



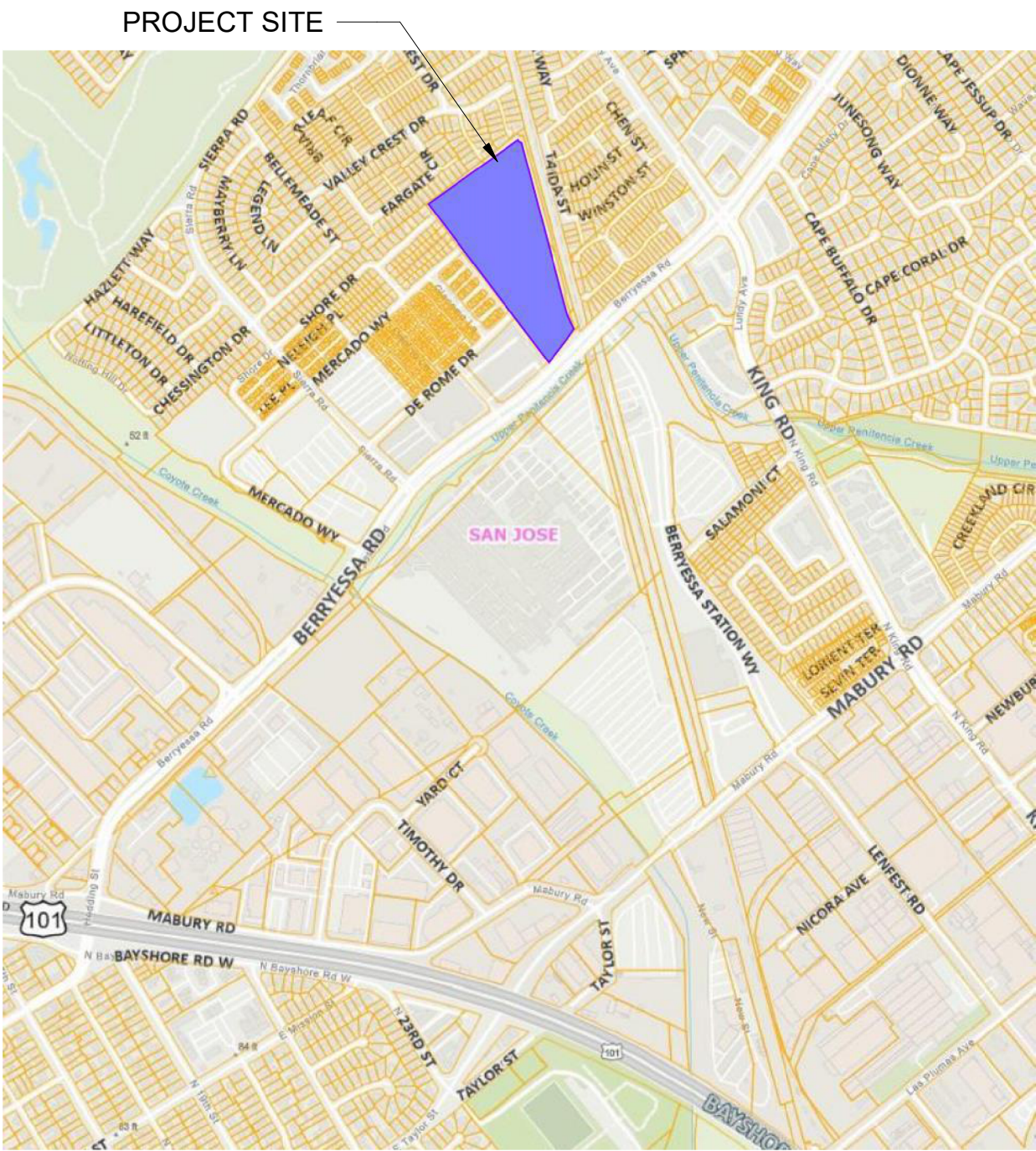
BERRYESSA FAMILY APARTMENTS

100% AFFORDABLE UNITS

1655 BERRYESSA ROAD/TBD

SAN JOSE CA 95131

VICINITY MAP



PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A 100% AFFORDABLE MULTI-FAMILY PODIUM BUILDING LOCATED IN SAN JOSE, COMPRISING 260 UNITS. THE SIX-STORY BUILDING WILL CONSIST OF 5 STORIES OF TYPE IIIA WOOD CONSTRUCTION OVER 1 LEVEL OF TYPE IA NON-COMBUSTIBLE CONSTRUCTION. IT FORMS A PART OF A MUCH LARGER MASTER PLANNED DEVELOPMENT PERMIT FOR THE LANDS OF FACCHINO. THIS MASTER PLAN'S PERMIT NUMBER IS PD21-009.

THE BUILDING WILL EMPLOY A MODERNIST STYLE OF ARCHITECTURE TO COMPLEMENT THE ADJACENT MARKET RATE BUILDINGS IN ADDITION TO THE SIMILAR 4-6 STORY MULTIFAMILY BUILDINGS IN THE REGION. FINISH MATERIALS WILL VARY BETWEEN CEMENT PLASTER, FIBER CEMENT SIDING, SPLIT FACED CMU DESIGNS AND ALUMINUM COMPOSITE CLADDING. A COLOR & MATERIALS SHEET IS PROVIDED TO SHOWCASE THE RELATIONSHIPS BETWEEN ALL ELEMENTS OF THE BUILDING.

ALL RESIDENTIAL UNITS WILL BE LOCATED IN THE 5 STORIES OF TYPE IIIA CONSTRUCTION. RESIDENTIAL UNITS ON EACH FLOOR INCLUDE ONE, TWO, AND THREE-BEDROOM OPTIONS. THREE PODIUM COURTYARDS, ACCESSIBLE BY 4 STAIRS AND 2 ELEVATORS, WILL SERVE AS PRIVATE OUTDOOR RECREATION SPACE FOR TENANTS.

RESIDENT PARKING, MAIL ROOM, FITNESS ROOM, COMPUTER ROOM, BIKE STORAGE, AND A MULTI-PURPOSE ROOM ARE PROVIDED ON THE GROUND FLOOR. THESE AMENITY SPACES ARE INTENDED FOR USE BY RESIDENTS OF THIS BUILDING.

PERMIT WILL ALLOW FOR UPDATES TO THE ROADWAY NETWORK PREVIOUSLY APPROVED IN PD21-009 TO REFLECT THE ELIMINATION OF MERCADO WAY BETWEEN BERNARD DRIVE AND PERLO DRIVE, AS WELL AS THE RELOCATION OF THE EXISTING WETLAND INTO THE OPEN SPACE PARCEL.

PROJECT DIRECTORY

OWNER/DEVELOPER

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LANDSCAPE

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Consultant:

Revision Schedule:

#	Description	Date
P1	PLANNING REV. 1	06/11/25

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95131

PLANNING FILE: PD25-008

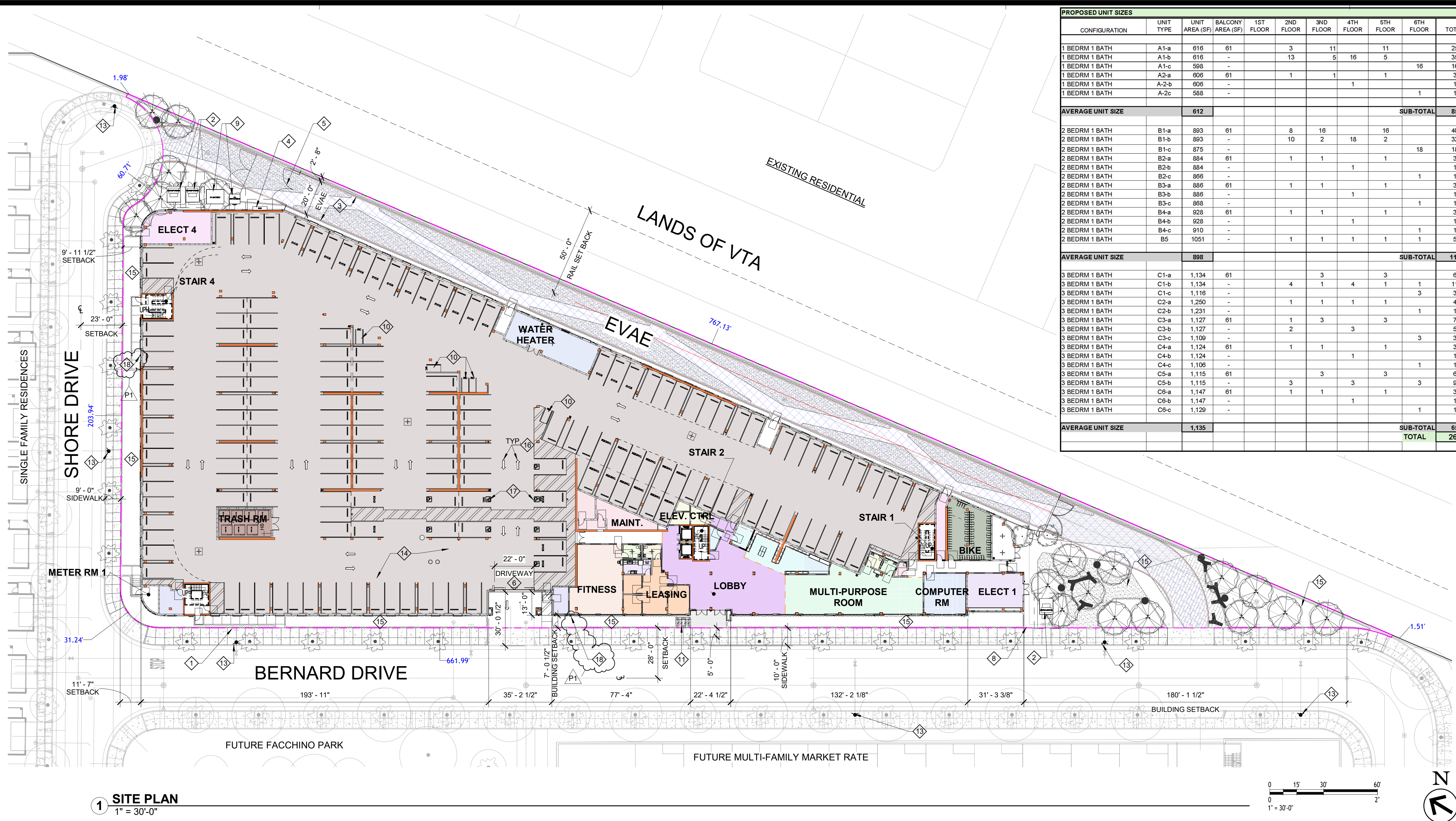
TITLE SHEET

Date: 06/03/25
Scale:
Drawn by: IL, EY, YM
Job #: 25-9230

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PD-0.1

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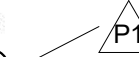


SITE PLAN KEYNOTES

- 1 PROPERTY LINE
- 2 ELECTRICAL TRANSFORMER & PAD, S.C.D.
- 3 EMERGENCY VEHICLE ACCESS EASEMENT, S.C.D.
- 4 GAS METER, SEE CIVIL AND PLUMBING DWGS
- 5 SECURITY GATE, S.L.D.
- 6 VEHICULAR ENTRY/GARAGE ENTRY
- 7 SAND/OIL INTERCEPTOR
- 8 BACKFLOW PREVENTER
- 9 PV BATTERIES & PV SWITCH GEAR
- 10 MOTORCYCLE PARKING
- 11 PUBLIC BICYCLE PARKING RACK, S.L.D.
- 12 6" CONCRETE CURB
- 13 FIRE HYDRANT, S.C.D.
- 14 PROVIDE BROOM FINISH AT PARKING GARAGE FLOOR
- 15 LANDSCAPE AREA
- 16 DIRECTIONAL ARROW FOR AUTOMOBILE TRAFFIC
- 17 INTERNATIONAL ACCESSIBILITY SYMBOL LOCATED AT ACCESSIBLE STALLS
- 18 FIRE DEPARTMENT CONNECTION (FDC)

1 SITE PLAN

1 $1'' = 30'-0''$

PROJECT INFORMATION:		
ADDRESS :	1651-1655 BERRYSSA ROAD / TBD SAN JOSE, CALIFORNIA	
ASSESSOR'S PARCEL NUMBER :	241-03-023, -024, -025	
ACRES (BLOCK DH):	2.35 AC +/-	
EXISTING GENERAL PLAN DESIGNATION:	MIXED USE NEIGHBORHOOD (MUN) URBAN RESIDENTIAL (UR)	
EXISTING ZONING DESIGNATION:	R-M (PD) PLANNED DEVELOPMENT ZONING DISTRICT (FILE NO. PDC18-036)	
CONSTRUCTION TYPE:	TYPE IA, TYPE IIIA A-3, B, S-2, R-2 	
OCCUPANCY GROUP:		
PROPOSED USE:	260 APARTMENT UNITS (100% AFFORDABLE HOUSING)	
APPLICABLE CODE:	2022 CALIFORNIA BUILDING CODE, BASED ON THE 2021 INTERNATIONAL BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE, BASED ON THE 2020 NATIONAL ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE, BASED ON THE 2021 UNIFORM MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE, BASED ON THE 2021 UNIFORM PLUMBING CODE 2022 CALIFORNIA FIRE CODE, BASED ON THE 2021 INTERNATIONAL FIRE CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 CALIFORNIA ENERGY CODE SAN JOSE MUNICIPAL CODE	
LOT COVERAGE:		
BUILDING FOOTPRINT PROPOSED:		
FOOTPRINT:	73,725	
LOT AREA :	103,501	
LOT COVERAGE PROPOSED	71%	
UNIT PER ACRE		
TOTAL OF UNIT	260	
ACRE	2.35	
TOTAL NUMBER OF UNIT PER ACRES	111	

FLOOR AREA PROPOSED				
				BUILDING AREA
	FIRST FLOOR (INCLUDED GARAGE)			73,902
	SECOND FLOOR			55,456
	THIRD FLOOR			56,400
	FOURTH FLOOR			53,526
	FIFTH FLOOR			55,400
	SIXTH FLOOR			52,713
	ROOF			
TOTAL FLOOR AREA				348,397
TOTAL GROSS FLOOR AREA PROPOSED				
FLOOR AREA RATIO PROPOSED				3.37
COMMON OPEN SPACE CALCULATIONS:				
LEVEL 1				
				29,119
LEVEL 2				
COURT 3				744
COURT 2				15,743
COURT 1				3,637
TOTAL				49,243
COMMON OPEN SPACE PROPOSED				48%
PRIVATE OPEN SPACE CALCULATIONS:				
	BALCONY	SF		
SECOND FLOOR	20	69	=	1,380
THIRD FLOOR	41	61	=	2,501
FIFTH FLOOR	41	61	=	2,501
TOTAL	102			5,002 5%

PARKING PROVIDED:		
UNINSTALL (8'-6" X 17'-0")		131
TANDEM (8'-6" X 17'-0")		12
ACCESSIBLE (9'-0" X 18'-0")		5
VAN ACCESSIBLE (9'-0" X 18'-0")		149
EVCS PARKING PROVIDED:		
EVCS (9'-0" X 18'-0") - 10% OF TOTAL PARKING PER CALGREEN		19
EVCS ACCESSIBLE (9'-0" X 18'-0")		1
EVCS VAN ACCESSIBLE(9'-0" X 18'-0")		21
TOTAL PARKING PROVIDED		170
BIKE PARKING PROVIDED:		
LONG TERM REQUIRED: (1 PER 4 LIVING UNITS)		85
LONG TERM PROVIDED: (1ST FLOOR BIKE ROOM)		67
SHORT TERM REQUIRED:		2
SHORT TERM PROVIDED:		4
MOTORCYCLE PARKING PROVIDED:		
REQUIRED:		5
PROVIDED:		

SUMMARY OF UNIT TABULATION														UNITS PER FLR
LEVEL	1.BEDRM			2.BEDRM					3.BEDRM					
	A1	A2	B1	B2	B3	B4	B5	C1	C2	C3	C4	C5	C6	
FIRST														
SECOND	16	1	18	1	1	1	1	4	1	3	1	3	1	
THIRD	16	1	18	1	1	1	1	4	1	3	1	3	1	
FOURTH	16	1	18	1	1	1	1	4	1	3	1	3	1	
FIFTH	16	1	18	1	1	1	1	4	1	3	1	3	1	
SIXTH	16	1	18	1	1	1	1	4	1	3	1	3	1	
TOTAL	80	5	90	5	5	5	5	20	5	15	5	15	5	
	65													
PERCENT %	30.8	1.9	34.6	1.9	1.1	1.0	1.0	7.7	1.9	5.8	1.9	5.8	1.9	
	27.7													
	42.3													
	26.9													



