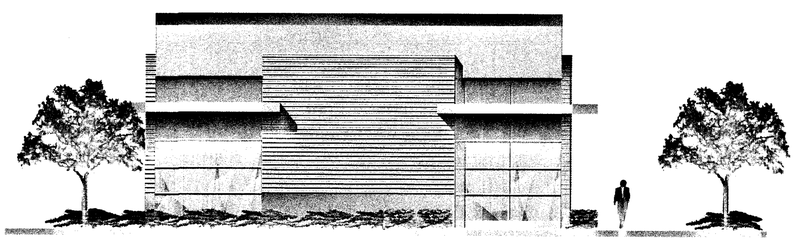
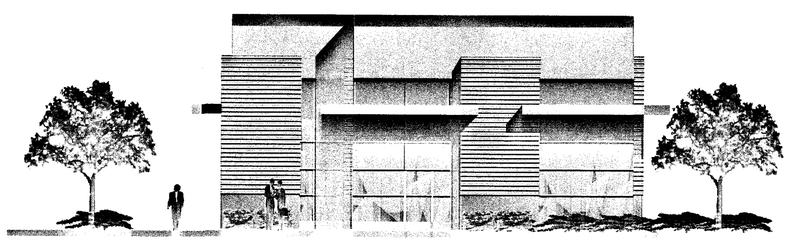


EAST ELEVATION



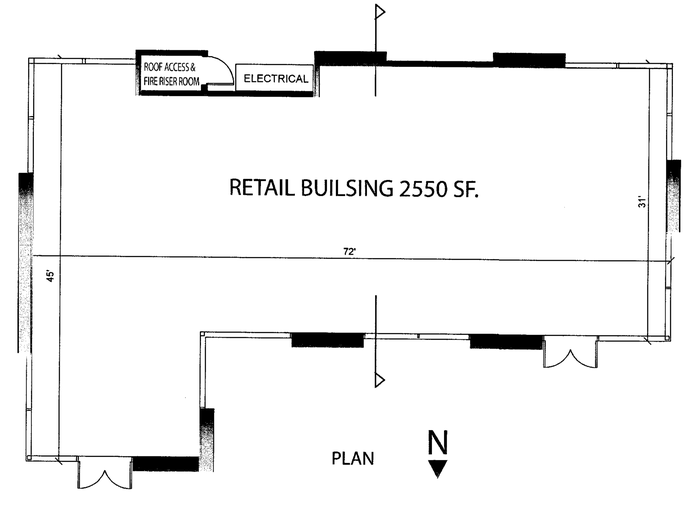
WEST ELEVATION

LEGEND

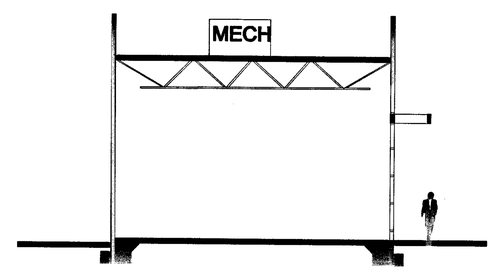
1. CEMENT PLASTER
   COLOR BENJAMIN MOORE 1102
2. METAL COPING
   COLOR BENJAMIN MOORE 1580
3. RIBBED METAL PANEL
4. CEMENT PLASTER
   COLOR BENJAMIN MOORE 1580
5. STORE FRONT / CLEAR GLASS
   IN CLEAR ALUMINUM FRAMES
6. CLEAR ALUMINUM AWNING
7. MAIN ELECTRICAL SWITCH GEAR

0 5 10 20

SCALE 1/8'=1'-0"



