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

Address/Location: **northwest corner of E. Hamilton Avenue and Leigh Avenue (2085 E HAMILTON AV)**

Permit/Project No.: **AD16-197** Issuance Date: **04/13/16**

Prepped By: **KTOOMIAN** Closed By: **CWORKOVE** RSN: **1657655**

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

PROJECT DIRECTORY

ARCHITECT
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ESI Design
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New York, NY 10003
Telephone: 212.989.3993

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SSA
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Santa Cruz, CA 95060
Telephone: 831.469.0455

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4.0 - SITE PLAN - EXISTING + PROPOSED STRUCTURE
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6.0- PROJECT SITE PLAN - PARTIAL EXISTING CONDITION
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TREE PROTECTION AND REMOVAL PLAN - MORE THAN 18" DIA.

PROJECT INFORMATION

SITE AREA -

24.6 ACRES

TOTAL DEVELOPMENT

(E) PHASE 1 - 239,000 SQUARE FEET
(E) PHASE 2 - 236,000 SQUARE FEET
(N) AREA OF PROJECT SCOPE - Ground Floor + Floor 2 = 19,877 SQUARE FEET
Whole Space Frame = 3,555
Total: 23,432 SQUARE FEET

PREVIOUS DEVELOPMENT PERMITS

File NO. PDC83-5-34

PLANNING PERMIT INTENT

This Planned Develpment Permit is intended to be the design basis for the addition of the Main Street building on the existing Ebay campus. This Planned Development Permit includes: Existing Conditions, a proposed Site Plan, Building Elevations / plans, & Landscape Plans.

Existing Phase 1 & 2 use : Office and support facilities
New (Main Street) Building : Assembly space

ebay

MAIN STREET
2085 HAMILTON AVENUE
San Jose, CA 95125

AD16-197

BLACH CONSTRUCTION
GENERAL CONTRACTOR
2020 FORTUNE DRIVE
#100
SAN JOSE, CA 95131
Tel 408.224.7100
Fax 408.224.2220

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BUILDING DESIGNER
111 5TH AVENUE
12TH FLOOR
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Rev.	Date	Description	By	Check
	28 September 2015	PD - RESUBMITTAL		

Seal / Signature

CITY OF SAN JOSE
Department of Planning, Building & Code Enforcement
File No. AD16-197
By
DATE
See attached Development Permit Adjustment sheet for conditions of approval.
Note: A Building Permit may also be required. Please check with the Building Division.