3 VIEW FROM SHORE DRIVE



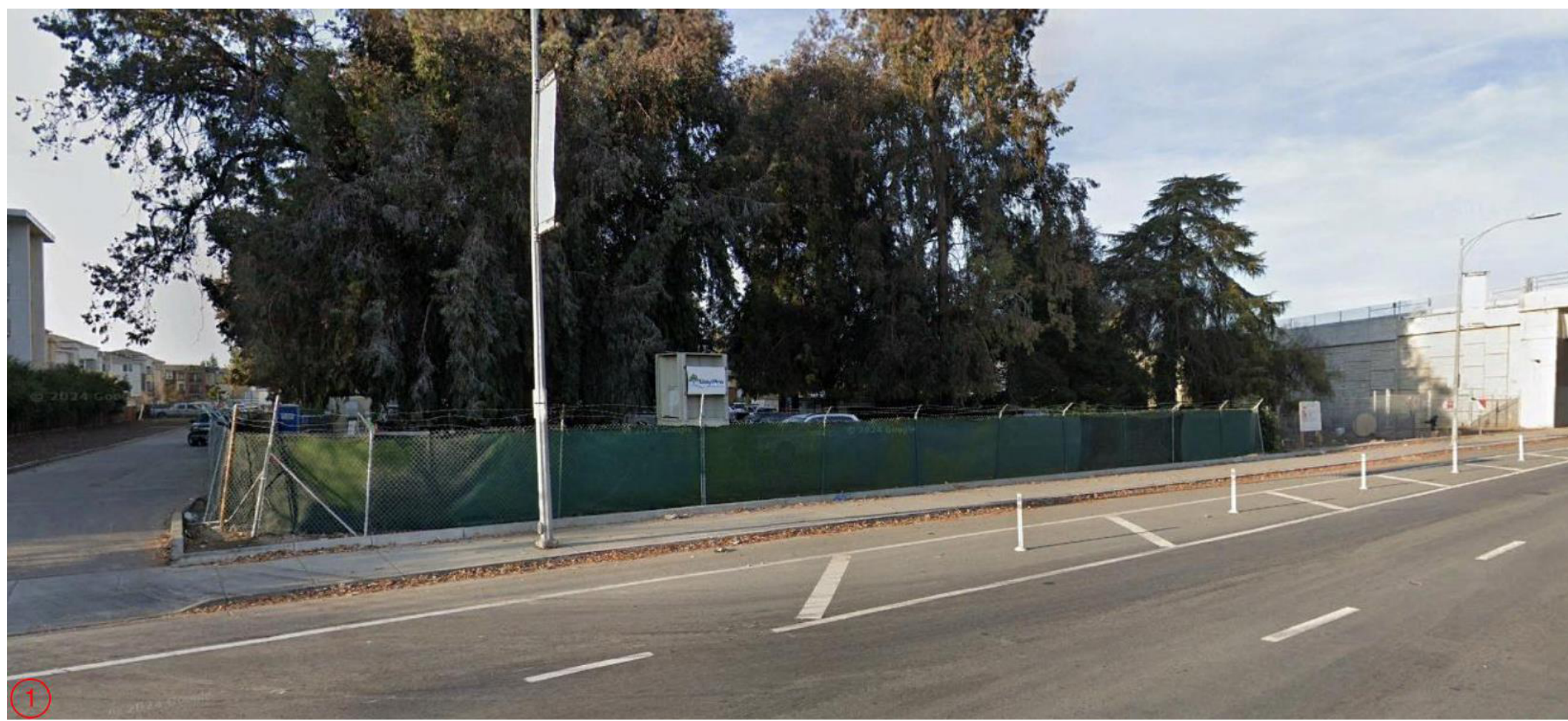
4 VIEW FROM KREBS COURT



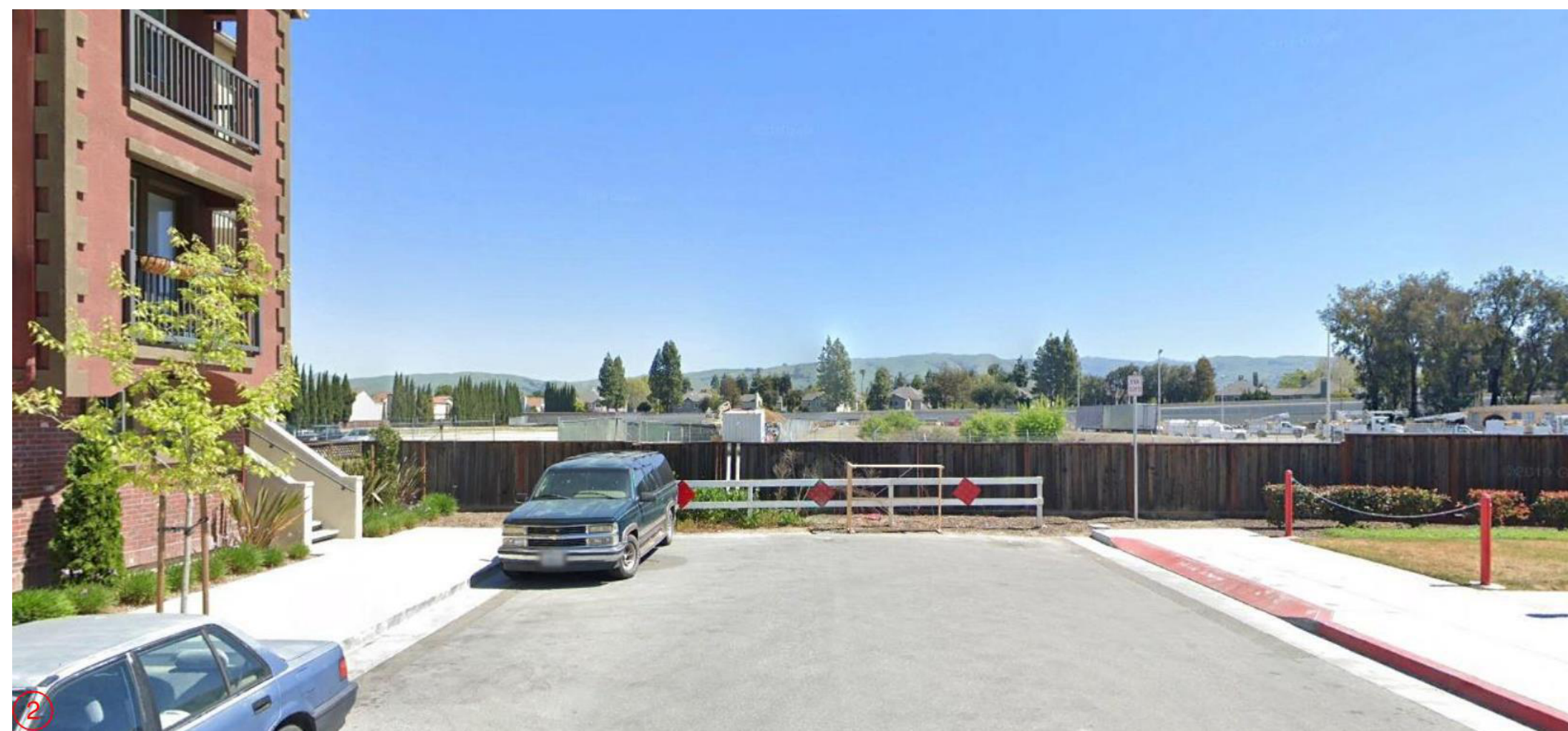
5 VIEW FROM ASCHAUER



A AERIAL MAP WITH STREET VIEWS



1 VIEW FROM BERRYESSA ROAD



2 VIEW FROM MERCADO WAY

Agency Approval:



Consultant:

Revision Schedule:

#	Description	Date
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1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008
EXISTING SITE CONTEXT PHOTOS

Date: 06/03/25
Scale: IL, EY, YM
Job #: 25-9230

Sheet

PD-1.2

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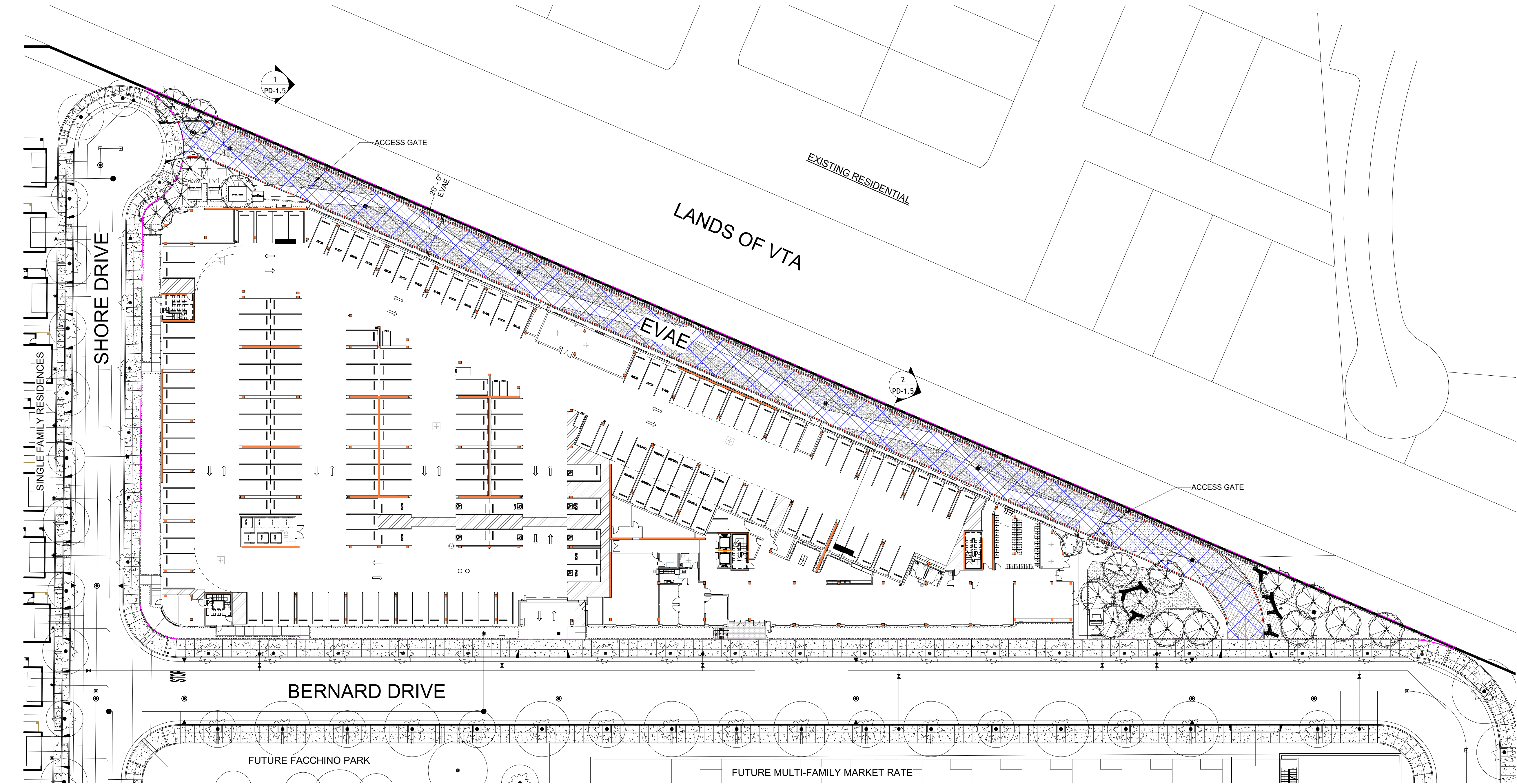
FIRE ACCESS - FIRST FLOOR PLAN

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

PD-1.3

P1



1 SITE PLAN - FIRE ACCESS
1" = 30'-0"

GENERAL NOTES

- THE EMERGENCY VEHICLE ACCESS (FIRE APPARATUS ACCESS) ROAD SHALL COMPLY WITH THE FOLLOWING:
 - APPROVED ALL WEATHER SURFACE
 - MINIMUM 20 FEET WIDE
 - MINIMUM 13 FEET 8 INCH VERTICAL CLEARANCE
 - DESIGNED AND MAINTAINED TO SUPPORT A LOAD OF AT LEAST 75,000 LBS.
 - MINIMUM INSIDE TURNING RADIUS OF 30 FEET AND AN OUTSIDE TURNING RADIUS OF 50 FEET
 - APPROVED TURNAROUND PROVIDED IF DEAD ENDS EXCEED 150 FEET
 - MAXIMUM GRADE OF 10%
 - A SECOND POINT OF ACCESS IS REQUIRED WHEN A FIRE APPARATUS ROAD EXCEEDS 1,000 FEET
 - CURBS ARE REQUIRED TO BE PAINTED RED AND MARKED AS "FIRE LANE - NO PARKING" UNDER THE FOLLOWING CONDITIONS:
 - ROADS, STREETS, AVENUES AND THE LIKE THAT ARE 20 TO LESS THAN 26 FEET WIDE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB SHALL HAVE CURBS ON BOTH SIDES OF THE ROAD PAINTED AND MARKED
 - ROADS, STREETS, AVENUES AND THE LIKE THAT ARE 26 TO LESS THAN 32 FEET WIDE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB SHALL HAVE ONE CURB PAINTED AND MARKED

LEGEND

FIRE HYDRANT



FIRE APPARATUS ACCESS ROAD



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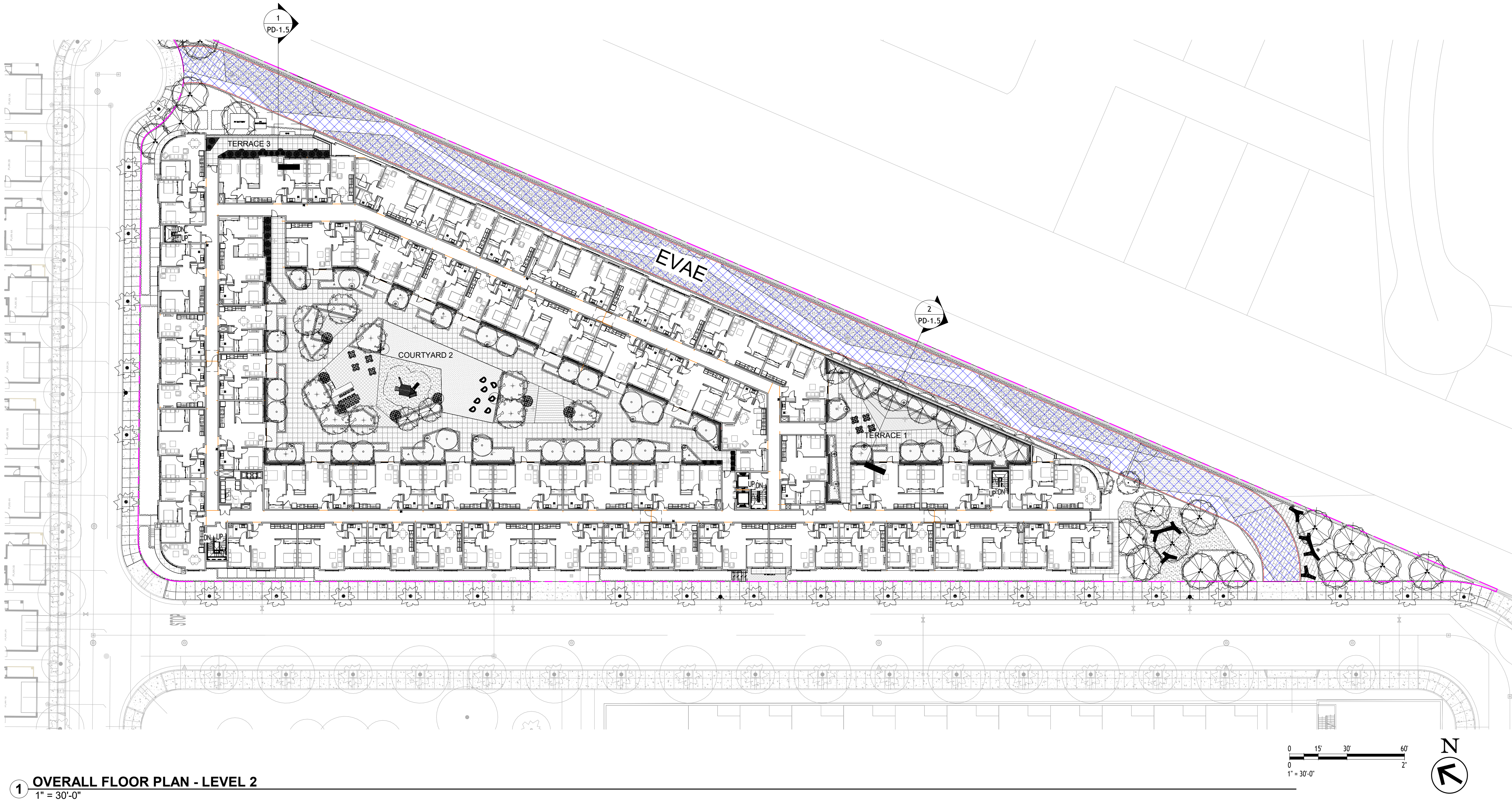
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FIRE ACCESS - SECOND FLOOR PLAN

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

PD-1.4

P1



GENERAL NOTES

- THE EMERGENCY VEHICLE ACCESS (FIRE APPARATUS ACCESS) ROAD SHALL COMPLY WITH THE FOLLOWING:
 - APPROVED ALL WEATHER SURFACE
 - MINIMUM 20 FEET WIDE
 - MINIMUM 13 FEET 8 INCH VERTICAL CLEARANCE
 - DESIGNED AND MAINTAINED TO SUPPORT A LOAD OF AT LEAST 75,000 LBS.
 - MINIMUM INSIDE TURNING RADIUS OF 30 FEET AND AN OUTSIDE TURNING RADIUS OF 50 FEET
 - APPROVED TURNAROUND PROVIDED IF DEAD ENDS EXCEED 150 FEET
 - MAXIMUM GRADE OF 10%
 - A SECOND POINT OF ACCESS IS REQUIRED WHEN A FIRE APPARATUS ROAD EXCEEDS 1,000 FEET
 - CURBS ARE REQUIRED TO BE PAINTED RED AND MARKED AS "FIRE LANE - NO PARKING" UNDER THE FOLLOWING CONDITIONS:
 - ROADS, STREETS, AVENUES AND THE LIKE THAT ARE 20 TO LESS THAN 26 FEET WIDE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB SHALL HAVE CURBS ON BOTH SIDES OF THE ROAD PAINTED AND MARKED
 - ROADS, STREETS, AVENUES AND THE LIKE THAT ARE 26 TO LESS THAN 32 FEET WIDE MEASURED FROM FACE-OF-CURB TO FACE-OF-CURB SHALL HAVE ONE CURB PAINTED AND MARKED