PLAN



BUILDING SECTION

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
CL
Date: 2/11/15

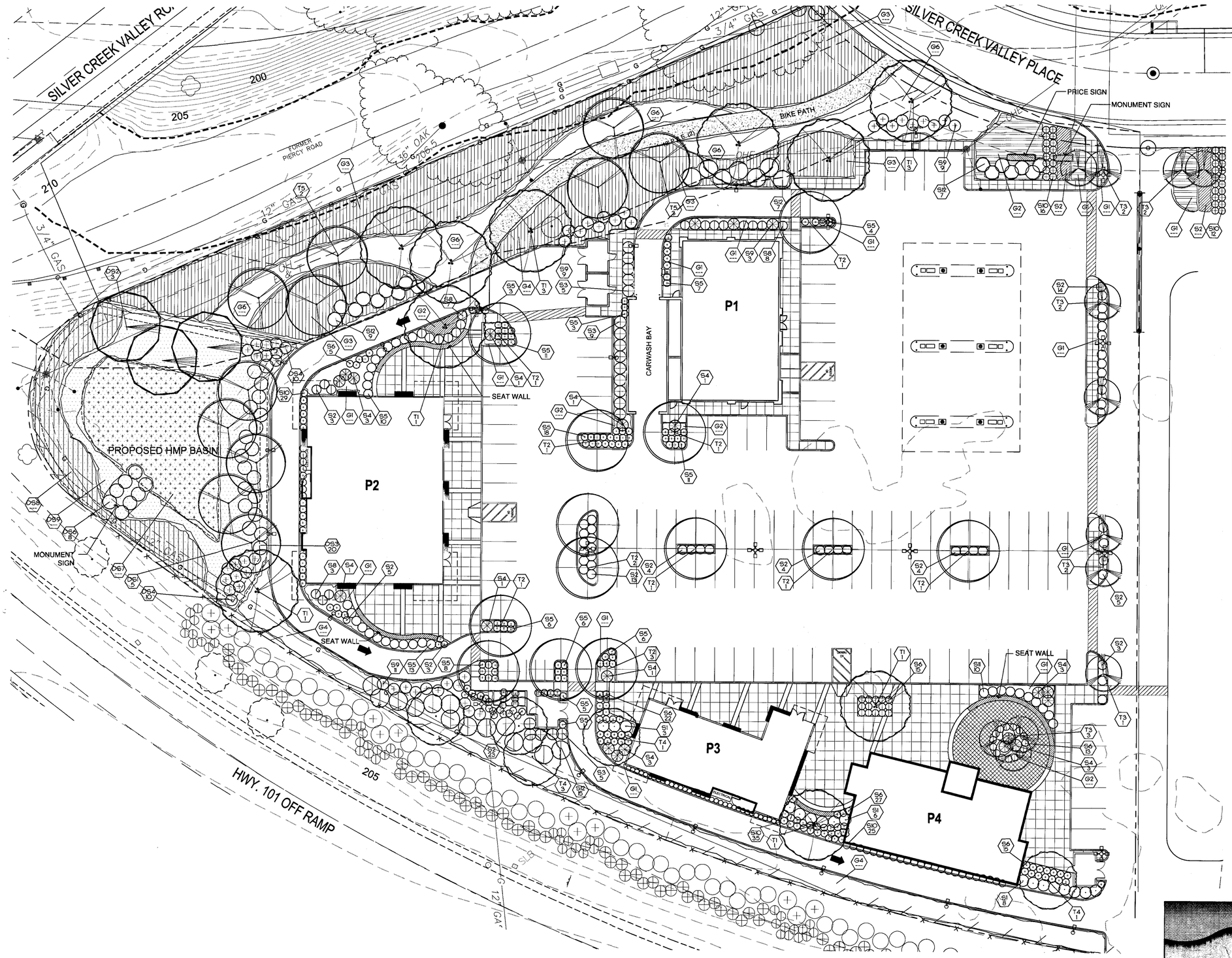
BUILDING P3
SILVER OAK PLAZA
SAN JOSE, CALIFORNIA

PLAN & ELEVATIONS

The Hagman Group

5.2

7-30-14
9-15-14



PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
T1	QUERCUS LOBATA	WHITE OAK		36"BOX	MULTI-TRUNK	LOW
T2	LAGERSTROEMIA T. 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE		24"BOX	STANDARD	LOW
T3	JUNIPERUS S. 'MEDORA'	MEDORA JUNIPER		24"BOX	COLUMNAR	LOW
T4	ARBUTUS 'MARINA'	N.C.N.		24"BOX	STANDARD	LOW
T5	CERCIS OCCIDENTALIS	WESTERN REDBUD		24"BOX	STANDARD	MEDIUM
	SHRUBS					
S1	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE		5 GAL		LOW
S2	PENNISETUM ORIENTALE	CHINESE FOUNTAIN GRASS		5 GAL		MEDIUM
S3	ESCALLONIA FRADESII	ESCALLONIA		5 GAL		MEDIUM
S4	PHORMIUM T. 'APRICOT QUEEN'	HYBRID FLAX		5 GAL		LOW
S5	ELYMUS MAGELLANICUS	BLUE WHEATGRASS		5 GAL		LOW
S6	LIMONIUM CALIFORNICUM	SEA LAVENDER		5 GAL		LOW
S7	CHONDROPETALUM TECTORUM	CAPE REED		5 GAL		LOW
S8	WESTRINGIA F. 'MORNING LIGHT'	COAST ROSEMARY		5 GAL		LOW
S9	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA		5 GAL		LOW
S10	BULBINE F. 'HALLMARK'	ORANGE STALKED BULBINE		5 GAL		LOW
S11	CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH		5 GAL		LOW
S12	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS		5 GAL		LOW
	GROUND COVERS					
G1	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	---	1 GAL	24" O.C.	LOW
G2	ROSMARINUS O. 'PROSTRATUS'	ROSEMARY	---	1 GAL	24" O.C.	LOW
G3	CEANOTHUS T. V.G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	---	1 GAL	42" O.C.	LOW
G4	CISTUS S. 'PROSTRATUS'	SAGELEAF ROCKROSE	---	1 GAL	42" O.C.	LOW
G5	ROCK MULCH	1/2" TO 1" RIVER WASHED	---	--	3" DEEP	--
G6	MAHONIA REPENS	CREEPING MAHONIA	---	1 GAL	24" O.C.	LOW

CALTRANS AREA PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	SHRUBS					
C1	HETEROMELES ARBUTIFOLIA	TOYON		5 GAL		LOW
C2	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS		5 GAL		LOW
C3	ARCTOSTAPHYLOS GLAUCA	BIG BERRY MANZANITA		5 GAL		LOW
C4	MUHLENBERGIA RIGENS	DEER GRASS		5 GAL		LOW