Project Name
Ebay - Main Street

Project Number
35.0966.000

Scale

Description
DRAWING INDEX - TITLE SHEET
1.0

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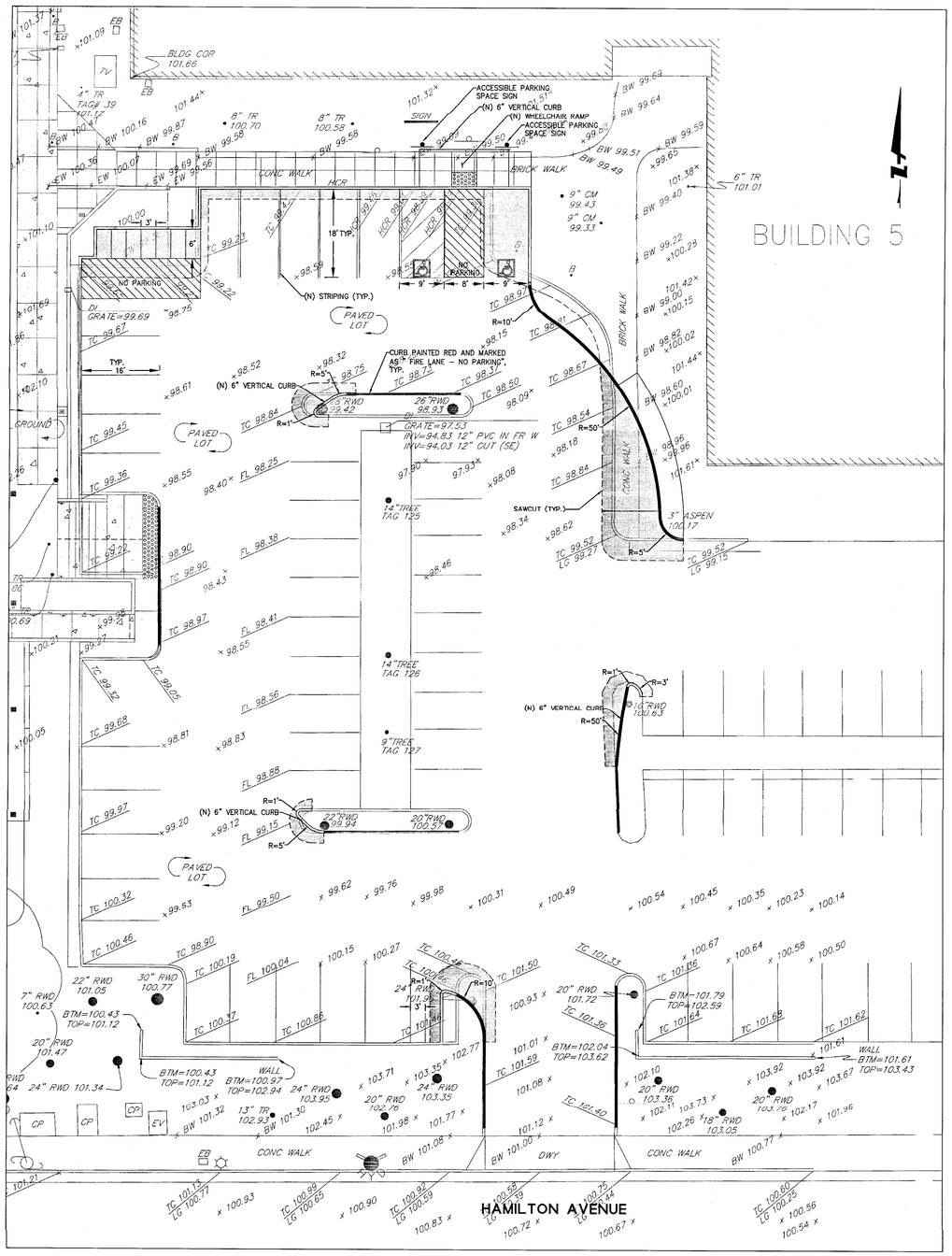
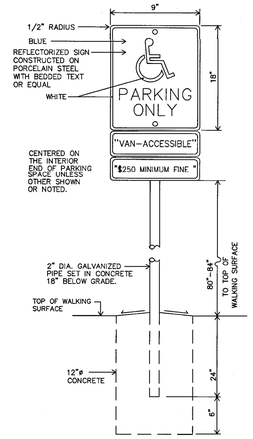


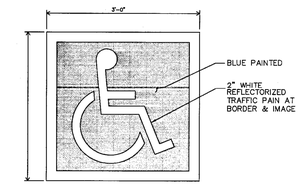
LEGEND

	PROPOSED
VERTICAL CURB	
CURB PAINTED RED AND MARKED AS "FIRE LANE – NO PARKING"	
ASPHALT PAVING	

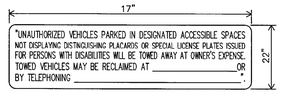
ABBREVIATIONS

SYMBOL	DESCRIPTION
AD	AREA DRAIN
BB	BUBBLER BOX
BS	BOTTOM OF STEP
BW	BACK OF WALK
BW	BOTTOM OF WALL
CB	CATCH BASIN
CC	CURB CUT
CR	CROWN
DI	DROP INLET
EG	EXISTING GROUND
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISH GRADE
GB	GRADE BREAK
HP	HIGH POINT
H.S	HYDRODYNAMIC SEPARATOR
JB	JUNCTION BOX
LG	LIP OF GUTTER
LP	LOW POINT
MH	MANHOLE
OFD	OVER FLOW DRAIN
PV	PAVEMENT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
S.L.D	SEE LANDSCAPE DRAWINGS
SS	SANITARY SEWER
S.S.D	SEE STRUCTURAL DRAWINGS
TC	TOP OF CURB
TD	TRENCH DRAIN
TH	THRESHOLD
TS	TOP OF STEP
TW	TOP OF WALL
TRC	TOP OF ROLLED CURB
TYP	TYPICAL
WD	WOOD DECK