LEGEND

FIRE HYDRANT



FIRE APPARATUS ACCESS ROAD



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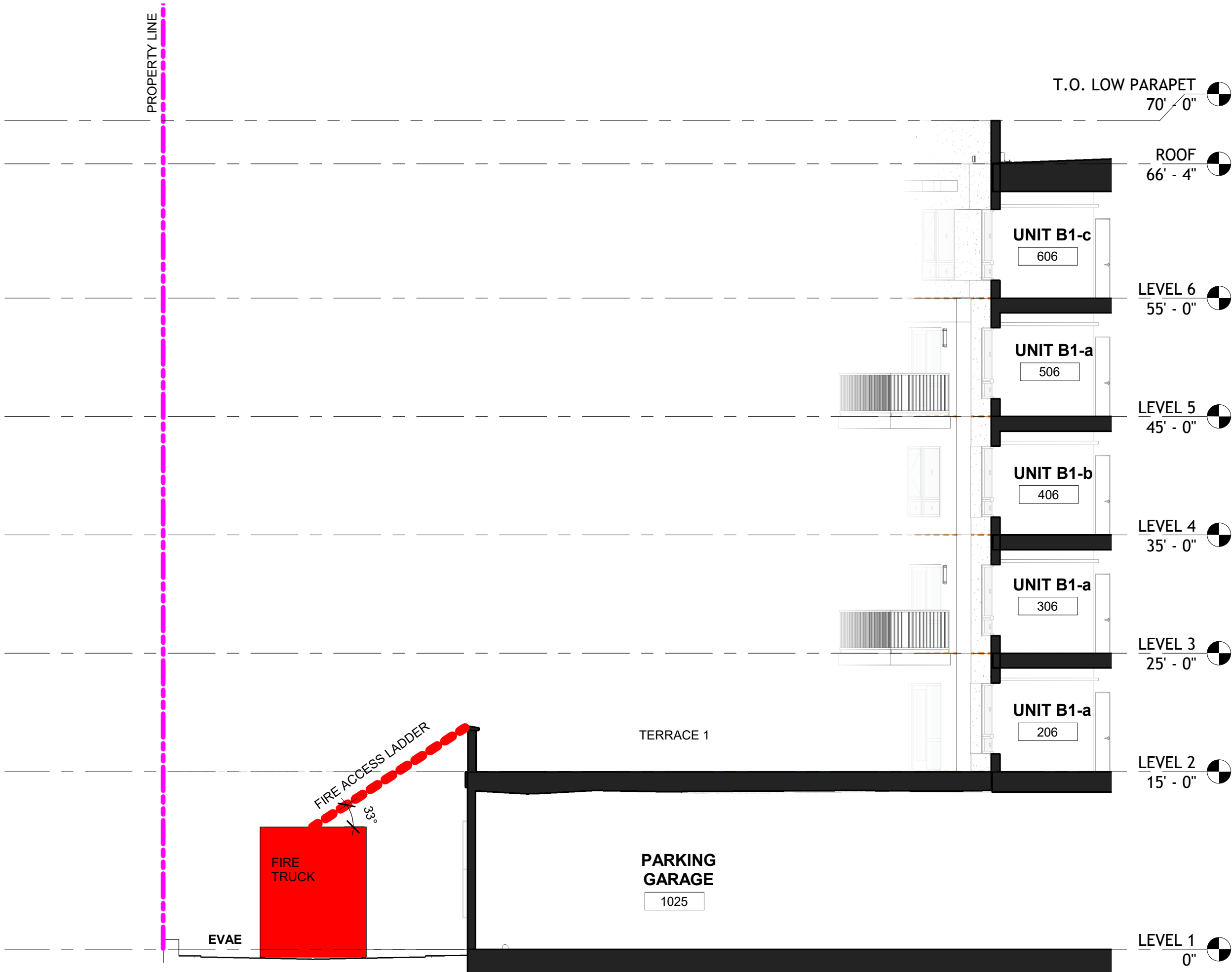
BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131
PLANNING FILE: PD25-008
FIRE ACCESS SECTIONS

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

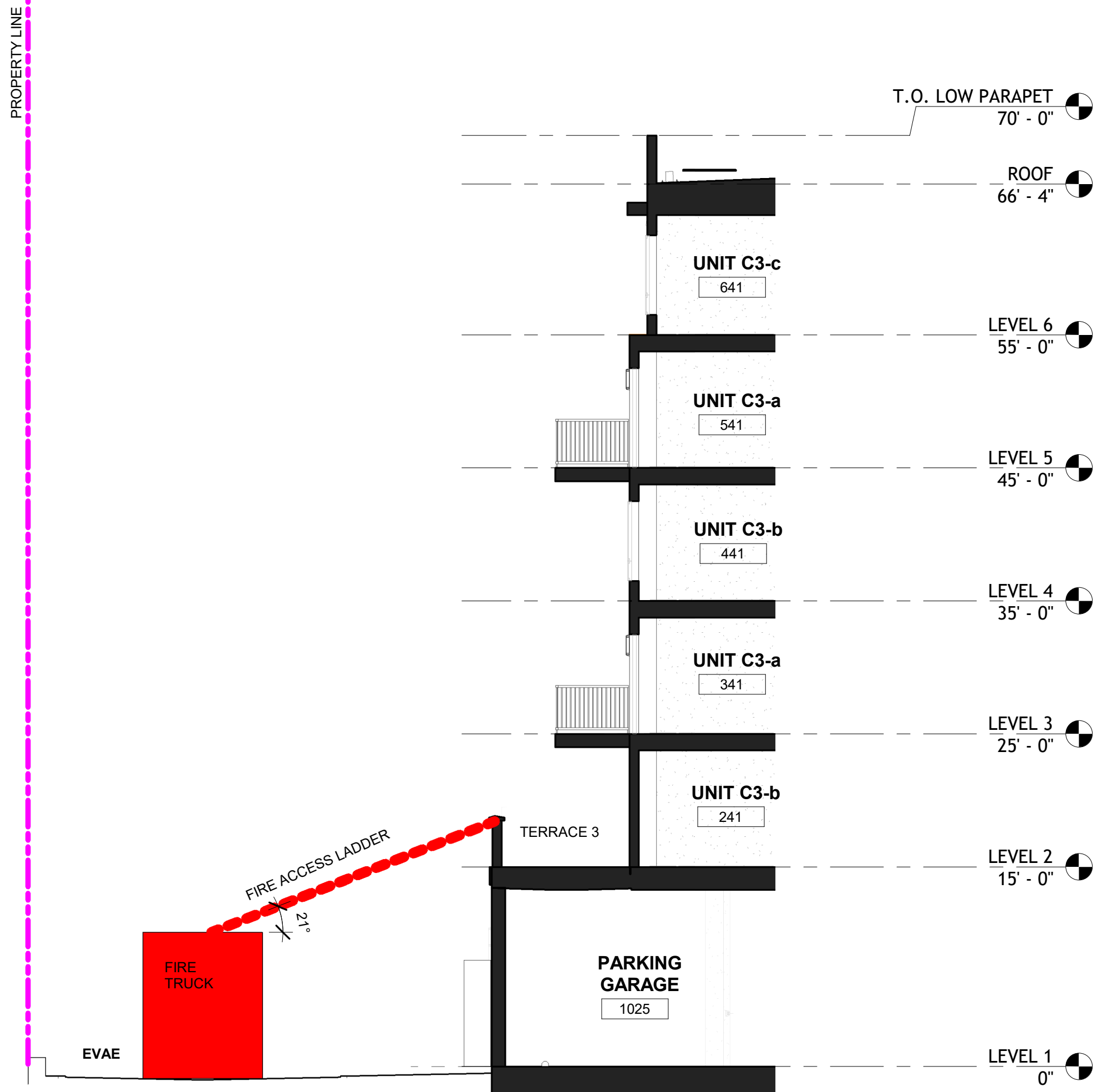
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PD-1.5

P1



2 SECTION - FIRE ACCESS @ TERRACE 1
1/8" = 1'-0"



1 SECTION - FIRE ACCESS @ TERRACE 3
1/8" = 1'-0"

GENERAL NOTES

- THE EMERGENCY VEHICLE ACCESS (FIRE APPARATUS ACCESS) ROAD SHALL COMPLY WITH THE FOLLOWING:
 - APPROVED ALL WEATHER SURFACE
 - MINIMUM 20 FEET WIDE
 - MINIMUM 13 FEET 8 INCH VERTICAL CLEARANCE
 - DESIGNED AND MAINTAINED TO SUPPORT A LOAD OF AT LEAST 75,000 LBS.
 - MINIMUM INSIDE TURNING RADIUS OF 30 FEET AND AN OUTSIDE TURNING RADIUS OF 50 FEET
 - APPROVED TURNAROUND PROVIDED IF DEAD ENDS EXCEED 150 FEET
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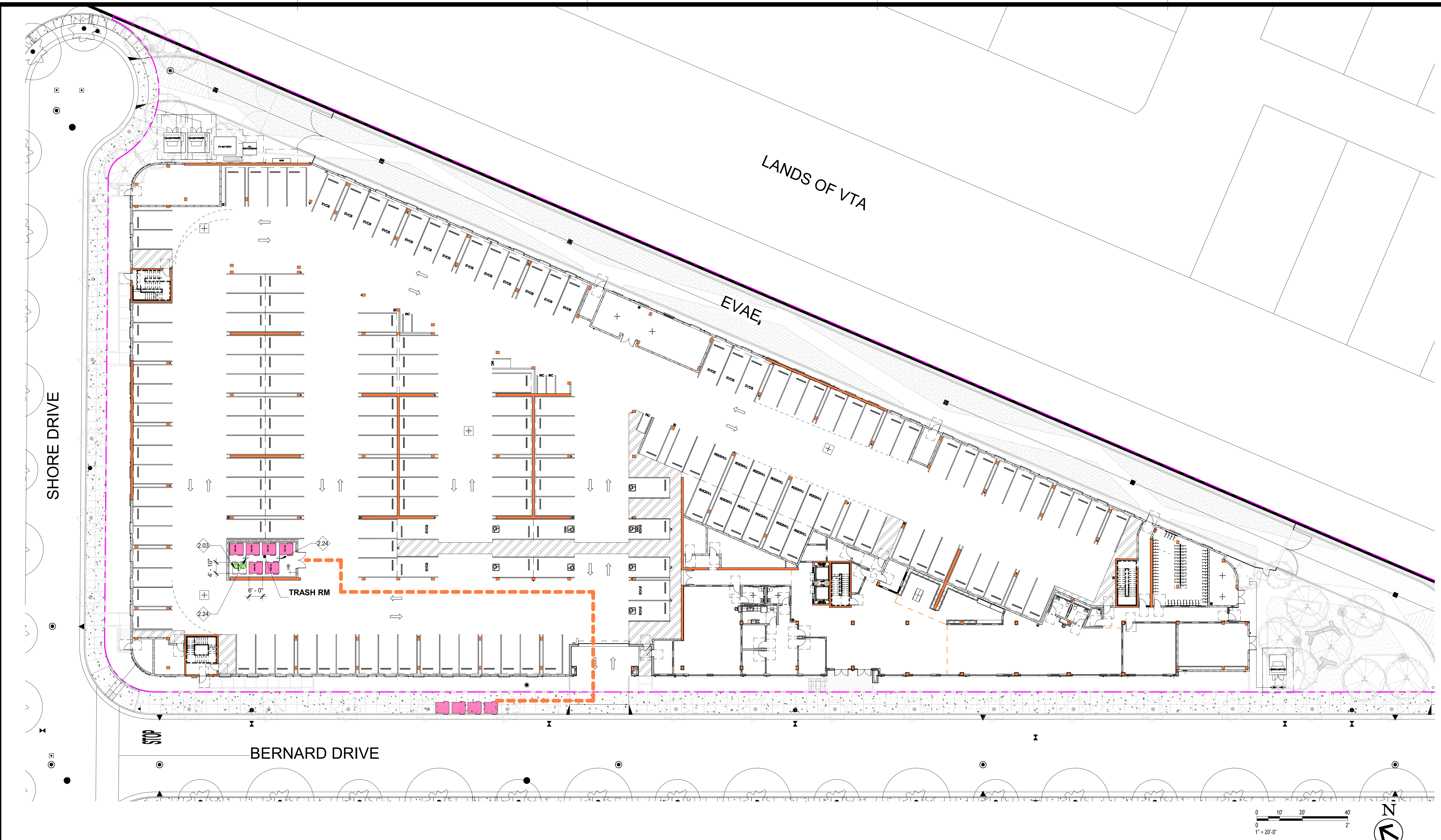
LEGEND

FIRE HYDRANT



FIRE APPARATUS ACCESS ROAD





1 TRASH & RECYCLE - 1ST FLOOR
1" = 20'-0"

KEYNOTES:

- 2.03 TRASH CHUTES, FOR DETAILS, SEE SHEET A9.07.
- 2.24 FLOOR DRAIN, S.P.D.

LEGEND:

- PATH OF TRAVEL FROM TRASH ROOM TO CURBSIDE COLLECTION
- TRASH / RECYCLE 4 CUBIC YARD COLLECTION BIN
- VERTICAL RESIDENTIAL TRASH ROUTE

Agency Approval:



Consultant:

Revision Schedule:

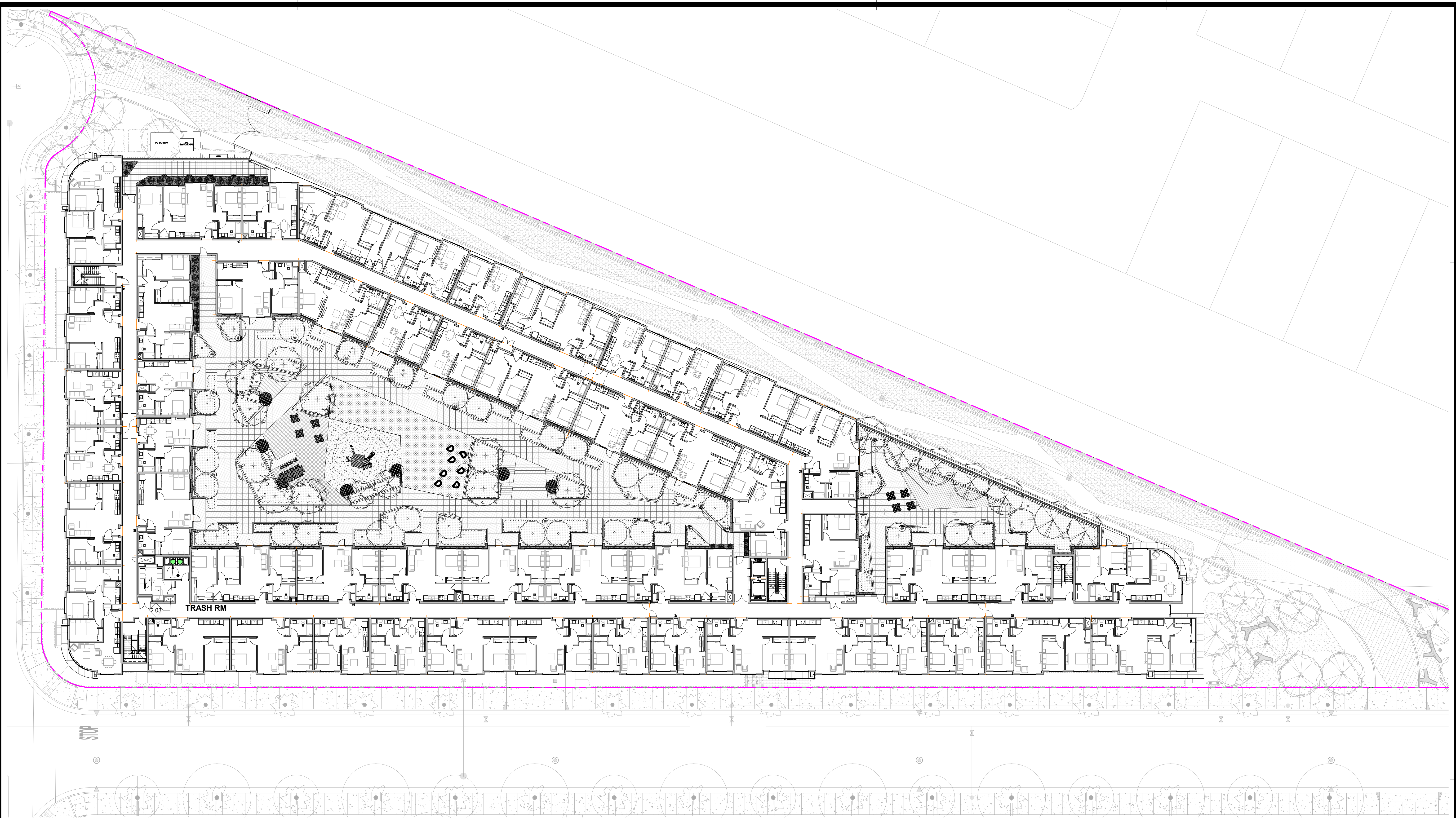
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PLANNING FILE: PD25-008
TRASH & RECYCLE

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet



1 TRASH & RECYCLE - TYPICAL FLOOR
1" = 20'-0"

KEYNOTES:	LEGEND:
2.03 TRASH CHUTES. FOR DETAILS, SEE SHEET A9.07.	----- PATH OF TRAVEL FROM TRASH ROOM TO CURBSIDE COLLECTION
	■ TRASH / RECYCLE 4 CUBIC YARD COLLECTION BIN
	● VERTICAL RESIDENTIAL TRASH ROUTE

Agency Approval:

SWENSON

ARCHITECTURE

17741 Vanowen Street, Suite 200, Van Nuys, CA 91411-3000, Tel: 818.709.9333, Fax: 818.709.9334, Email: info@swensonarch.com

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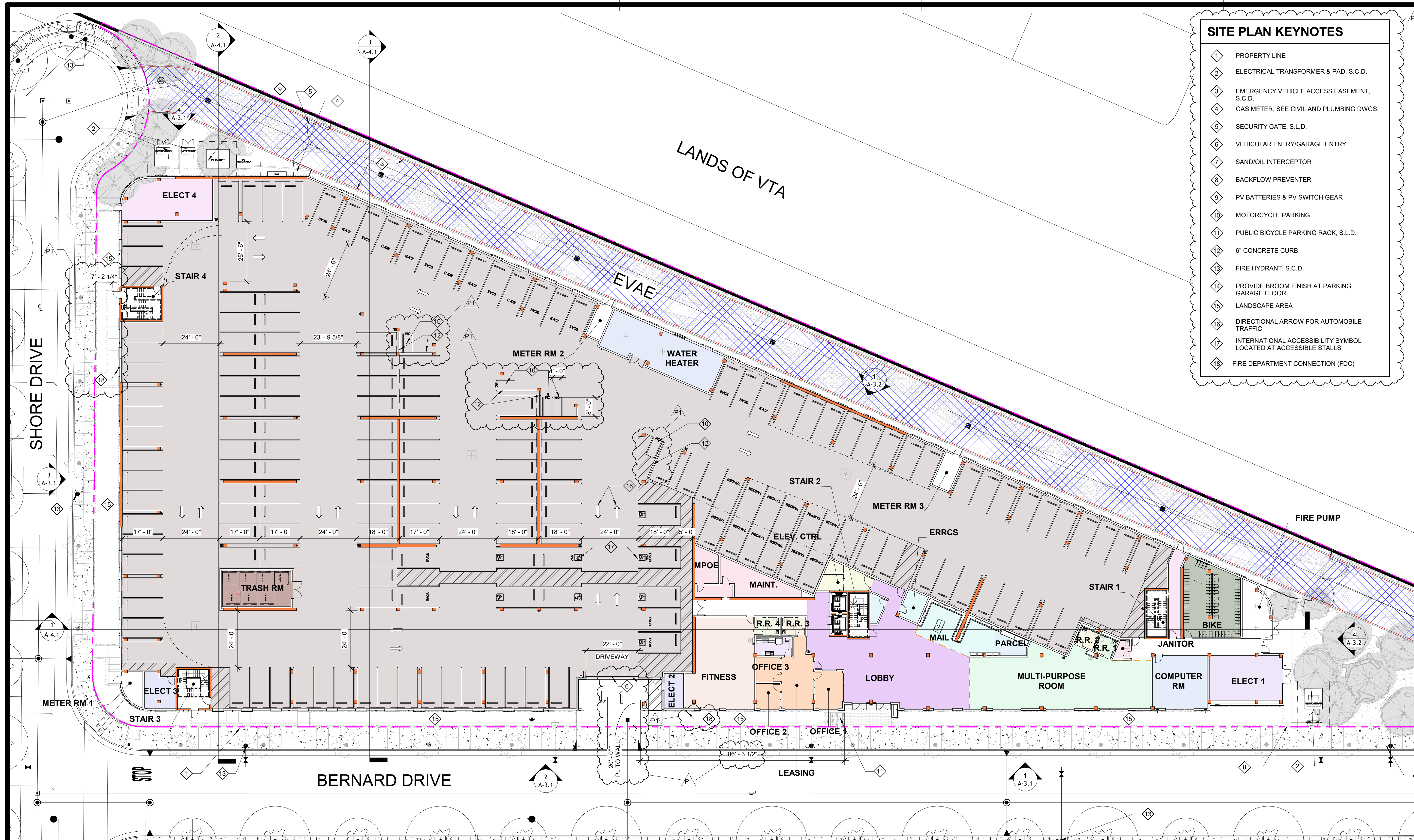
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PLANNING FILE: PD25-008
TRASH & RECYCLE