DETENTION PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	TREES					
DS1	BETULA NIGRA	RIVER BIRCH		24"BOX	STANDARD	HIGH
DS2	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE		24"BOX	STANDARD	MEDIUM
	SHRUBS					
DS3	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS		5 GAL		LOW
DS4	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA		5 GAL		LOW
DS5	CHONDROPETALUM TECTORUM	CAPE REED		5 GAL		LOW
DS6	JUNCUS PATENS	CALIFORNIA GREY RUSH		5 GAL		LOW
	GROUND COVERS					
DS7	NATIVE BIOFILTRATION SOD	BY DELTA BLUEGRASS CO.	---	SOD		LOW
	NASSELLA PULCHRA	PURPLE NEEDLEGRASS				
	FESTUCA RUBRA	MOLATE FESCUE				
	HORDEUM BRACHYANTHERUM CALIFORNICUM	CALIFORNIA BARLEY				
	HORDEUM BRACHYANTHERUM BRACHYANTHERUM	CALIFORNIA BARLEY				
DS8	SALVIA SONOMENSIS	SONOMA SAGE	---	1 GAL	24" O.C.	LOW
DS9	CEANOTHUS T. V. G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	---	1 GAL	48" O.C.	LOW

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

PD PERMIT

Preliminary Planting Plan

SILVER OAK PLAZA

SAN JOSE , CALIFORNIA

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CALIFORNIA 94086
408.481.9020 / 408.481.9022 FAX
web: www.rala.net / email: ala@rala.net

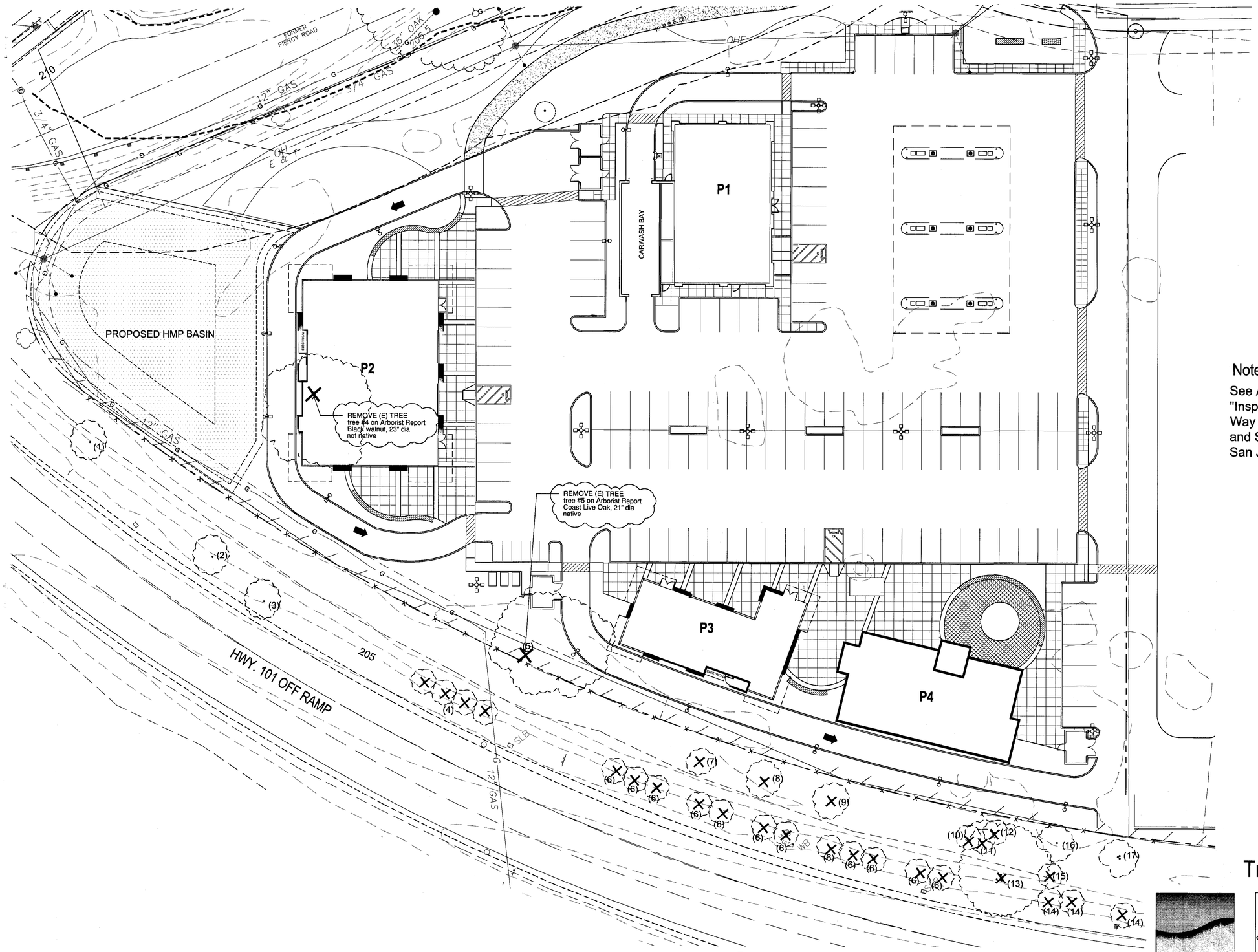
0 20 40

The Halgman Group

14011

11-19-14

6.0



Note:

See Arborist Report by Barrie D. Coates and Assoc.: "Inspection of trees Located on the Caltrans Right of Way Adjacent to the Development Site for a Hospital and Shopping Center at Silver Creek Valley Place, San Jose", Dated 1.10.2014