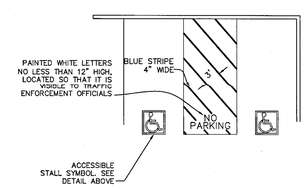




ACCESSIBLE STALL SYMBOL



ACCESSIBLE PARKING SPACE SIGN



NOTE:
1. ACCESSIBLE PARKING FACILITIES SHALL COMPLY WITH CBC 1109 A.
2. BLANK SPACES SHALL BE FILLED IN W/ APPROPRIATE INFORMATION AS A PERMANENT PART OF SIGN.
3. LETTERING SHALL BE AT LEAST 1" IN HEIGHT.
4. ACCESSIBLE PARKING SIGNS SHALL CONFORM WITH CURRENT ADA AND CALIFORNIA ACCESSIBLE TITLE-24 CODES AND REGULATIONS CBC 1109 A.
5. 2% MAX SLOPE AT ACCESSIBLE STALL IN ANY DIRECTION, SEE SHEET 2 FOR GRADING.

GRAPHIC SCALE

10 5 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ebay

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2085 HAMILTON AVENUE
San Jose, CA 95125

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By: _____
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Project Name
Ebay - Main Street

Project Number
35.0966.000

Scale
AS SHOWN

Description
SITE PLAN - FIRE TRUCK ACCESS MODIFICATIONS

8.1

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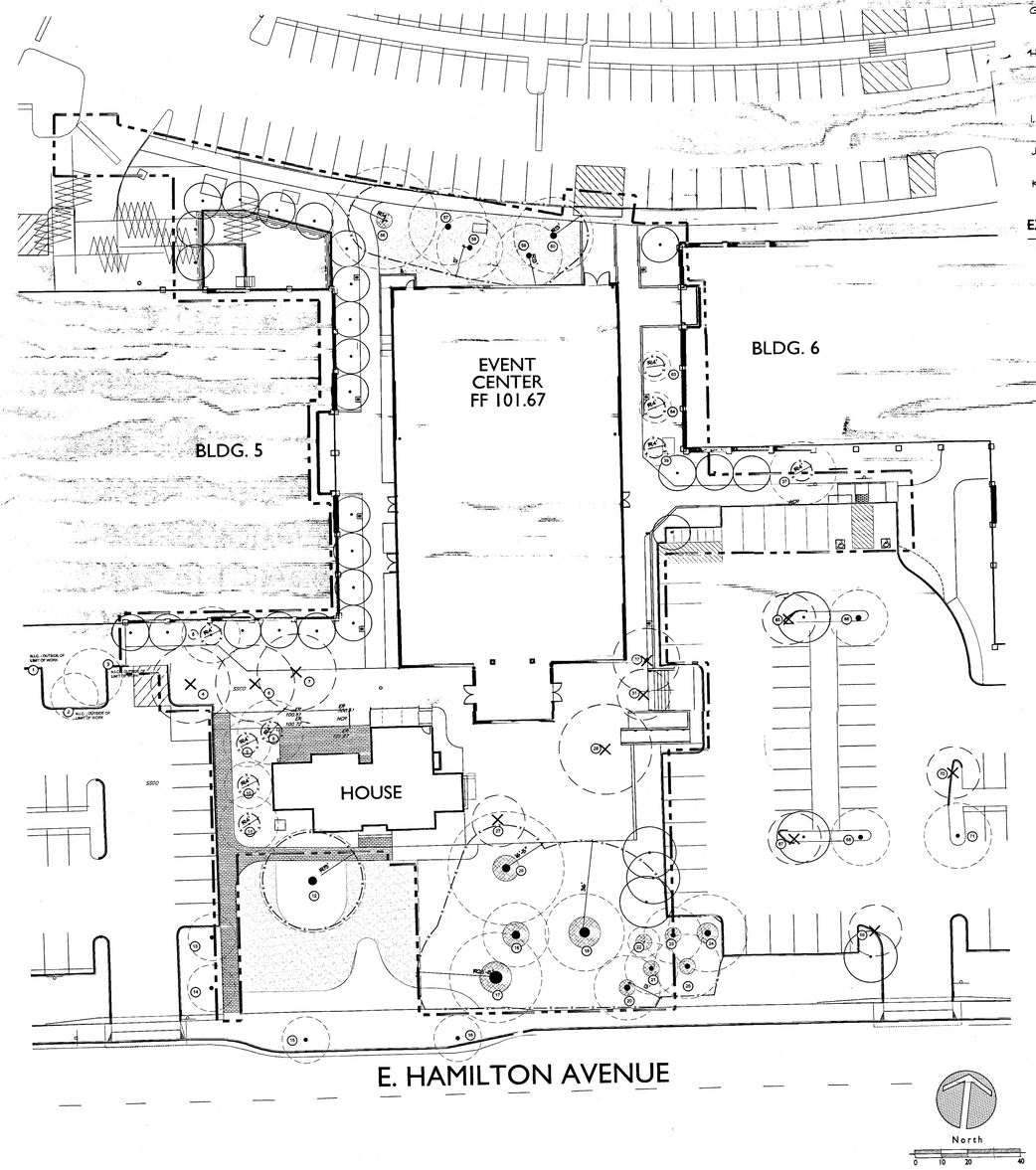
TREE LEGEND