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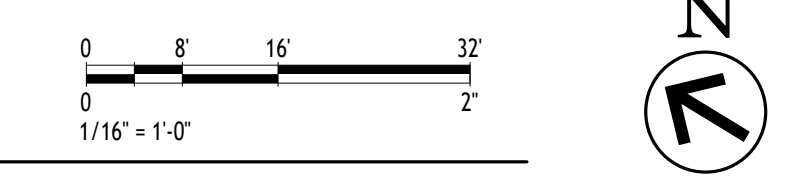
PD-1.7

PLANNING RESUBMITTAL - REVISION 1: JUNE 11TH, 2025



- SITE PLAN KEYNOTES**
 - 1 PROPERTY LINE
 - 2 ELECTRICAL TRANSFORMER & PAD, S.C.D.
 - 3 EMERGENCY VEHICLE ACCESS EASEMENT, S.C.D.
 - 4 GAS METER, SEE CIVIL AND PLUMBING DWGS.
 - 5 SECURITY GATE, S.L.D.
 - 6 VEHICULAR ENTRY/GARAGE ENTRY
 - 7 SAND/OIL INTERCEPTOR
 - 8 BACKFLOW PREVENTER
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 - 10 MOTORCYCLE PARKING
 - 11 PUBLIC BICYCLE PARKING RACK, S.L.D.
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 - 13 FIRE HYDRANT, S.C.D.
 - 14 PROVIDE BROOM FINISH AT PARKING GARAGE FLOOR
 - 15 LANDSCAPE AREA
 - 16 DIRECTIONAL ARROW FOR AUTOMOBILE TRAFFIC
 - 17 INTERNATIONAL ACCESSIBILITY SYMBOL LOCATED AT ACCESSIBLE STALLS
 - 18 FIRE DEPARTMENT CONNECTION (FDC)

- ROOM TYPE LEGEND**
 - BIKE
 - COMPUTER RM
 - ELECT 1
 - ELECT 2
 - ELECT 3
 - ELECT 4
 - ELEV. CTRL
 - ERRCS
 - FITNESS
 - JANITOR
 - LEASING
 - LOBBY
 - MAIL
 - MAINT.
 - MPOE
 - MULTI-PURPOSE ROOM
 - OFFICE 1
 - OFFICE 2
 - OFFICE 3
 - PARCEL
 - PARKING GARAGE
 - R.R. 1
 - R.R. 2
 - R.R. 3
 - R.R. 4
 - RESOURCE ROOM
 - STAIR 1 HALL
 - STOR.
 - TRASH RM
 - WATER HEATER



1 OVERALL FLOOR PLAN - LEVEL 1
1" = 20'-0"

FLOOR AREA PROPOSED	
	BUILDING AREA
FIRST FLOOR (INCLUDED GARAGE)	73,902
SECOND FLOOR	55,456
THIRD FLOOR	56,400
FOURTH FLOOR	53,526
FIFTH FLOOR	56,400
SIXTH FLOOR	52,713
ROOF	
TOTAL GROSS FLOOR AREA:	348,397
TOTAL NET FLOOR AREA (85% OF GROSS)	296,137

SWENSON
ARCHITECTURE
17774 Vanowen Street, Suite 100, Van Nuys, CA 91411-3000

Agency Approval:

Consultant:

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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008
1ST FLOOR PLAN

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230
Sheet

A-2.1

PLANNING RESUBMITTAL - REVISION 1: JUNE 11TH, 2025

Consultant:

Revision Schedule:

#	Description	Date
P1	PLANNING REV. 1	06/11/25

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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008

2ND FLOOR PLAN

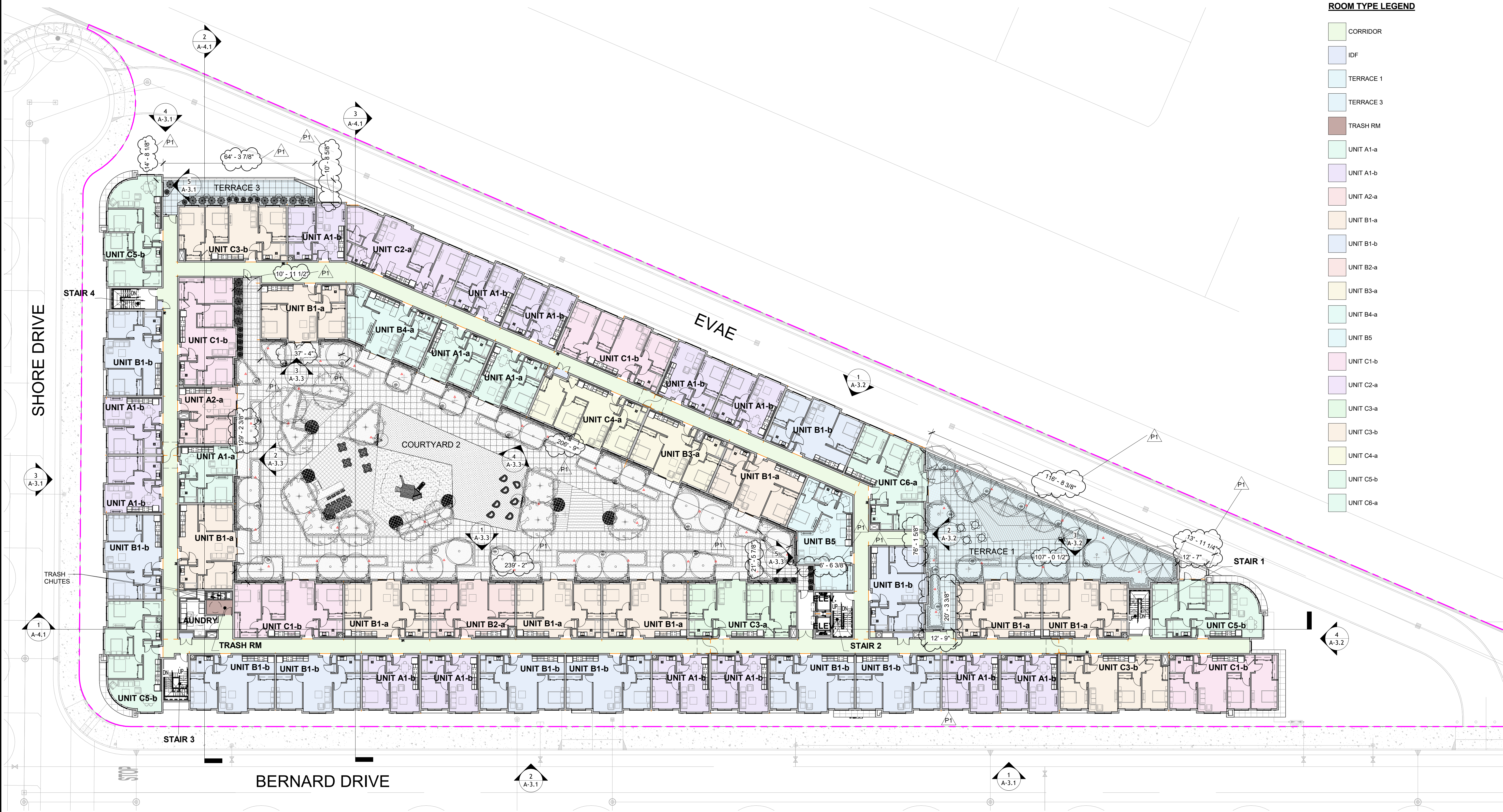
Date: 06/03/25
Scale: 1" = 20'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-2.2

ROOM TYPE LEGEND

- CORRIDOR
- IDF
- TERRACE 1
- TERRACE 3
- TRASH RM
- UNIT A1-a
- UNIT A1-b
- UNIT A2-a
- UNIT B1-a
- UNIT B1-b
- UNIT B2-a
- UNIT B3-a
- UNIT B4-a
- UNIT B5
- UNIT C1-b
- UNIT C2-a
- UNIT C3-a
- UNIT C3-b
- UNIT C4-a
- UNIT C5-b
- UNIT C6-a



1 OVERALL FLOOR PLAN - LEVEL 2
1" = 20'-0"

Consultant:

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008
3RD & 5TH FLOOR PLAN

Date: 06/03/25
Scale: 1" = 20'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-2.3



Consultant:

Revision Schedule:

#	Description	Date
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1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008

4TH FLOOR PLAN

Date: 06/03/25
Scale: 1" = 20'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-2.4



Consultant:

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
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PLANNING FILE: PD25-008

6TH FLOOR PLAN

Date: 06/03/25
Scale: 1" = 20'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-2.6

ROOM TYPE LEGEND

- CORRIDOR
- IDF
- TRASH RM
- UNIT A1-c
- UNIT A2-c
- UNIT B1-c
- UNIT B2-c
- UNIT B3-c
- UNIT B4-c
- UNIT B5
- UNIT C1-b
- UNIT C1-c
- UNIT C2-b
- UNIT C3-c
- UNIT C4-c
- UNIT C5-b
- UNIT C6-c



1 OVERALL FLOOR PLAN - LEVEL 6
1" = 20'-0"

Consultant:

Revision Schedule:

#	Description	Date
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95131

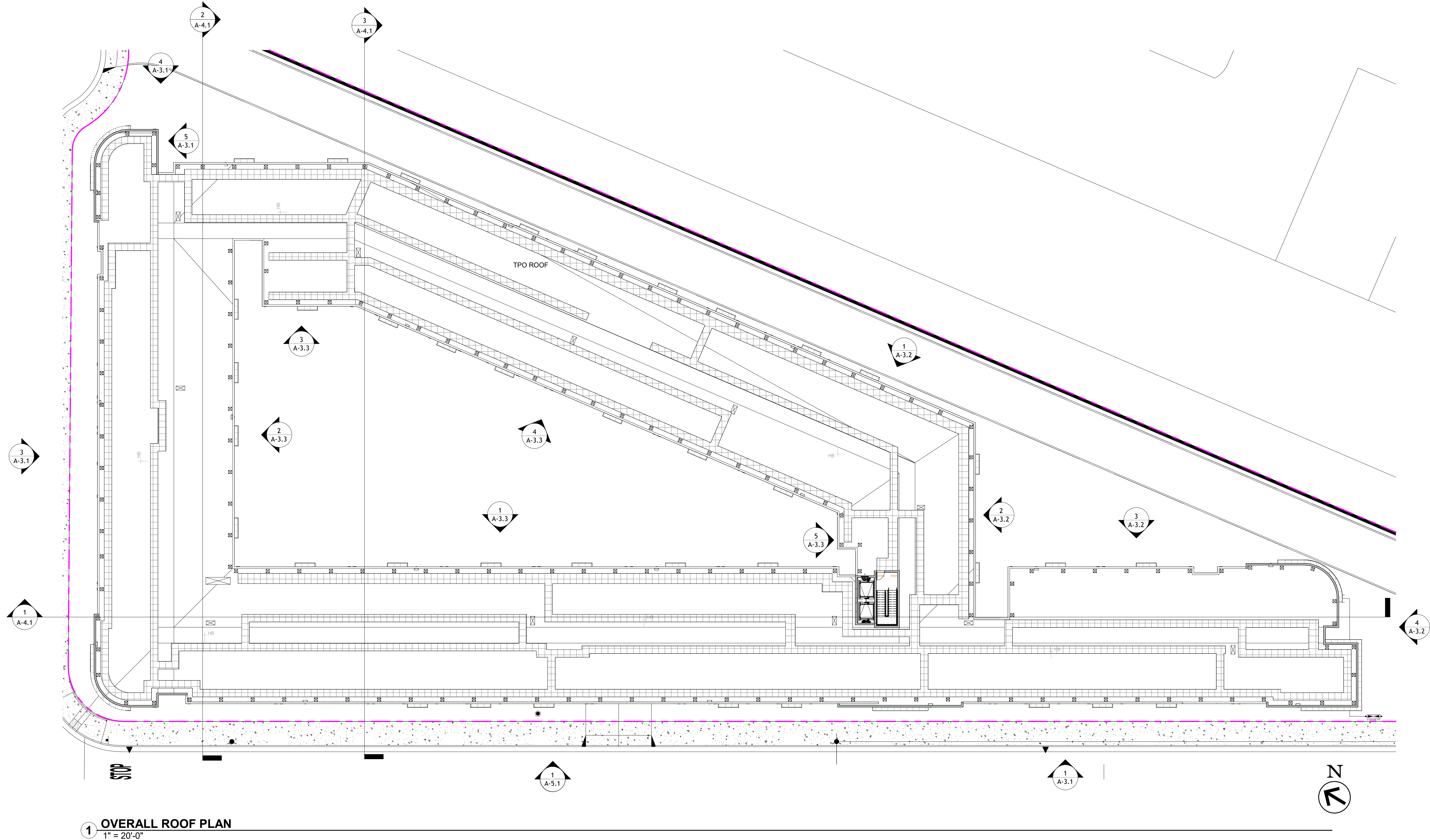
PLANNING FILE: PD25-008

ROOF PLAN

Date: 06/03/25
Scale: 1" = 20'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-2.7



1 OVERALL ROOF PLAN
1" = 20'-0"

Consultant:

Revision Schedule:

#	Description	Date
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95131

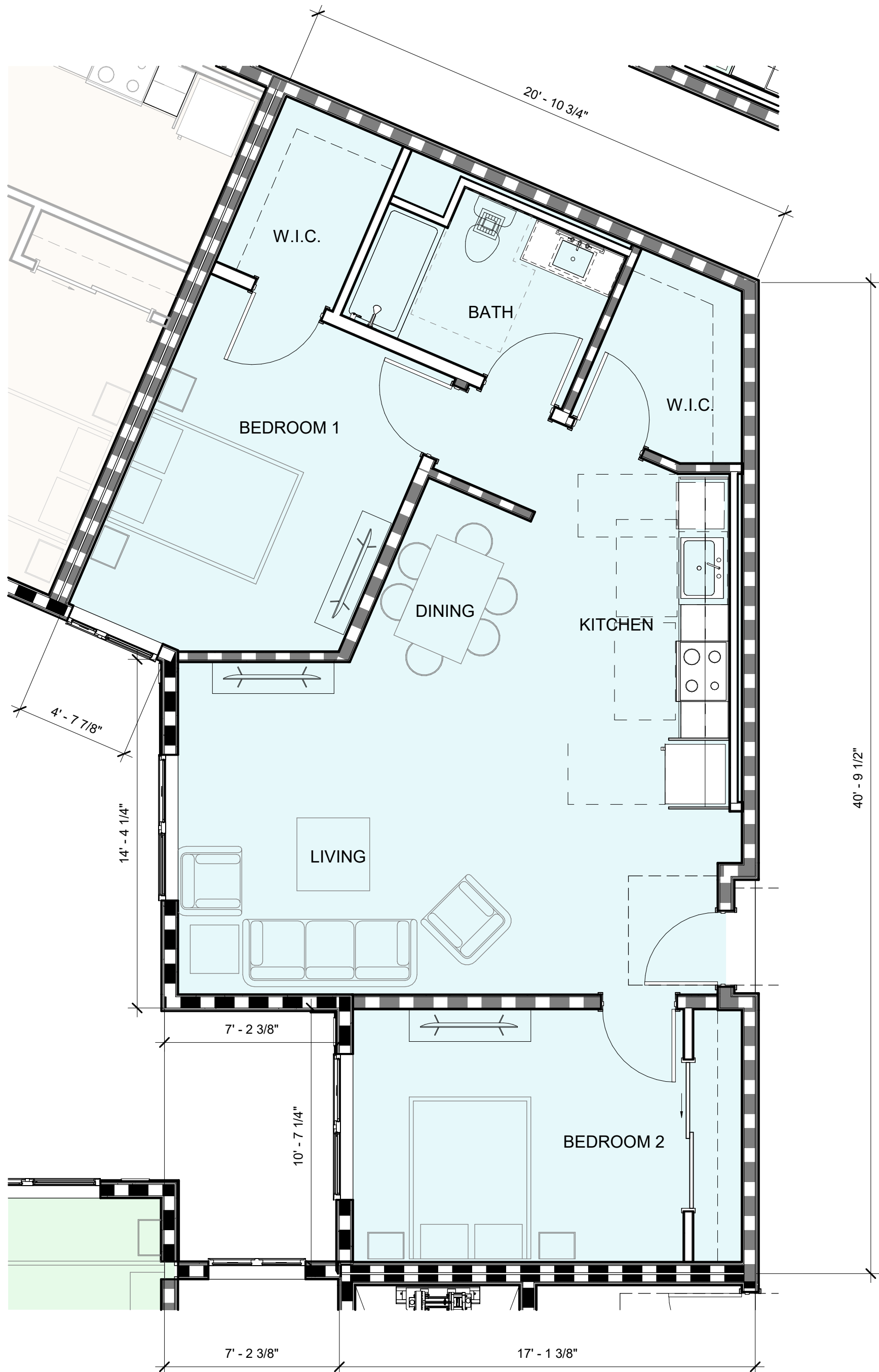
PLANNING FILE: PD25-008

UNIT PLANS

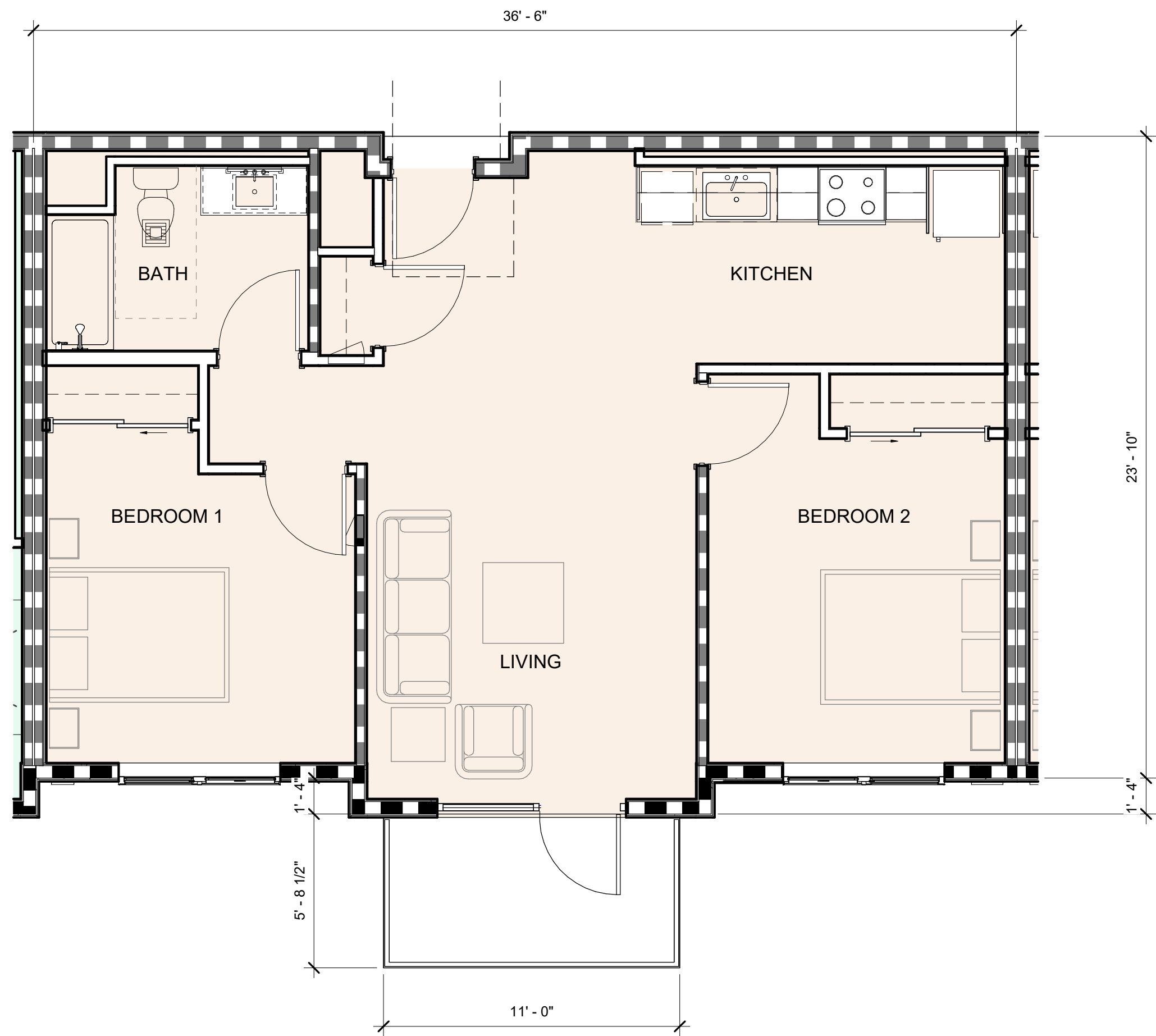
Date: 06/03/25
Scale: 1/4" = 1'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

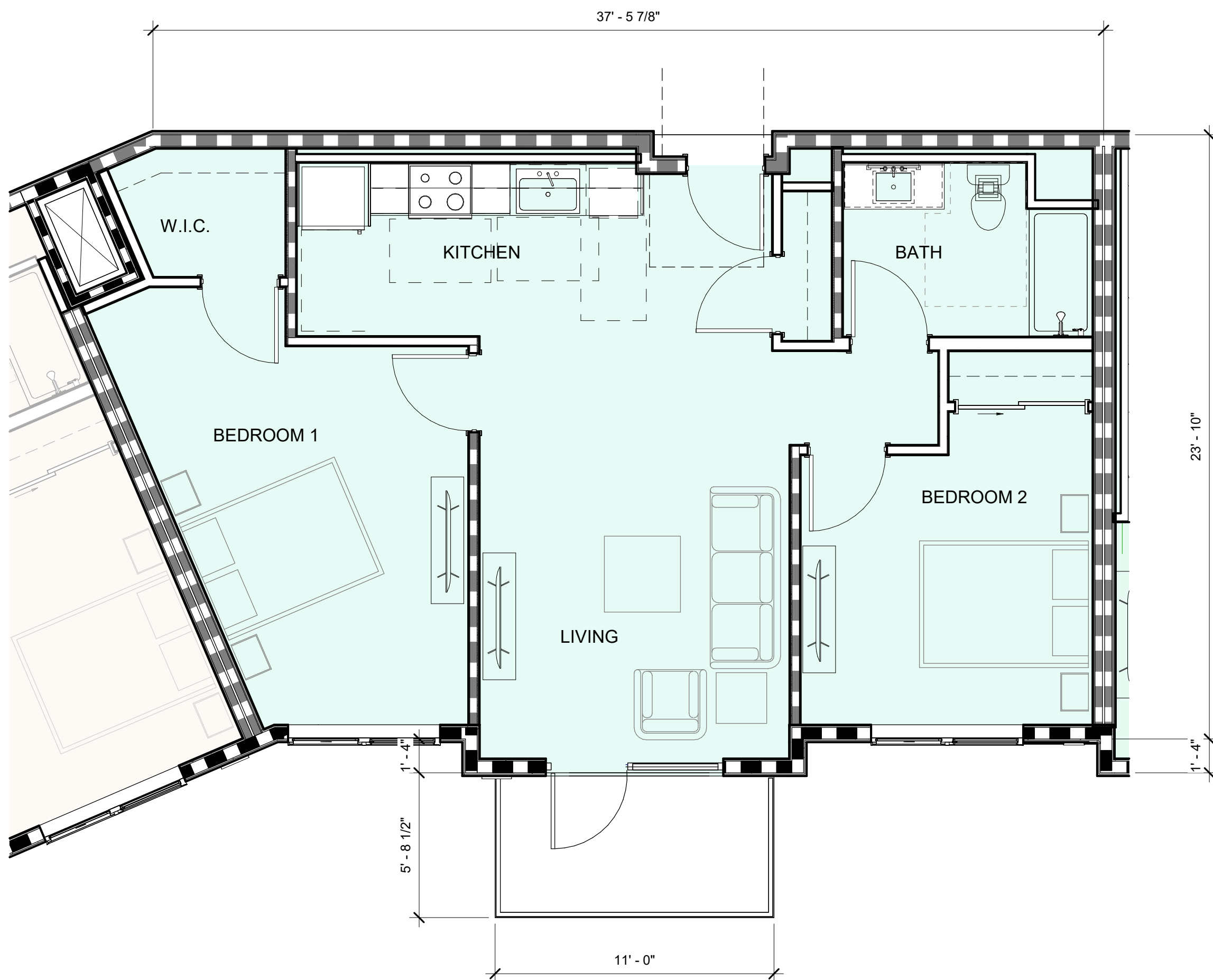
A-2.8



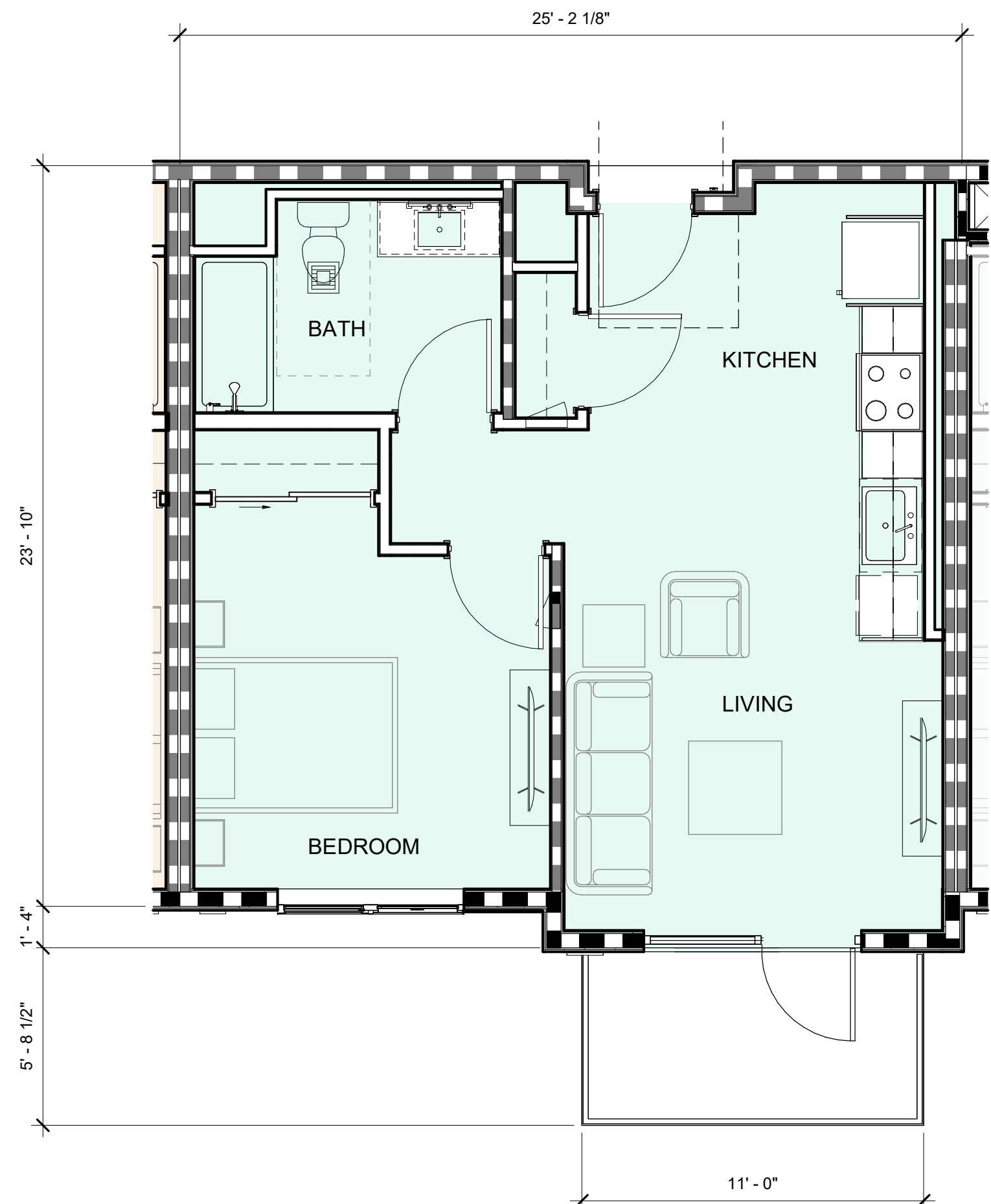
5 UNIT B5 2-BEDROOM
1/4" = 1'-0"



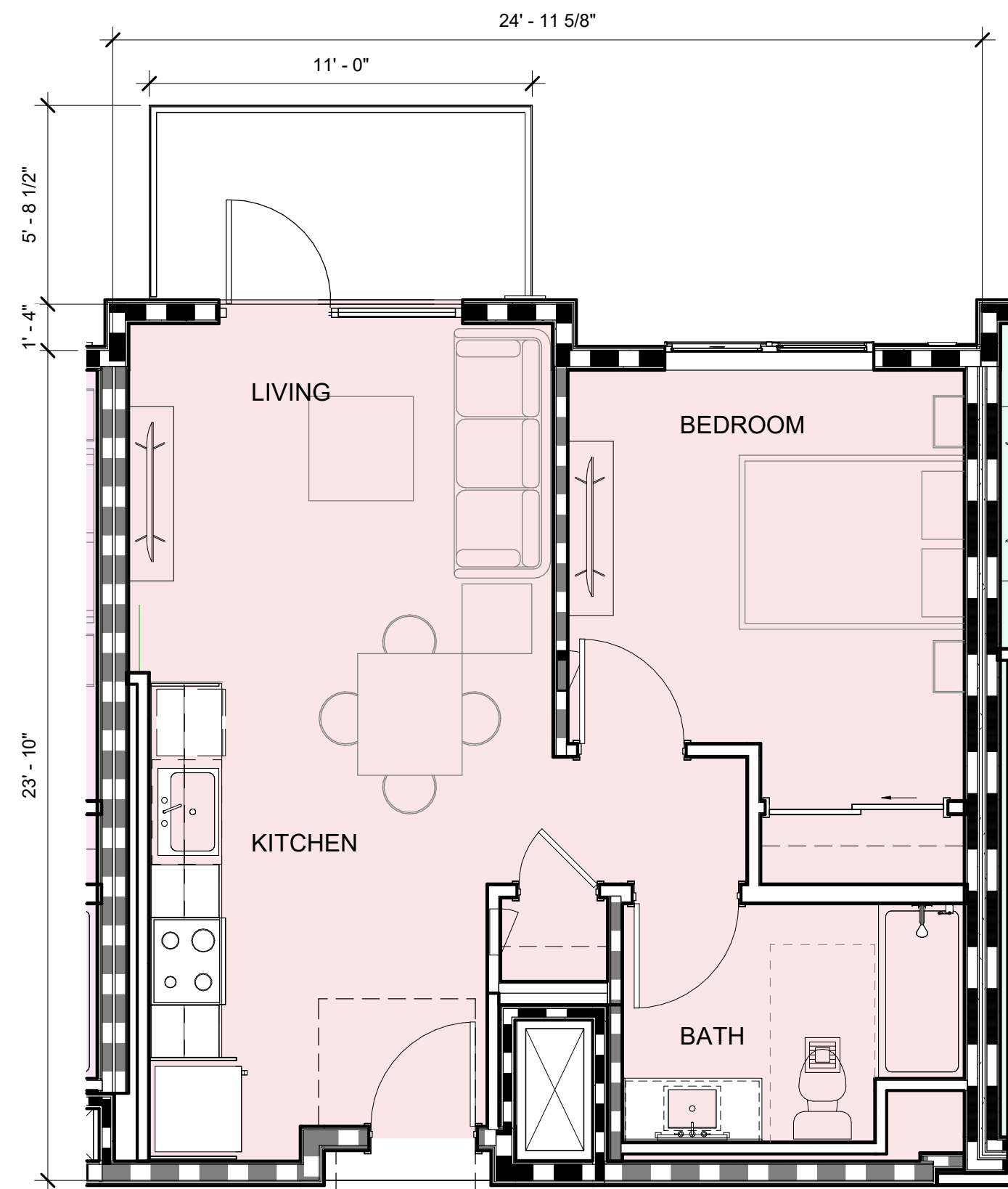
4 UNIT B1 2-BEDROOM
1/4" = 1'-0"



3 UNIT B4 2-BEDROOM
1/4" = 1'-0"



1 UNIT A1 1-BEDROOM
1/4" = 1'-0"



2 UNIT A2 1-BEDROOM
1/4" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
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95131