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

PD PERMIT

Tree Removal / inventory Plan

SILVER OAK PLAZA

SAN JOSE , CALIFORNIA

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LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
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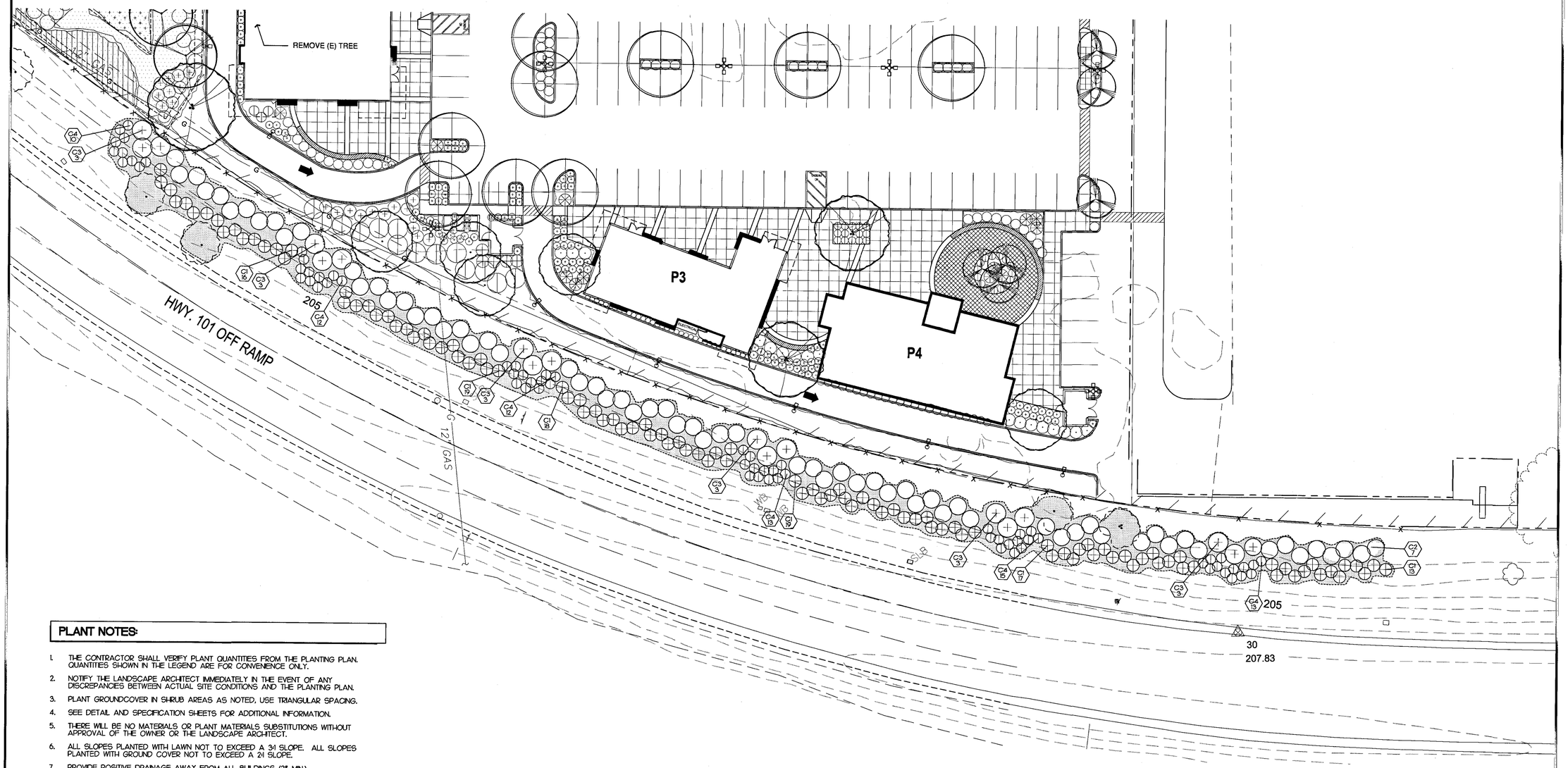
14011

11-19-14

6.1



PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN.)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN ½ FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
13. SOD LAWN SHALL BE DWARF FESCUE BLEND.
14. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600

PLANT SYMBOLS

SXX — INDICATES PLANT KEY
XX — INDICATES PLANT QUANTITY

EXISTING TREE TO REMAIN

BARK MULCH
3" DEPTH
(REFER TO SHRUB/TREE PLANTING DETAILS)

CALTRANS AREA PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
	SHRUBS					
C1	HETEROMELES ARBUTIFOLIA	TOYON		5 GAL		LOW
C2	CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS		5 GAL		LOW
C3	ARCTOSTAPHYLOS GLAUCA	BIG BERRY MANZANITA		5 GAL		LOW
C4	MUHLENBERGIA RIGENS	DEER GRASS		5 GAL		LOW

0 10 20 40
Scale 1" = 20 ft
sheet size = 36"x24"

800-227-2600
CALL BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
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web: www.rsla.net / email: paul@rsla.net