- (1) TREE IDENTIFICATION NUMBER
- EXISTING TREE TO REMAIN, PROTECT IN PLACE (A/L4.0)
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE PLANTING - 24" BOX
- TREE PROTECTION FENCE (A/L4.0)

FOR FURTHER INFORMATION REFER TO
PRELIMINARY ARBORIST REPORT PREPARED BY:
Deborah Ellis, MS.
Consulting Arborist and Horticulturist
dated June 25, 2015



TREE PROTECTION NOTES

PER CITY OF SAN JOSE, SECTION 13.32.130: SAFEGUARDING TREES DURING CONSTRUCTION

A. ALL TREES WITHIN THE VICINITY OF CONSTRUCTION WERE INVENTORED AND ASSESSED BY DEBORAH ELLIS, M.S. REFER TO THE PRELIMINARY ARBORIST REPORT DATED JUNE 25, 2015 FOR ADDITIONAL INFORMATION.

B. DAMAGE TO ANY TREE DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED BY A PERSON CAUSING THE DAMAGE, THE RESPONSIBLE CONTRACTOR, OR THE OWNER TO THE DIRECTOR, AND THE CONTRACTOR AND/OR OWNER SHALL TREAT THE TREE FOR DAMAGE IN THE MANNER SPECIFIED BY THE CITY ARBORIST.

C. NO CONTRACTION EQUIPMENT, VEHICLES, OR MATERIALS SHALL BE STORED, PARKED, OR STANDING WITHIN THE TREE DRIPLINE.

D. DRAINS SHALL BE INSTALLED ACCORDING TO CITY SPECIFICATIONS SO AS TO AVOID HARM TO TREES DUE TO EXCESS WATERING.

E. WIRES, SIGNS, AND OTHER SIMILAR ITEMS SHALL NOT BE ATTACHED TO TREES.

F. CUTTING AND FILLING AROUND THE BASE OF TREES SHALL BE DONE ONLY AFTER CONSULTATION WITH THE CITY ARBORIST AND THEN ONLY TO THE EXTENT AUTHORIZED BY THE CITY ARBORIST.

G. NO PAINT THINNER, PAINT, PLASTER, OR OTHER LIQUID OR SOLID EXCESS OR WASTE CONSTRUCTION MATERIALS OR WASTEWATER SHALL BE DUMPED ON THE GROUND OR INTO ANY GRATE BETWEEN THE DRIPLINE AND THE BASE OF THE TREE OR UPHILL FROM ANY TREE WHERE CERTAIN SUBSTANCES MIGHT REACH THE ROOTS THROUGH A LEACHING PROCESS.

H. TREE PROTECTION FENCING SHALL BE CONSTRUCTED WITHIN THE DRIPLINE, AND AROUND THE TRUNKS OF TREES AS INDICATED ON THIS PLAN, SO AS TO PREVENT INJURY TO TREES, MAKING THEM SUSCEPTIBLE TO DISEASE-CAUSING ORGANISMS. SIGNAGE SHALL BE ATTACHED TO THE FENCE EVERY 25 FEET, STATING THAT THERE ARE TREE PROTECTION REQUIREMENTS FOR THE PROJECT SITE. SEE SPECIFICATIONS. FENCING LOCATIONS SHOWN IN PLAN ARE BASED ON THE ARBORIST RECOMMENDATIONS OF 5xDBH.