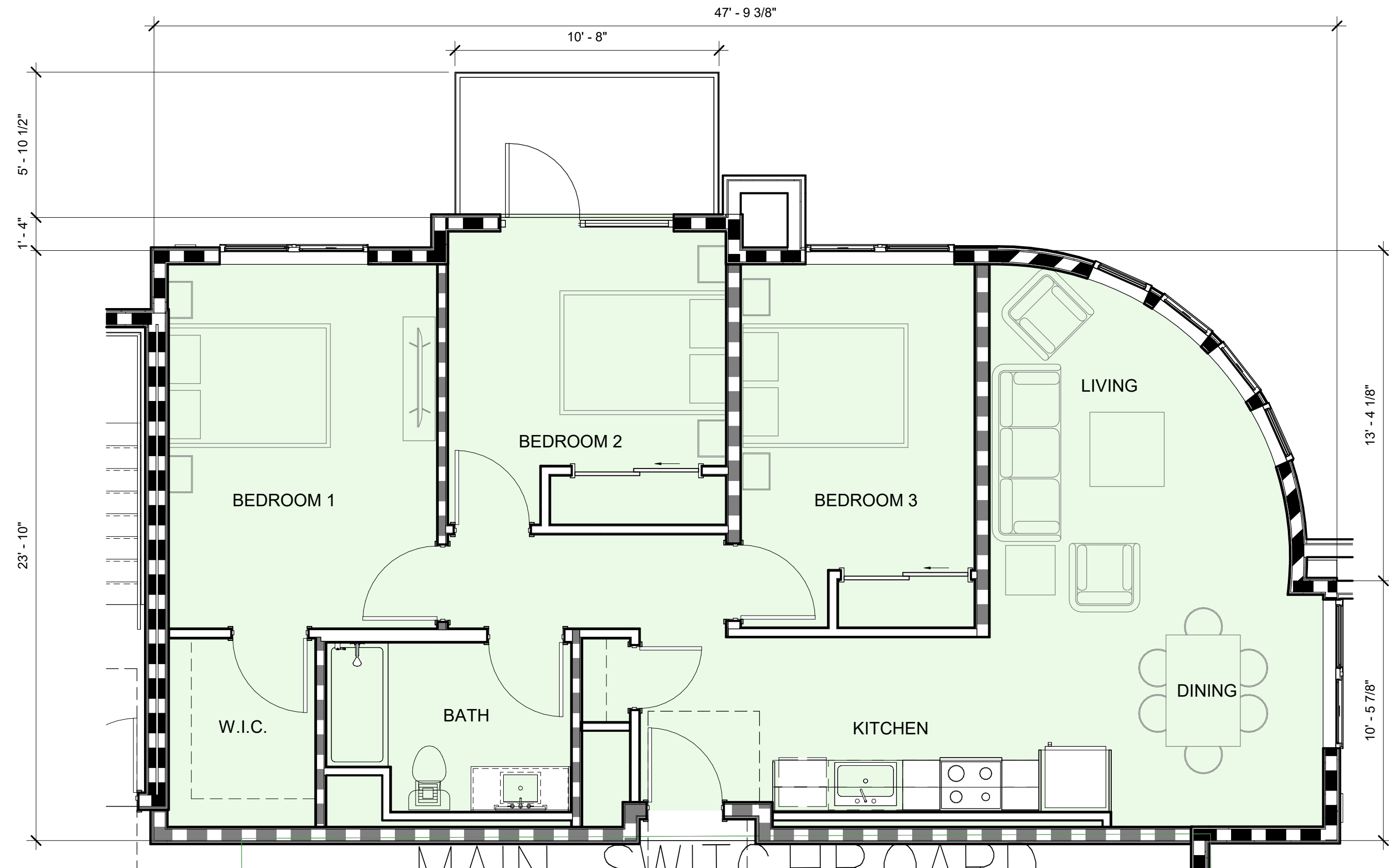
PLANNING FILE: PD25-008

UNIT PLANS

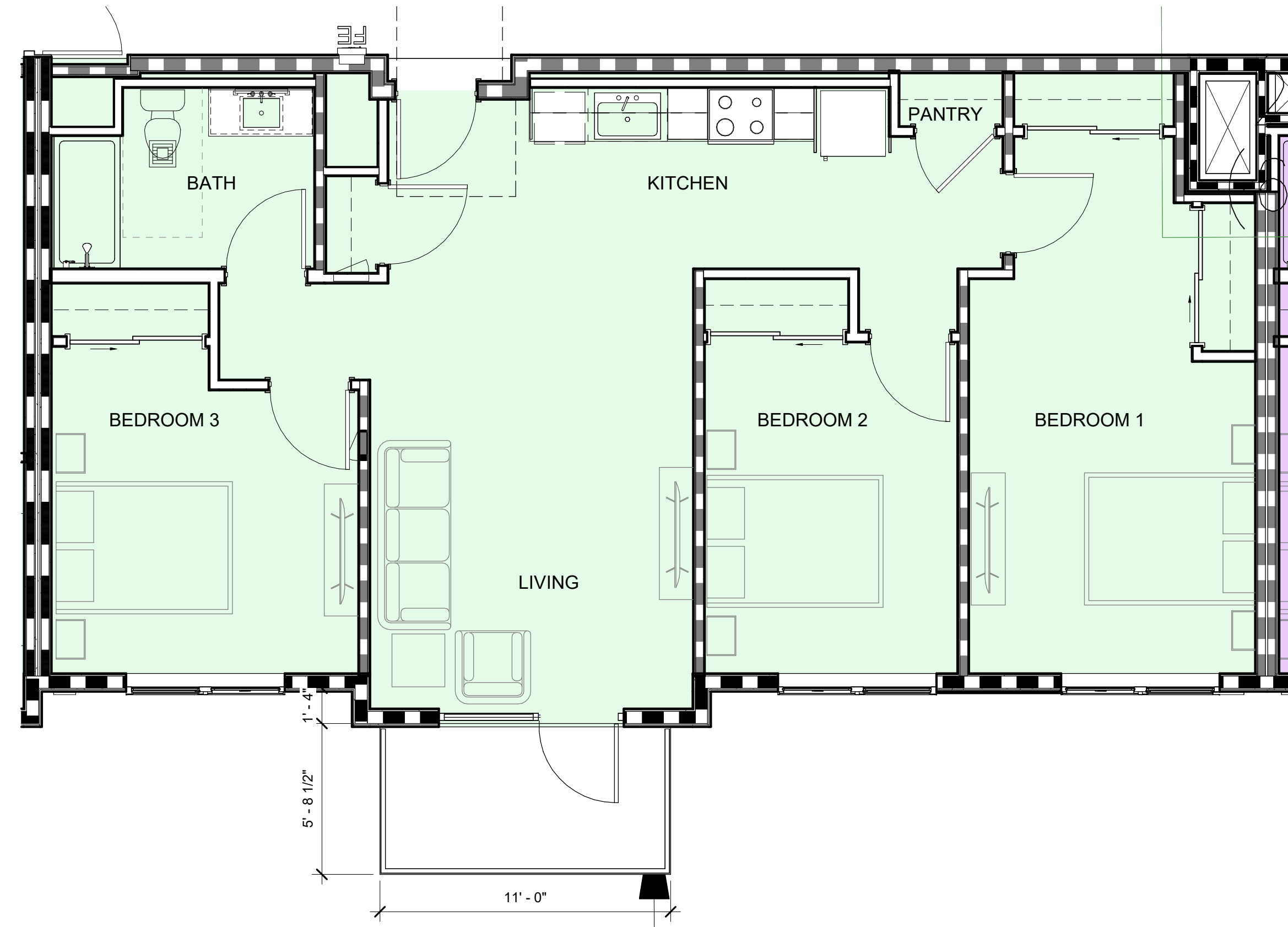
Date: 06/03/25
Scale: 1/4" = 1'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

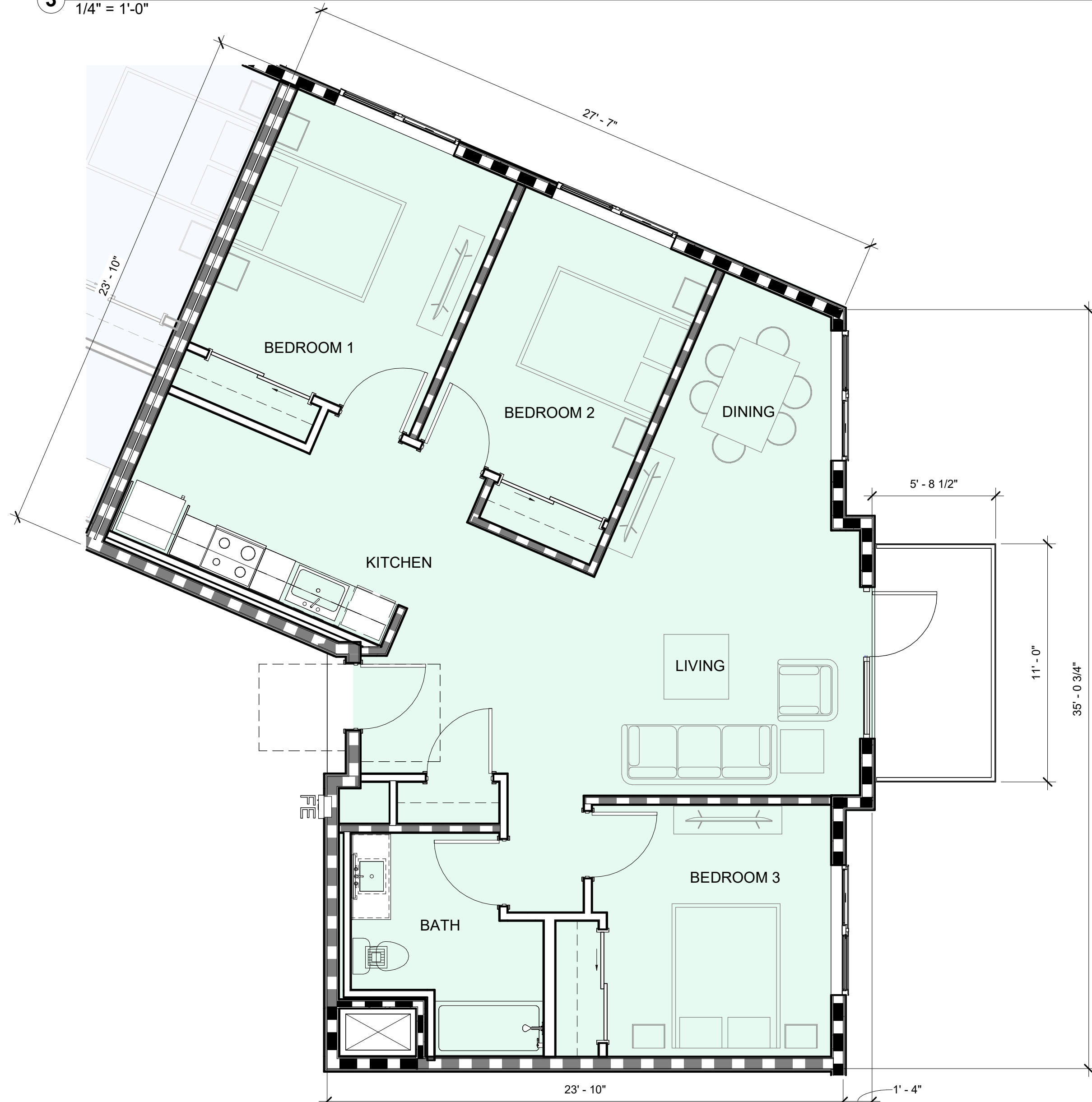
A-2.9



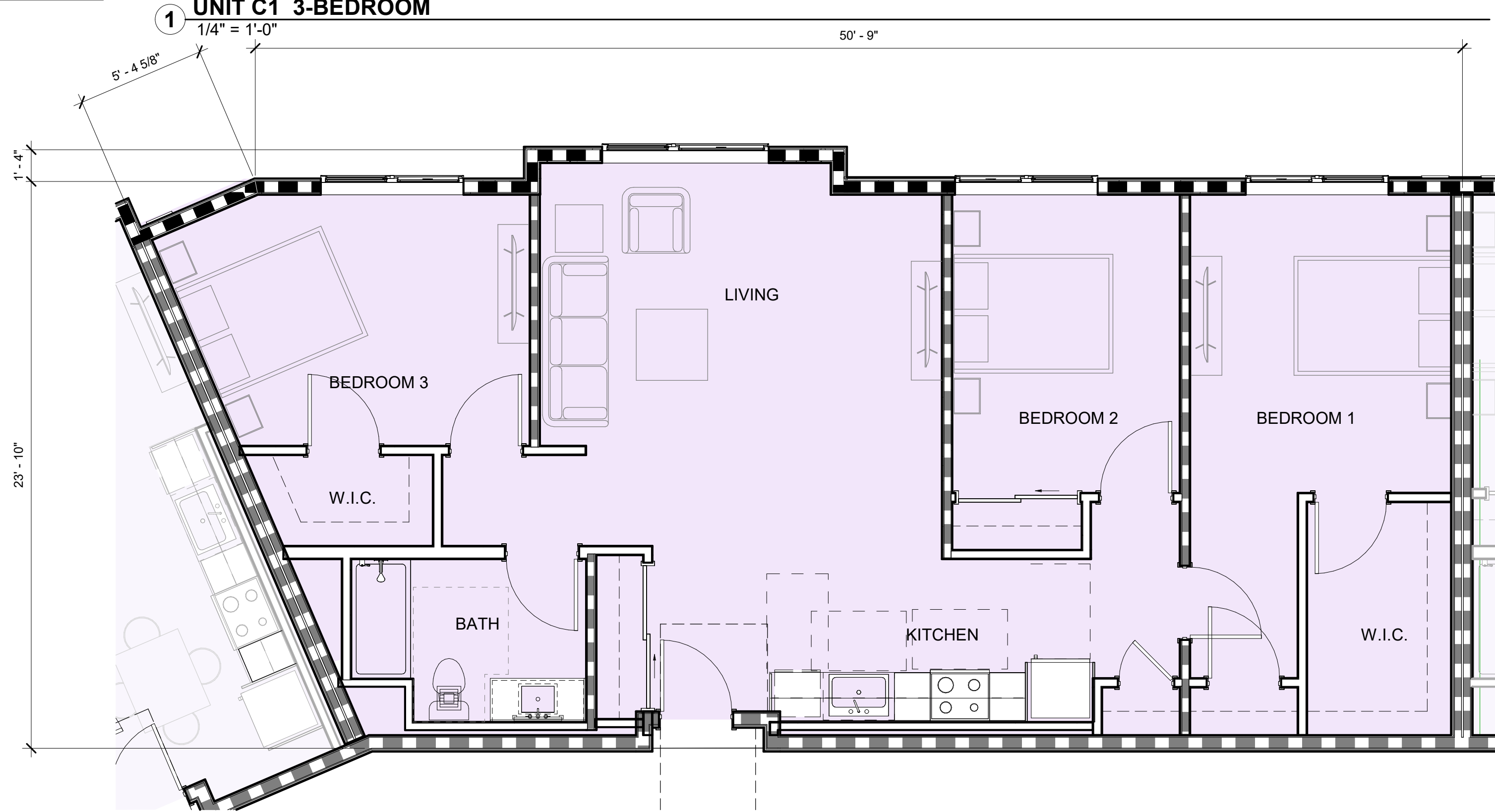
3 UNIT C5 3-BEDROOM
1/4" = 1'-0"



1 UNIT C1 3-BEDROOM
1/4" = 1'-0"



4 UNIT C6 3-BEDROOM
1/4" = 1'-0"



2 UNIT C-2 3-BEDROOM
1/4" = 1'-0"

Consultant:

Revision Schedule:

#	Description	Date
P1	PLANNING REV. 1	06/11/25

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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008
EXTERIOR ELEVATIONS

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-3.1



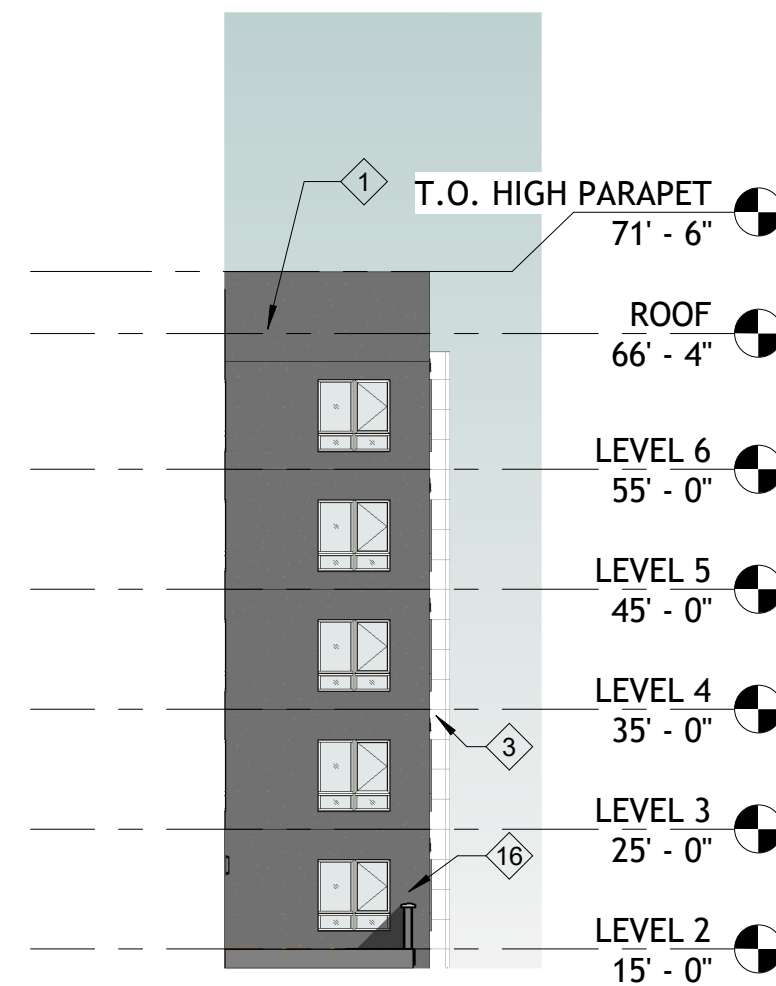
1 WEST ELEVATION - BERNARD DRIVE (1/2)
1/16" = 1'-0"



3 NORTH ELEVATION - SHORE DRIVE
1/16" = 1'-0"



2 WEST ELEVATION - BERNARD DRIVE (2/2)
1/16" = 1'-0"



5 SOUTH ELEVATION - NORTH COURTYARD
1/16" = 1'-0"



4 NORTHEAST ELEVATION - COURTYARD & BART RAIL
1/16" = 1'-0"

GENERAL NOTES:

FOR COLOR FINISHES, SEE MATERIAL BOARD SHEET A-5.1

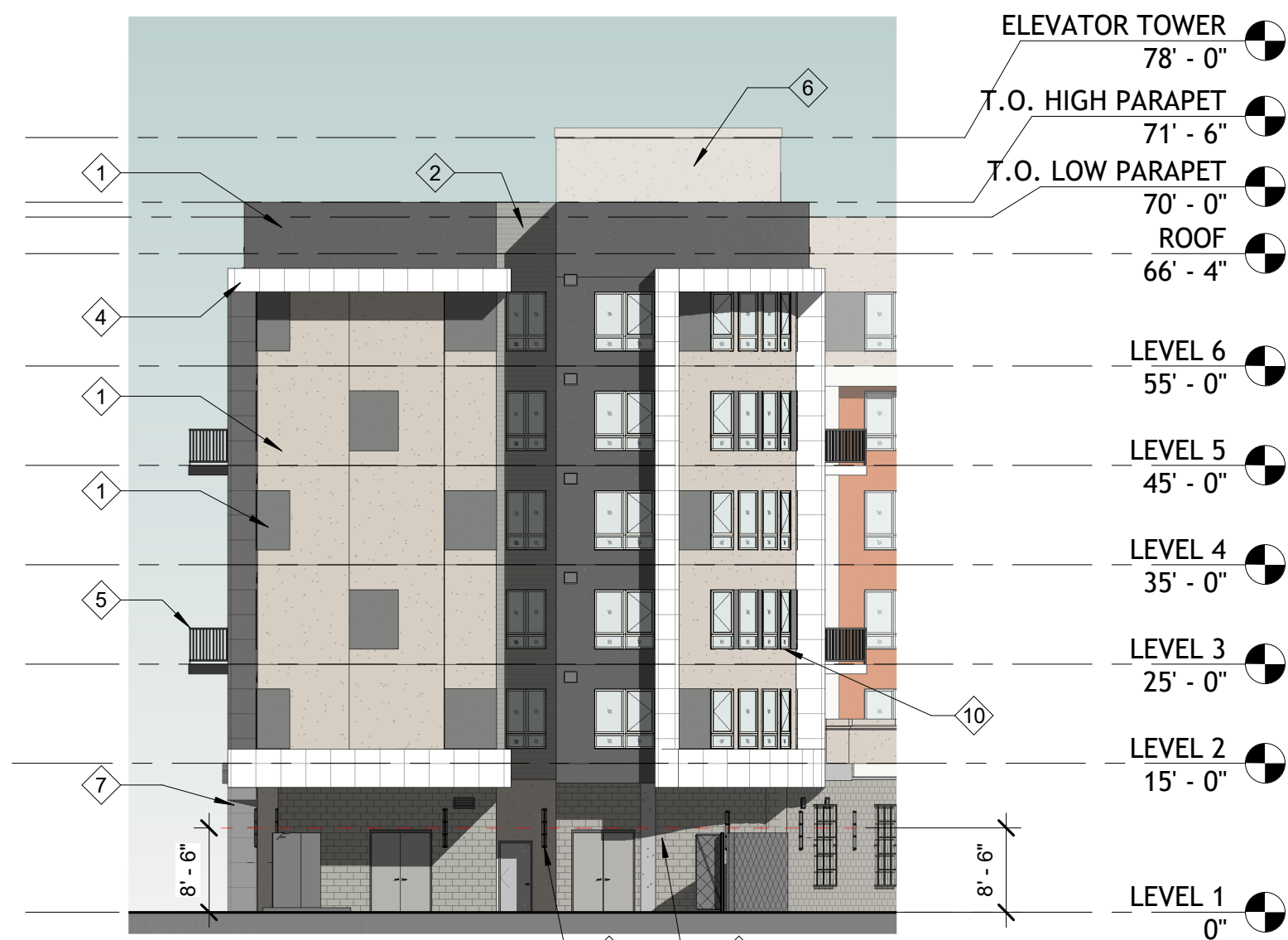
ELEVATION KEY NOTES:

- 1 PAINTED CEMENT PLASTER - SAND TEXTURE
- 2 FIBER CEMENT SIDING
- 3 CMU - SPLIT FACED PATTERN
- 4 ALUMINUM COMPOSITE MATERIAL (ACM) PANELS
- 5 PREFABRICATED METAL BALCONIES
- 6 STAIRWELL & ELEVATOR TOWER
- 7 AWNINGS AT GROUND LEVEL
- 8 CLEAR GLAZING WITH ALUMINUM FRAMES
- 9 DECORATIVE METAL TRELLIS - VARIOUS SIZES
- 10 VINYL WINDOW FRAME
- 11 GROUND LEVEL LIGHTING FIXTURE
- 12 BALCONY LIGHTING FIXTURE
- 13 ALUMINUM COMPOSITE MATERIAL AWNING
- 14 OVERFLOW SCUPPER
- 15 ALUMINUM SIGNAGE
- 16 PARAPET WALL CAP
- 17 FIRE DEPARTMENT CONNECTION (FDC) MOUNTED AT 36' ABOVE GROUND

#	Description	Date
P1	PLANNING REV. 1	06/11/25



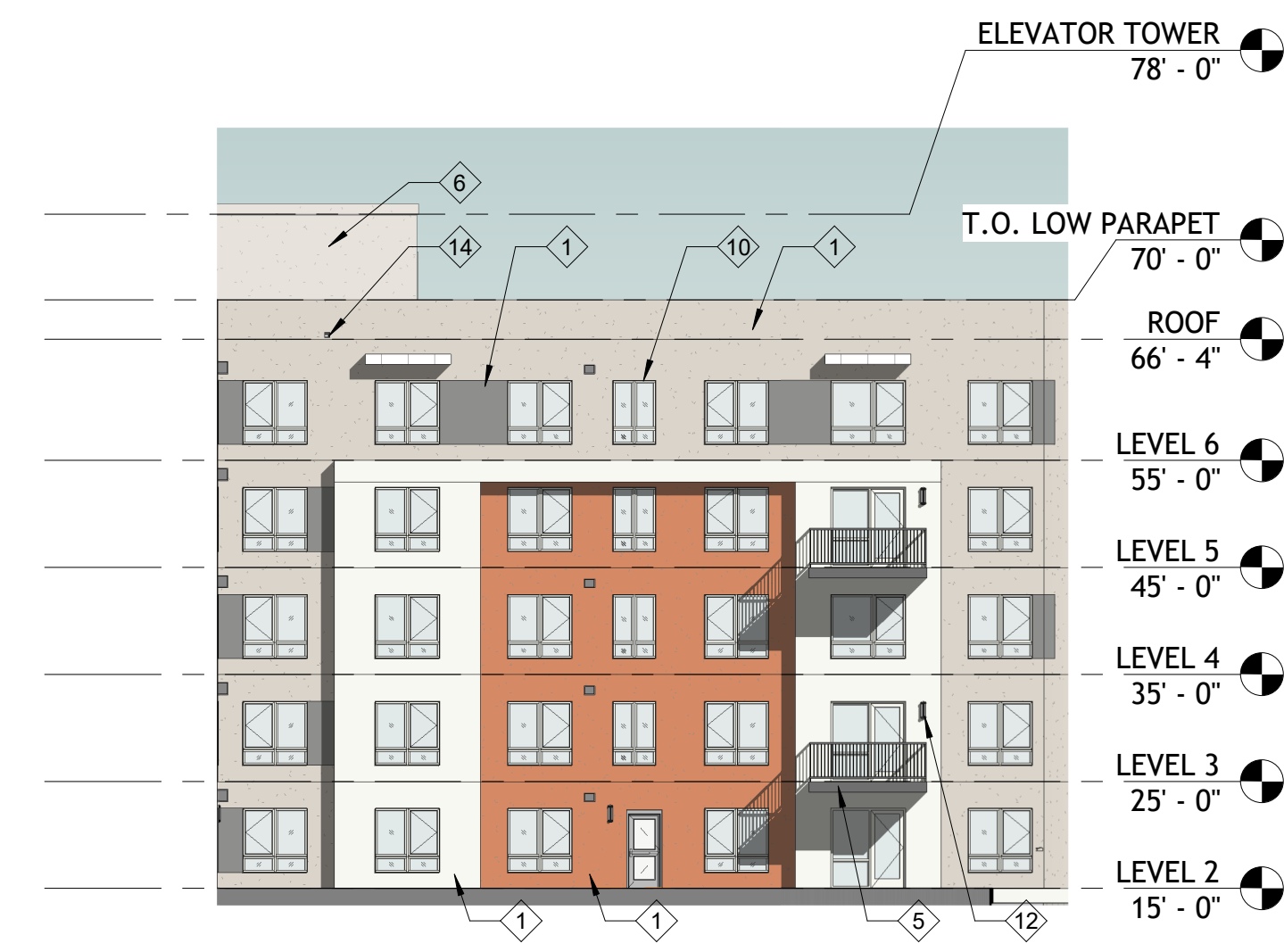
1 EAST ELEVATION
1/16" = 1'-0"



4 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION - SOUTH COURTYARD
1/16" = 1'-0"



2 SOUTH ELEVATION - SOUTH COURTYARD
1/16" = 1'-0"

GENERAL NOTES:

FOR COLOR FINISHES, SEE MATERIAL BOARD SHEET A-5.1

ELEVATION KEY NOTES:

- 1 PAINTED CEMENT PLASTER - SAND TEXTURE
- 2 FIBER CEMENT SIDING
- 3 CMU - SPLIT FACED PATTERN
- 4 ALUMINUM COMPOSITE MATERIAL (ACM) PANELS
- 5 PREFABRICATED METAL BALCONIES
- 6 STAIRWELL & ELEVATOR TOWER
- 7 AWNINGS AT GROUND LEVEL
- 8 CLEAR GLAZING WITH ALUMINUM FRAMES
- 9 DECORATIVE METAL TRELLIS - VARIOUS SIZES
- 10 VINYL WINDOW FRAME
- 11 GROUND LEVEL LIGHTING FIXTURE
- 12 BALCONY LIGHTING FIXTURE
- 13 ALUMINUM COMPOSITE MATERIAL AWNING
- 14 OVERFLOW SCUPPER
- 15 ALUMINUM SIGNAGE
- 16 PARAPET WALL CAP
- 17 FIRE DEPARTMENT CONNECTION (FDC) MOUNTED AT 36" ABOVE GROUND

Consultant:

Revision Schedule:

#	Description	Date
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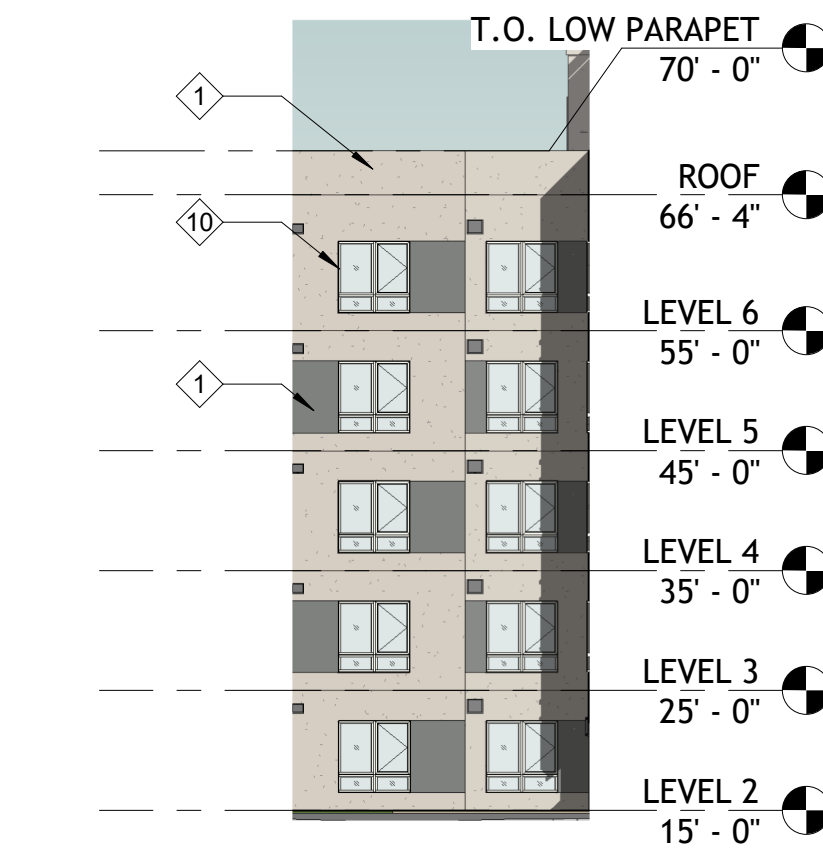
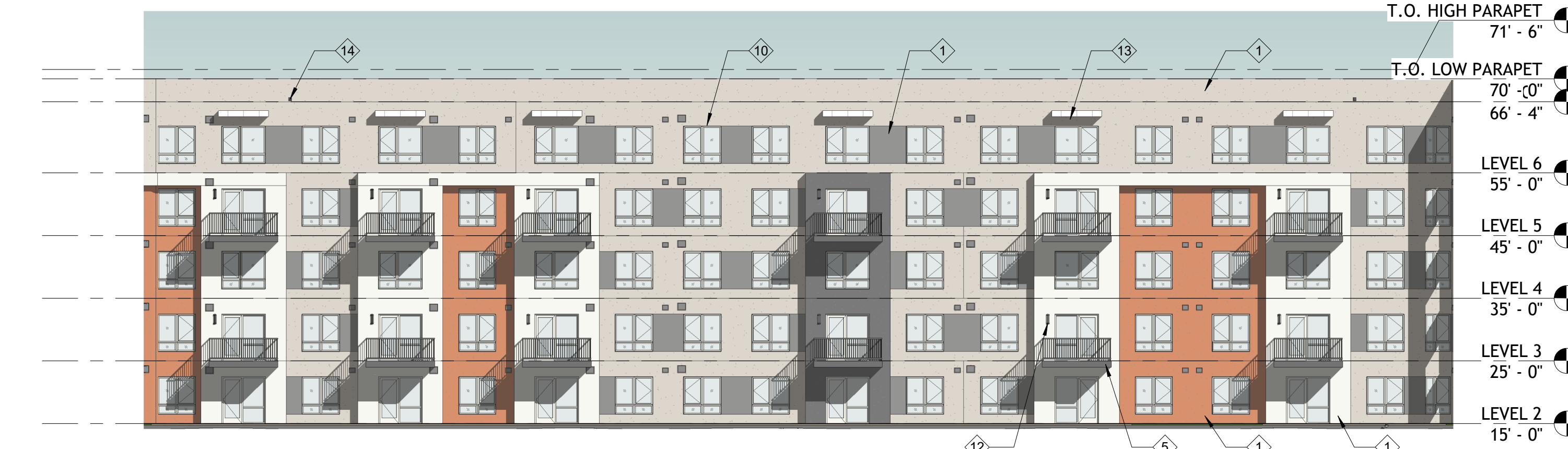
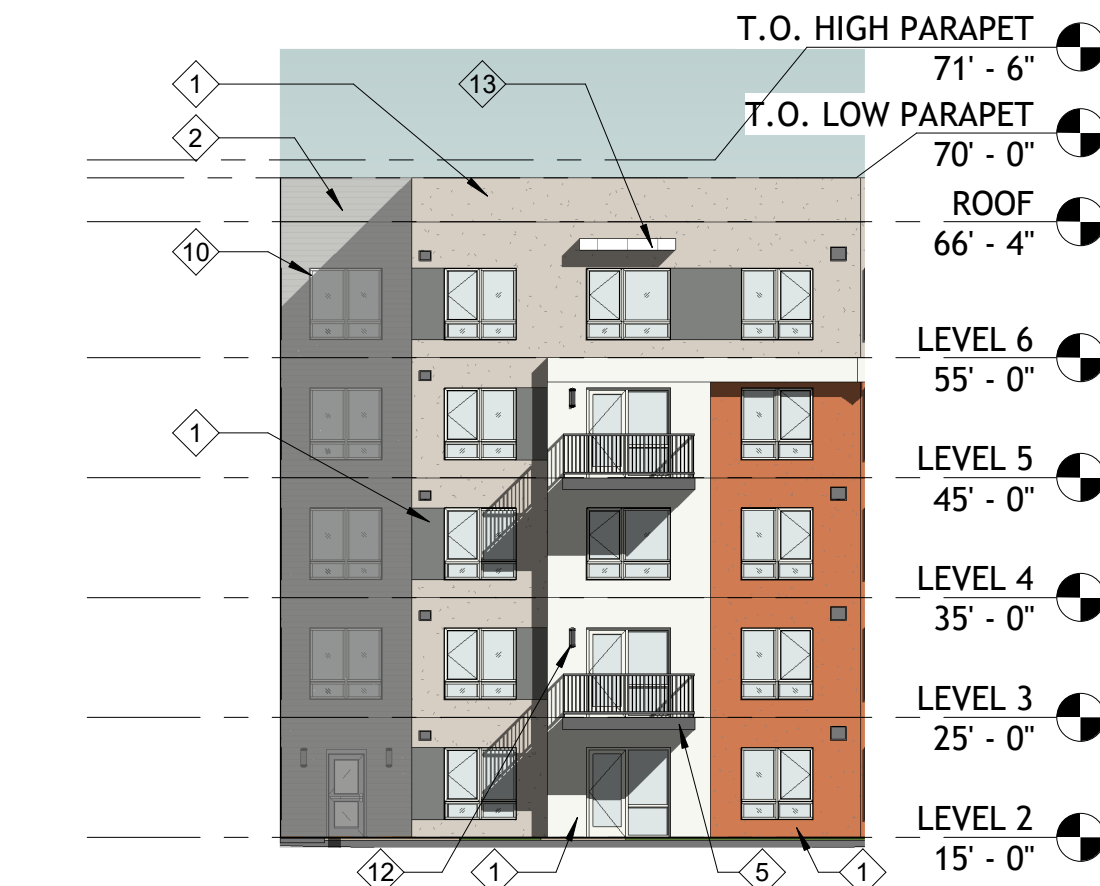
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131
PLANNING FILE: PD25-008
EXTERIOR COURTYARD ELEVATIONS

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-3.3



GENERAL NOTES:

FOR COLOR FINISHES, SEE MATERIAL BOARD SHEET A-5.1

ELEVATION KEY NOTES:

- | | |
|--|---|
| 1 PAINTED CEMENT PLASTER - SAND TEXTURE | 15 ALUMINUM SIGNAGE |
| 2 FIBER CEMENT SIDING | 16 PARAPET WALL CAP |
| 3 CMU - SPLIT FACED PATTERN | 17 FIRE DEPARTMENT CONNECTION (FDC) MOUNTED AT 36' ABOVE GROUND |
| 4 ALUMINUM COMPOSITE MATERIAL (ACM) PANELS | |
| 5 PREFABRICATED METAL BALCONIES | |
| 6 STAIRWELL & ELEVATOR TOWER | |
| 7 AWNINGS AT GROUND LEVEL | |
| 8 CLEAR GLAZING WITH ALUMINUM FRAMES | |
| 9 DECORATIVE METAL TRELLIS - VARIOUS SIZES | |
| 10 VINYL WINDOW FRAME | |
| 11 GROUND LEVEL LIGHTING FIXTURE | |
| 12 BALCONY LIGHTING FIXTURE | |
| 13 ALUMINUM COMPOSITE MATERIAL AWNING | |
| 14 OVERFLOW SCUPPER | |



3 PERSPECTIVE - CUL DE SAC



1 PERSPECTIVE - PEDESTRIAN ENTRY

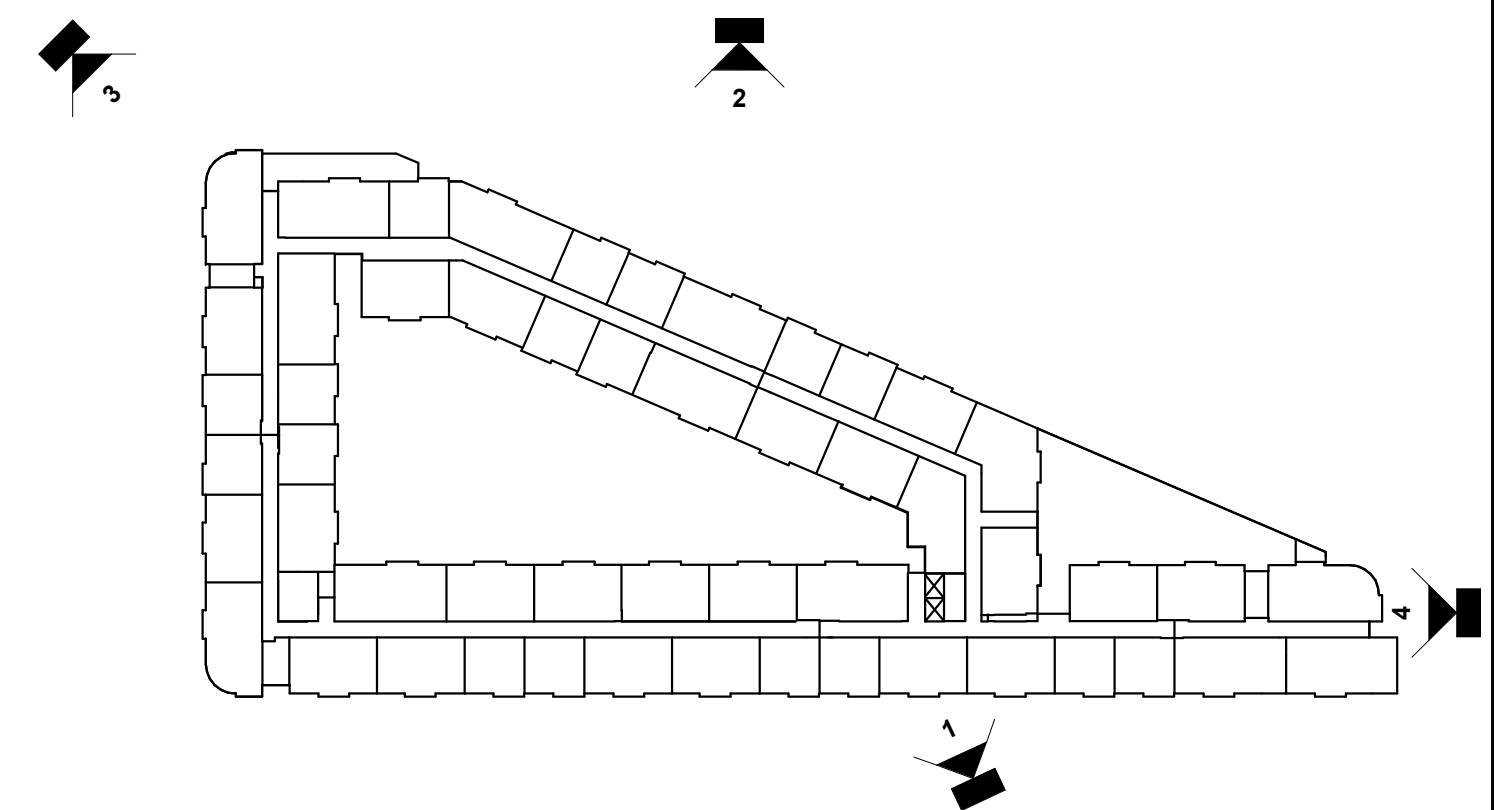


4 PERSPECTIVE VIEW - TRIANGLE



2 PERSPECTIVE - BART RAIL

KEY PLAN



SWENSON
ARCHITECTURE
277A Vanowen Street, Suite 200, San Jose, CA 95128, Tel: 408.261.1000, Fax: 408.261.1001