(Cal-Trans)
SILVER OAK PLAZA

SAN JOSE, CA

ISSUE	DATE
△ ---	--.--.--

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/15
STATE OF CALIFORNIA

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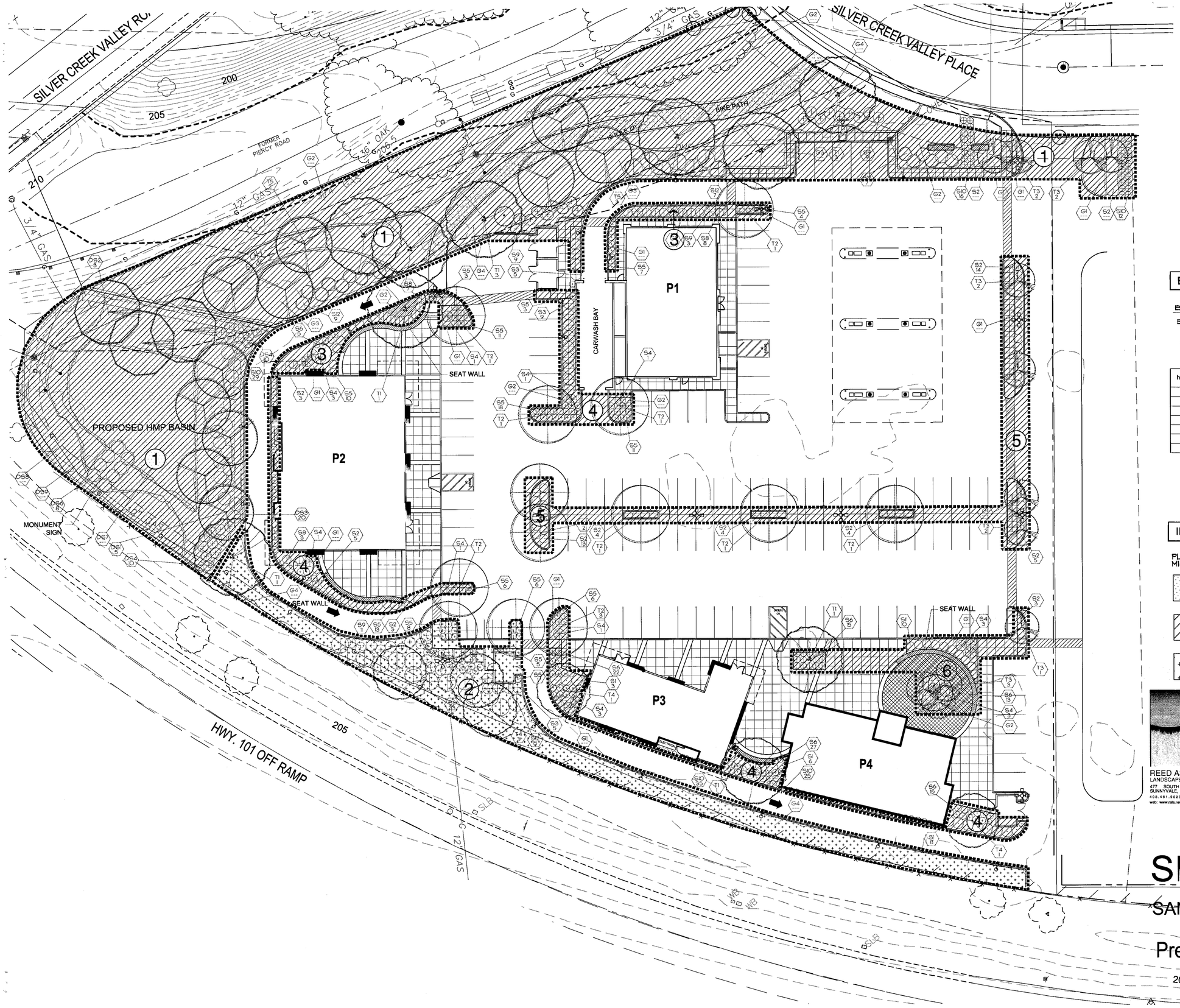
Approved	PJR		
Drawn	JH	Reviewed	PJR
Project No.	XX.XX		
Scale	---	Issue Date	12.18.13

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

Caltrans Area Planting Plan

6.2

Sheet of



MAWA

MAWA = (ETo) x (0.62) x ((0.7 x LA) + (0.3 x SLA))

MAWA = 794,960 gallons/year

eto = 45.3

hydro-zone	plant water use	hydro-zone area	ETWU
1	medium	30,333	596,353
2	low	4,562	89,690
3	medium	1,217	23,926
4	medium	2,823	55,501
5	medium	777	15,276
6	medium	723	14,214
	total	40,435	794,960

ETWU

ESTIMATED WATER USE (ETWU)

$$ETWU = (ETo) \times (0.62) \times \left(\frac{PF \times HA}{IE} + SLA\right)$$

ETWU = 622,812 gallons/year

eto = 45.3

hydro-zone	plant water use	plant factor	hydro-zone area	PFxHA	irrigation efficiency	ETWU
1	medium	0.5	30,333	15,167	0.85	501,137
2	low	0.2	4,562	912	0.85	30,148
3	medium	0.5	1,217	609	0.85	20,106
4	medium	0.5	2,823	1,412	0.85	46,639
5	medium	0.5	777	389	0.85	12,837
6	medium	0.5	723	362	0.85	11,945
	average IE	0.85				
	total		40,435	18,849		622,812