I. WHEREVER CUTS ARE MADE IN THE GROUND NEAR ROOTS OF TREES, APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT EXPOSED SOIL FROM DRYING OUT AND CAUSING DAMAGE TO TREE ROOTS.

J. THE IRRIGATION SYSTEM IS TO REMAIN INTACT DURING CONSTRUCTION. IF THIS IS NOT POSSIBLE, TREES ARE TO BE DEEP, HAND-WATERED AT WEEKLY INTERVALS.

K. TREES SHALL BE WASHED OF CONSTRUCTION DUST ON A WEEKLY BASIS.

EXISTING TREE INVENTORY

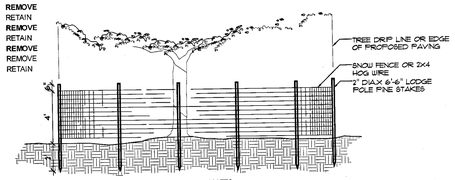
TAG #	TREE SPECIES	DBH (*IN)	CONDITION	STATUS
1	LAGERSTROEMIA HYBRID	6	FAIR / GOOD	RETAIN
2	LAGERSTROEMIA HYBRID	6	FAIR / GOOD	RETAIN
3	LAGERSTROEMIA HYBRID	7	FAIR / GOOD	RETAIN
4	**SEQUOIA SEMPERVIRENS**	**30**	**FAIR / GOOD**	**REMOVE**
5	BETULA PENDULA	10	FAIR	RETAIN
6	**SEQUOIA SEMPERVIRENS**	**35**	**GOOD**	**REMOVE**
7	**SEQUOIA SEMPERVIRENS**	**33**	**GOOD**	**REMOVE**
8	ACER PALMATUM	7,7	FAIR / GOOD	RETAIN
9	PRUNUS CERASIFERA	7	FAIR	RETAIN
10	PRUNUS CERASIFERA	6	FAIR / GOOD	RETAIN
11	PRUNUS CERASIFERA	8	FAIR	RETAIN
12	CEDRUS DEODARA	46	GOOD	RETAIN
13	SEQUOIA SEMPERVIRENS	23	FAIR / GOOD	RETAIN
14	SEQUOIA SEMPERVIRENS	32	GOOD	RETAIN
15	SEQUOIA SEMPERVIRENS	35	FAIR / GOOD	RETAIN
16	SEQUOIA SEMPERVIRENS	34	FAIR / GOOD	RETAIN
17	SEQUOIA SEMPERVIRENS	69	FAIR / GOOD	RETAIN
18	SEQUOIA SEMPERVIRENS	39	FAIR / POOR	RETAIN
19	SEQUOIA SEMPERVIRENS	50 (86)	FAIR / POOR	RETAIN
20	SEQUOIA SEMPERVIRENS	32	FAIR / GOOD	RETAIN
21	SEQUOIA SEMPERVIRENS	25	FAIR	RETAIN
22	SEQUOIA SEMPERVIRENS	9	FAIR / POOR	RETAIN
23	SEQUOIA SEMPERVIRENS	24	FAIR / GOOD	RETAIN
24	SEQUOIA SEMPERVIRENS	31	GOOD	RETAIN
25	SEQUOIA SEMPERVIRENS	28	FAIR / GOOD	RETAIN
26	CEDRUS DEODARA	42	FAIR / GOOD	RETAIN
27	**PITTOSPORUM TOBIRA**	**6,6,7**	**FAIR**	**REMOVE**
28	**PRUNUS LAUROCERASUS**	**10,12,13**	**GOOD**	**REMOVE**
29	MAGNOLIA SOULANGEANA	5,5,5,	FAIR	REMOVE
30	PRUNUS LAUROCERASUS	7,6	FAIR	REMOVE
31	**ARBUTUS UNEDO**	**3,6,7,10**	**FAIR / POOR**	**REMOVE**
32	**ARBUTUS UNEDO**	**11,15**	**FAIR / GOOD**	**REMOVE**
33	FICUS CARICA	2,6,3,4,	FAIR / GOOD	REMOVE
34	FAGUS SYLVATICA	2	FAIR	REMOVE
35	LAGERSTROEMIA HYBRID	4	FAIR / GOOD	REMOVE
36	LAGERSTROEMIA HYBRID	5	FAIR / GOOD	REMOVE
37	PISTACIA CHINENSIS	9	FAIR	RETAIN
38	PISTACIA CHINENSIS	9	FAIR / POOR	REMOVE
39	LAGERSTROEMIA HYBRID	4	FAIR / GOOD	RETAIN
40	CARPINUS BETULUS	4	GOOD	REMOVE
41	CARPINUS BETULUS	4	FAIR / GOOD	REMOVE
42	LAGERSTROEMIA HYBRID	3	FAIR	REMOVE
43	LAGERSTROEMIA HYBRID	3	FAIR	REMOVE
44	LAGERSTROEMIA HYBRID	4	FAIR / GOOD	REMOVE
45	LAGERSTROEMIA HYBRID	3	FAIR / GOOD	REMOVE
46	LAGERSTROEMIA HYBRID	3	FAIR / GOOD	REMOVE
47	LAGERSTROEMIA HYBRID	3	FAIR / GOOD	REMOVE
48	CARPINUS BETULUS	5	FAIR / GOOD	REMOVE
49	CARPINUS BETULUS	0	FAIR / GOOD	REMOVE
50	LAGERSTROEMIA HYBRID	3	FAIR / GOOD	REMOVE
51	LAGERSTROEMIA HYBRID	3	FAIR / GOOD	REMOVE
52	LAGERSTROEMIA HYBRID	5	FAIR / GOOD	REMOVE
53	BETULA PENDULA	13	FAIR	REMOVE
54	BETULA PENDULA	9	FAIR	REMOVE
55	BETULA PENDULA	2	FAIR / GOOD	REMOVE
56	MAGNOLIA SOULANGEANA	3,4,9,	FAIR / GOOD	RETAIN
57	SEQUOIA SEMPERVIRENS	34	GOOD	RETAIN
58	SEQUOIA SEMPERVIRENS	30	FAIR / GOOD	RETAIN
59	SEQUOIA SEMPERVIRENS	32	FAIR / GOOD	RETAIN
60	SEQUOIA SEMPERVIRENS	32	GOOD	RETAIN
61	BETULA PENDULA	15	FAIR / GOOD	REMOVE
62	LAGERSTROEMIA HYBRID	4		REMOVE
63	LAGERSTROEMIA HYBRID	4		REMOVE
64	LAGERSTROEMIA HYBRID	4		REMOVE
65	**SEQUOIA SEMPERVIRENS**	**28**		**REMOVE**
66	SEQUOIA SEMPERVIRENS	26		RETAIN
67	**SEQUOIA SEMPERVIRENS**	**22**		**REMOVE**
68	SEQUOIA SEMPERVIRENS	20		RETAIN
69	**SEQUOIA SEMPERVIRENS**	**24**		**REMOVE**
70	SEQUOIA SEMPERVIRENS	16		REMOVE
71	SEQUOIA SEMPERVIRENS	17		RETAIN