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

HIGH WATER REQUIREMENT

MEDIUM WATER REQUIREMENT

LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

APPROVED
City of San Jose
PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

PD PERMIT

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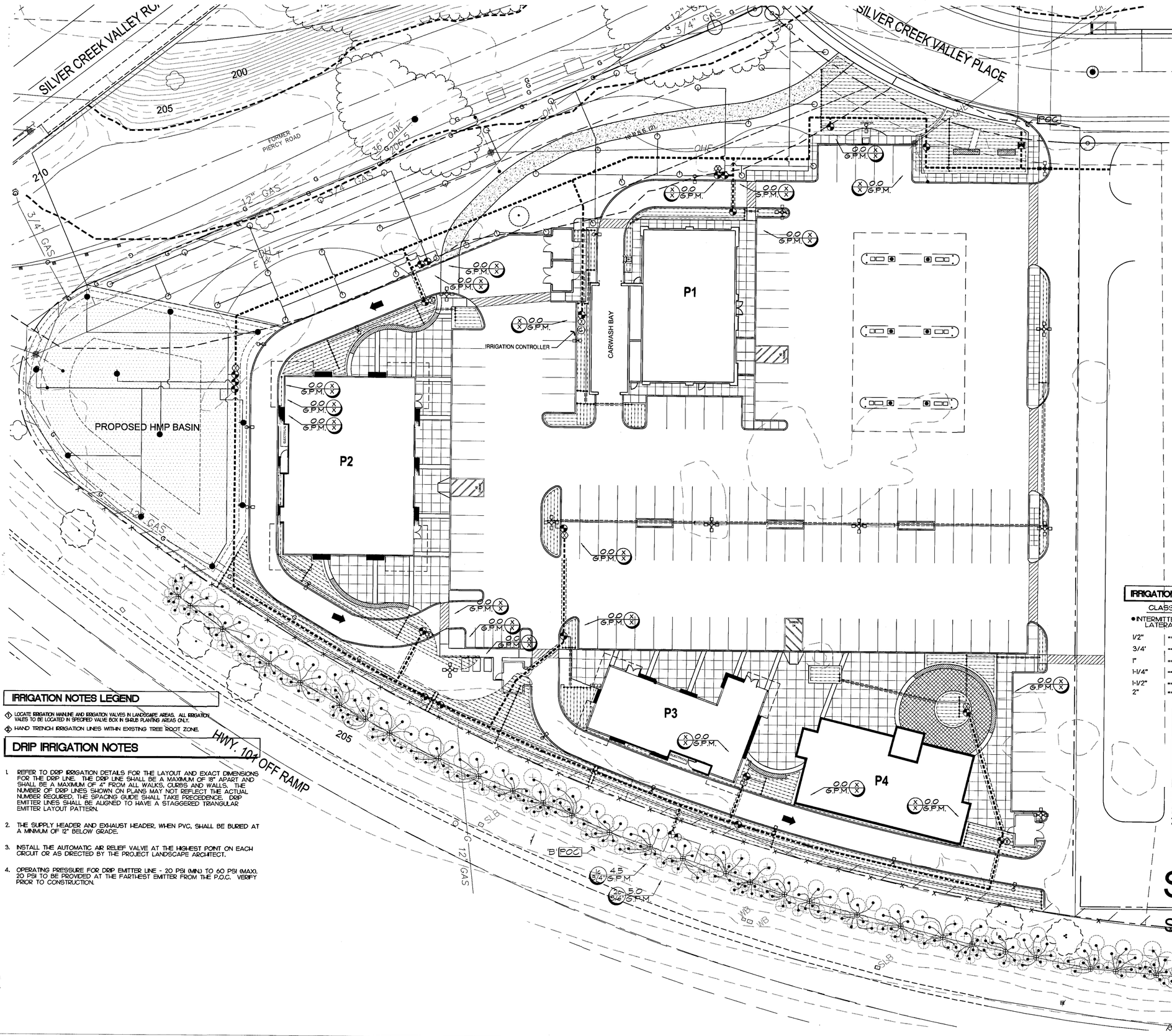
9-15-14

SILVER OAK PLAZA

SAN JOSE, CALIFORNIA

Preliminary Hydro-Zone Plan

6.3



IRRIGATION LEGEND

KEY	DESCRIPTION
P.O.C.	POINT OF CONNECTION (CONNECT TO IRRIGATION WATER METER)
	IRRIGATION WATER METER - TO BE PROVIDED BY OTHERS
	IF STATIC PRESSURE AT WATER METER EXCEEDS 120 PSI - USE SCH 40 STEEL PIPE FROM
	IRRIGATION METER TO IRRIGATION R.P. ASSEMBLY (SIZE AS NOTED ON PLANS)
	SCHEDULE 40 - or- CLASS 315 PVC PRESSURE MAINLINE (SIZE AS NOTED)
	SCHEDULE 40 PVC NON-PRESSURE SLEEVE UNDER PAVEMENT (2X SIZE INSIDE PIPE)
	CLASS 200 PVC NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
	INDICATES CONTROLLER STATION NO.
	INDICATES VALVE SIZE
MC	MASTER CONTROL VALVE - 'SUPERIOR' 3100-200 SERIES - BRASS VALVE-SIZE AS MAINLINE
	RAINBIRD - QUICK COUPLER VALVE - 3/4" (33-DLRC)
	'IRRITROL' 100 SERIES "ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED). (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
	'IRRITROL' 100 SERIES "ULTRA-FLOW" - ELECTRIC VALVE - (SIZE AS NOTED). TREE BUBBLERS ONLY (SEE DRIP IRRIGATION DETAILS FOR CONTROL VALVES ON DRIP LINE CIRCUITS)
	FEBCO 825Y-A REDUCED PRESSURE ZONE ASSEMBLY DEVICE 2" SIZE
	WATTS - SERIES 1151 PRESSURE REGULATOR
	'LO-TORQUE' PVC ISOLATION BALL VALVE BY KBI. SIZE AS MAINLINE. LOCATE IN VALVE BOX.

KEY		DESCRIPTION	
	TORO	T5-5-15-CK-Q (34.1R-1.38 GPM)	12" SHRUB POP-UP - ROTARY NOZZLE - 35PSI
	TORO	T5-5-30-CK-H (38.1R-2.6 GPM)	12" SHRUB POP-UP - ROTARY NOZZLE - 35PSI
	TORO	T5-5-50-CK-F (41.1R-4.2 GPM)	12" SHRUB POP-UP - ROTARY NOZZLE - 35PSI
	RAINBIRD	RD-12-5-P30-R11-24-Q (21R-0.75gpm)	12" SHRUB POP-UP - ROTARY NOZZLE - 30PSI
	RAINBIRD	RD-12-5-P30-R11-24-H (21R-1.5gpm)	12" SHRUB POP-UP - ROTARY NOZZLE - 30PSI
	RAINBIRD	RD-12-5-P30-R11-24-F (21R-3.0gpm)	12" SHRUB POP-UP - ROTARY NOZZLE - 30PSI
	RAINBIRD	RD-12-5-P30-12VAN (12R-0.5gpm-45cl)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-12Q (12R-0.65gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-12T (12R-0.81gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-12H (12R-1.3gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-12TQ (12R-1.35gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-12F (12R-2.6gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-8VAN (8R-0.5gpm-45cl)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-8Q (8R-0.6gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-8T (8R-0.8gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-8H (8R-0.9gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-8F (8R-1.0gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-5Q (5R-0.1gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-5H (5R-0.2gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-15RCS (4x15-0.43gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-15LCS (4x15-0.43gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	RD-12-5-P30-1555T (4x30-1.2gpm)	12" SHRUB POP-UP - MPR SPRAY - 30PSI
	RAINBIRD	1401 (0.25gpm)	FLOOD BUBBLER ON FLEX TUBE - 30PSI
	RAINBIRD	XFS-06-18-500 (SUB-SURFACE DRIP)	0.9 GPH DRIPLINE AT 18" SPACING
		XCZ-100-PRB-COM	CONTROL ZONE/FILTER KIT - 1" (MAX. FLOW OF 20 GPM)
			(SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION
			INSTALL PER MANUFACTURER'S SPECIFICATIONS)

IRRIGATION PIPE SIZING CHART

CLASS 200

- INTERMITTENT-PRESSURE LATERAL PIPING

1/2"	--	0-4 GPM
3/4"	--	5-9 GPM
1"	--	10-16 GPM
1-1/4"	--	17-26 GPM
1-1/2"	--	27-35 GPM
2"	--	36-55 GPM

SCHEDULE 40

- CONSTANT PRESSURE PIPING 1-1/2 INCHES AND SMALLER.
- INTERMITTENT-PRESSURE LATERAL PIPING

1"	--	9-16 GPM
1-1/4"	--	16-22 GPM
1-1/2"	--	23-30 GPM

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PBCE ~ PLANNING
By: Candace Louie
Date: 2/11/15

PD PERMIT

IRRIGATION NOTES LEGEND

1. LOCATE IRRIGATION MAINLINE AND IRRIGATION VALVES IN LANDSCAPE AREAS. ALL IRRIGATION VALVES TO BE LOCATED IN SPECIFIED VALVE BOX IN SHRUB PLANTING AREAS ONLY.
2. HAND TRENCH IRRIGATION LINES WITHIN EXISTING TREE ROOT ZONE.

DRIP IRRIGATION NOTES

1. REFER TO DRIP IRRIGATION DETAILS FOR THE LAYOUT AND EXACT DIMENSIONS FOR THE DRIP LINE. THE DRIP LINE SHALL BE A MAXIMUM OF 18" APART AND SHALL BE A MAXIMUM OF 4" FROM ALL WALKS, CURBS AND WALLS. THE NUMBER OF DRIP LINES SHOWN ON PLANS MAY NOT REFLECT THE ACTUAL NUMBER REQUIRED. THE SPACING GUIDE SHALL TAKE PRECEDENCE. DRIP EMITTER LINES SHALL BE ALIGNED TO HAVE A STAGGERED TRIANGULAR EMITTER LAYOUT PATTERN.
2. THE SUPPLY HEADER AND EXHAUST HEADER, WHEN PVC, SHALL BE BURIED AT A MINIMUM OF 12" BELOW GRADE.
3. INSTALL THE AUTOMATIC AIR RELIEF VALVE AT THE HIGHEST POINT ON EACH CIRCUIT OR AS DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.
4. OPERATING PRESSURE FOR DRIP EMITTER LINE - 20 PSI (MIN.) TO 60 PSI (MAX). 20 PSI TO BE PROVIDED AT THE FARTHEST EMITTER FROM THE P.O.C. VERIFY PRIOR TO CONSTRUCTION.

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CALIFORNIA 94086
408.481.9020 / 408.481.9022 FAX
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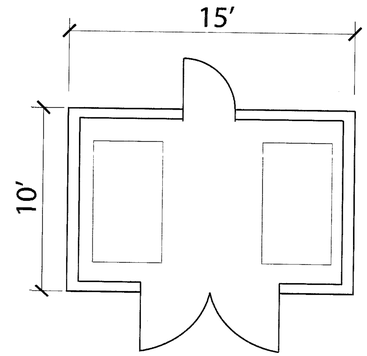
14011 7-30-14 9-15-14