TREE REMOVAL SUMMARY

TRUNK DIAM.	NO. OF TREES REMOVED
OVER 18"	10
TOTAL TREES TO BE REMOVED	10

TREE REPLACEMENT SUMMARY

CONTAINER	NO. OF TREES
15 gal	6
24" box	30
TOTAL TREES TO BE PLANTED	36 TOTAL



PLAN VIEW
N.T.S.

NOTES:
1. TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES COMMENCE.
2. TREES TO BE PRESERVED SHALL BE FENCED AT THE DRIP LINE. FENCING MAY OCCUR AT THE CONFINED DRIP LINES OF GROVES OF TREES.
3. FENCING SHALL BE EITHER HOG WIRE OR SNOW FENCE WITH LODGE POLE PINE STAKES EMBEDDED IN THE GROUND.
4. NO GRADING SHALL OCCUR WITHIN THE DRIP LINES/FENCED AREA OF EXISTING TREES.
5. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIP LINES/FENCED AREA OF EXISTING TREES.
6. REFER TO ARBORIST REPORT FOR ADDITIONAL TREE PROTECTION NOTES.

(A) TREE PRESERVATION
SCALE: 1/4" = 1'-0"

ebay

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2085 HAMILTON AVENUE
San Jose, CA 95125

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Project Name
Ebay - Main Street

Project Number
35.0966.000

Scale

Description
PROJECT INFORMATION - TREE PROTECTION AND REMOVAL PLAN - 18" DIA. OR MORE

18.0

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