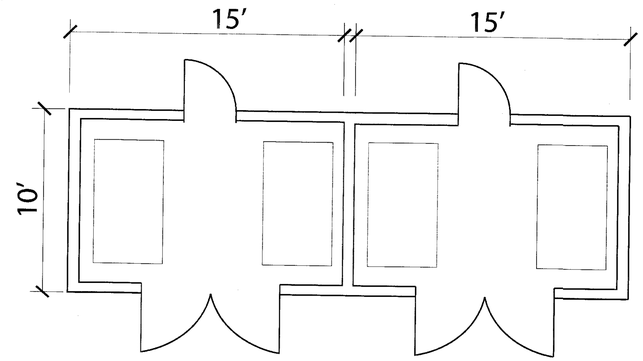
SILVER OAK PLAZA

SAN JOSE, CALIFORNIA

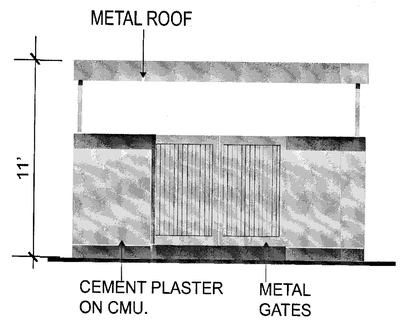
Preliminary Irrigation Plan 6.4



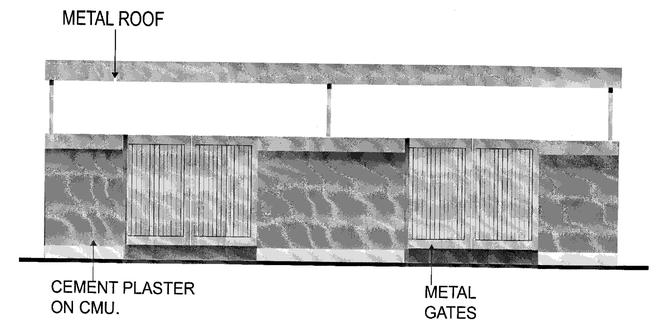
TYPE 2 PLAN



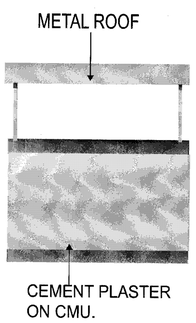
TYPE 1 PLAN



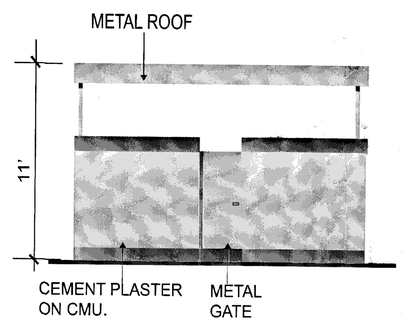
TYPE 2 FRONT ELEVATION



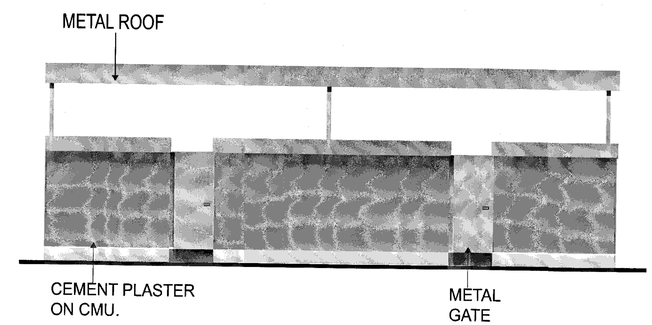
TYPE 1 FRONT ELEVATION



TYPICAL SIDE ELEVATION



TYPE 2 BACK ELEVATION



TYPE 1 BACK ELEVATION

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0 5 10

SCALE 1/4'=1'-0"

TRASH ENCLOSURES
SILVER OAK PLAZA
SAN JOSE, CALIFORNIA

PLANS & ELEVATIONS

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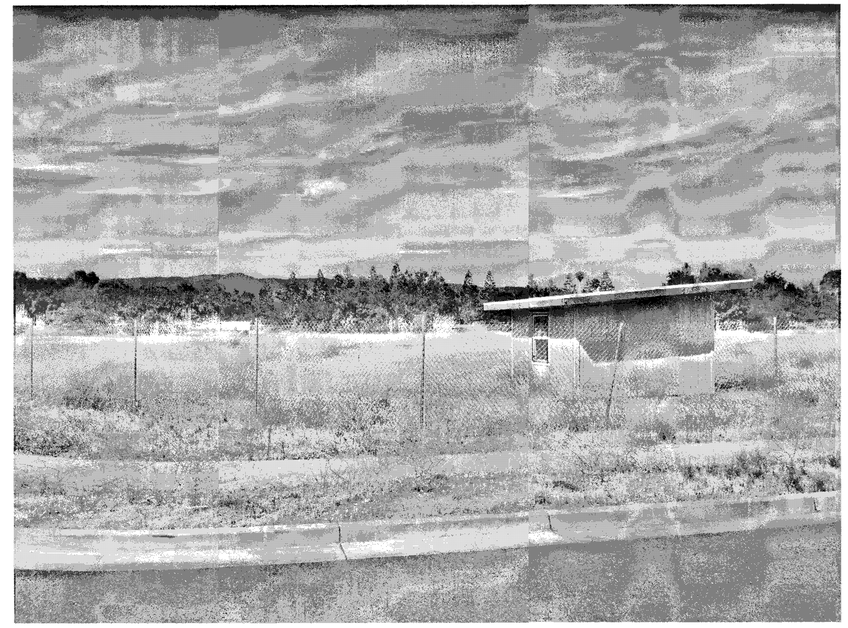
7.0

7-30-14
9-15-14



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SITE PHOTOS

SILVER OAK PLAZA

SAN JOSE, CALIFORNIA

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7-30-14

8.0