Consultant:

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008

PERSPECTIVE VIEWS

Date: 06/03/25
Scale: 1" = 80'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-3.4



3 PERSPECTIVE - INNER COURTYARD 2

1 PERSPECTIVE - INNER COURTYARD 1

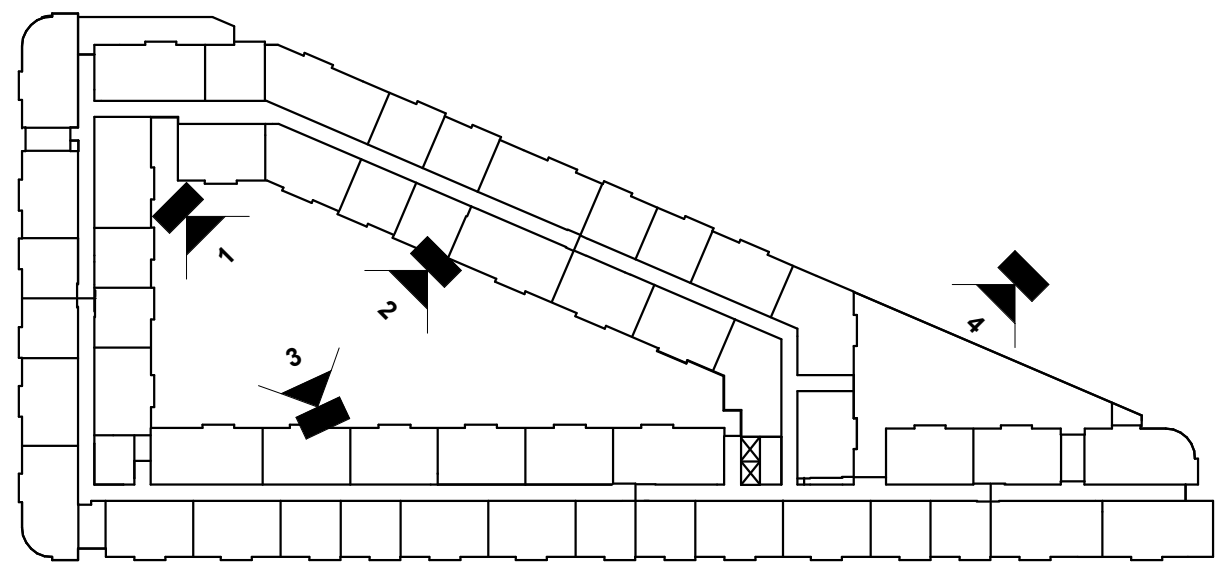


4 PERSPECTIVE - OUTER COURTYARD



2 PERSPECTIVE - INNER COURTYARD 3

KEY PLAN



SWENSON
ARCHITECTURE
17741 - 1st Street, Suite 100, San Jose, CA 95131, Tel: 408.261.1234, Fax: 408.261.1235

Consultant:

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008
PERSPECTIVE VIEWS

Date: 06/03/25
Scale: 1" = 80'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-3.5

Consultant:

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008

BUILDING SECTIONS

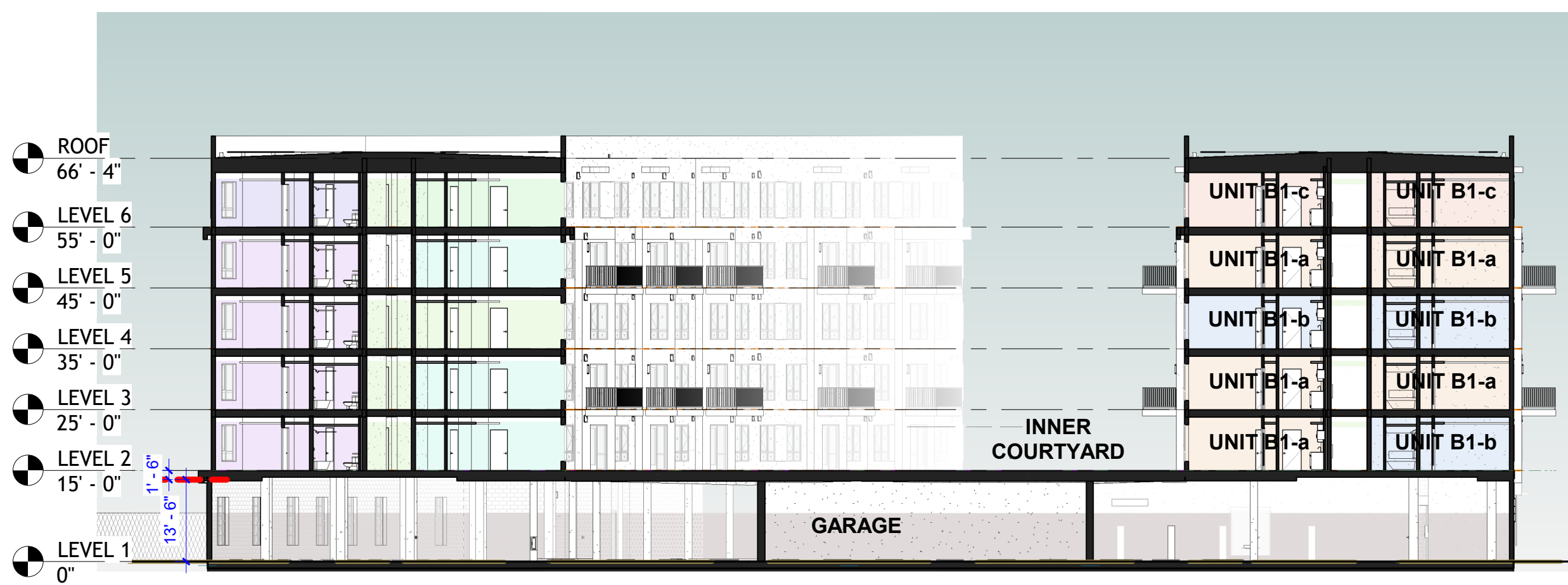
Date: 06/03/25
Scale: 1" = 20'-0"
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

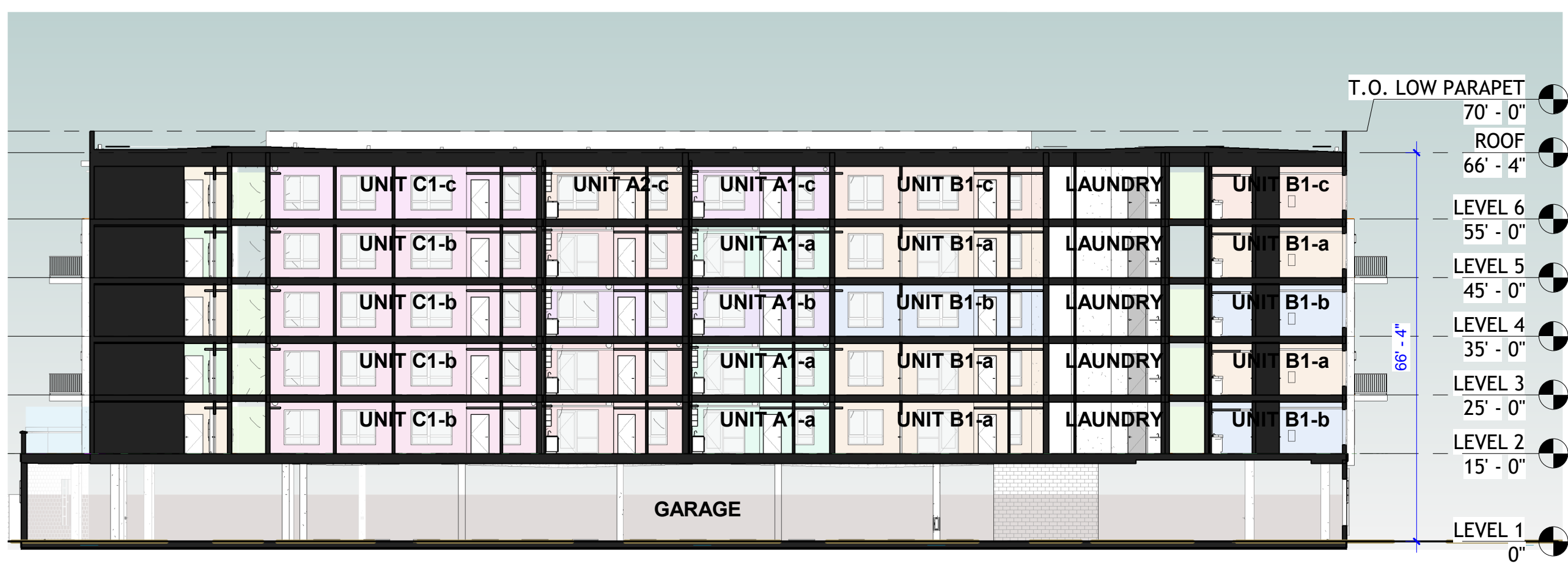
A-4.1



1 Section N-E
1" = 20'-0"



3 SECTION - 1
1" = 20'-0"

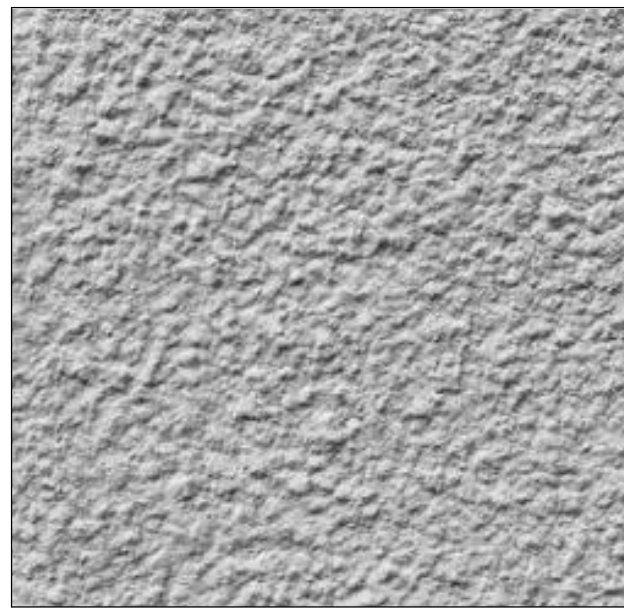


2 SECTION - 2
1" = 20'-0"



1 WEST ELEVATION - BERNARD DRIVE
1/16" = 1'-0"

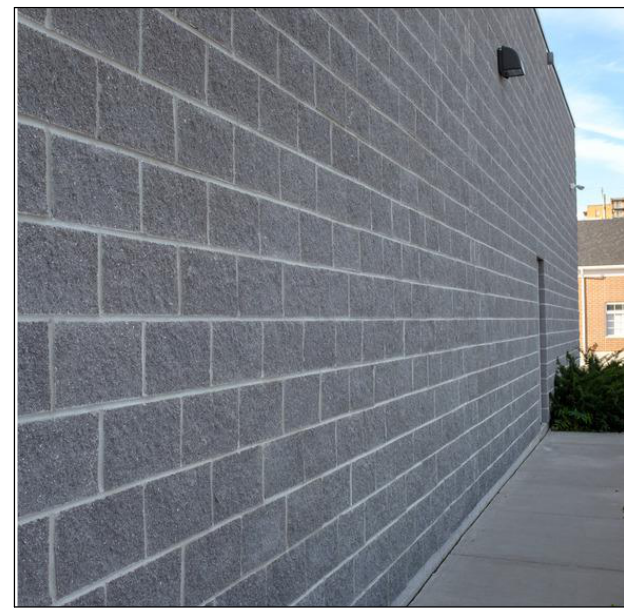
MATERIALS ARE REFERENCED BY LETTER



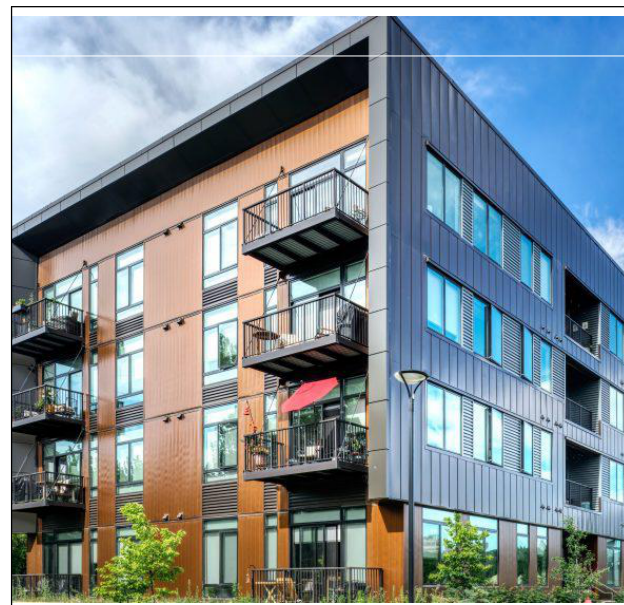
**A : CEMENT PLASTER
FINISH : SAND**



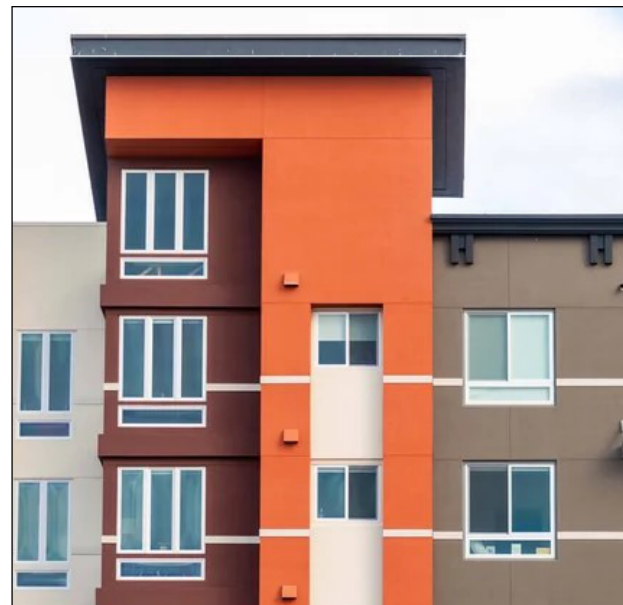
B : FIBER CEMENT SIDING



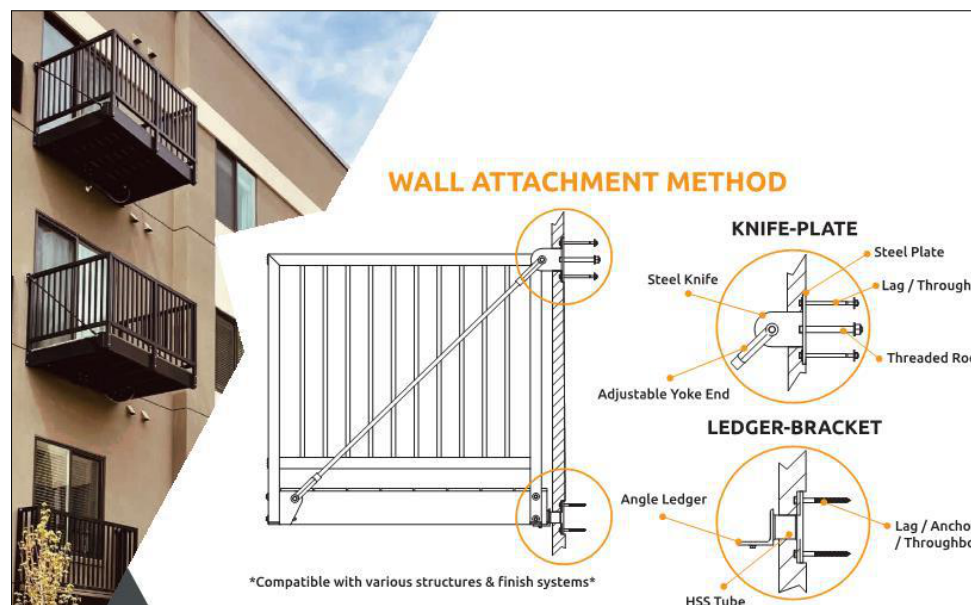
G : SPLIT FACE CMU



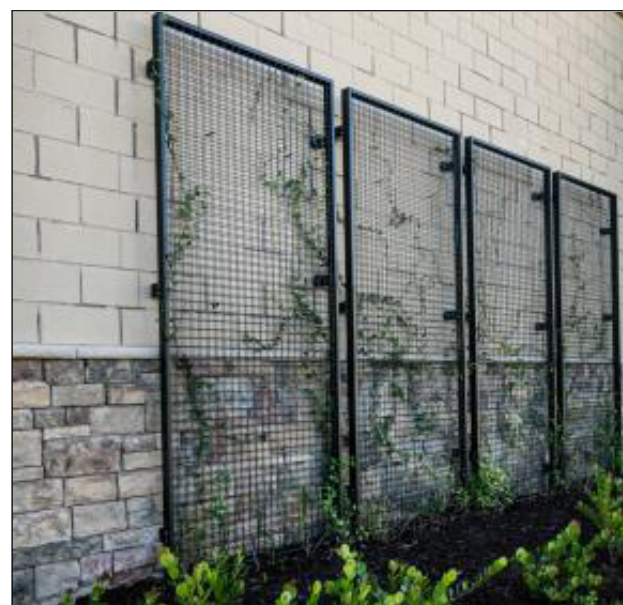
C : ACM PANEL



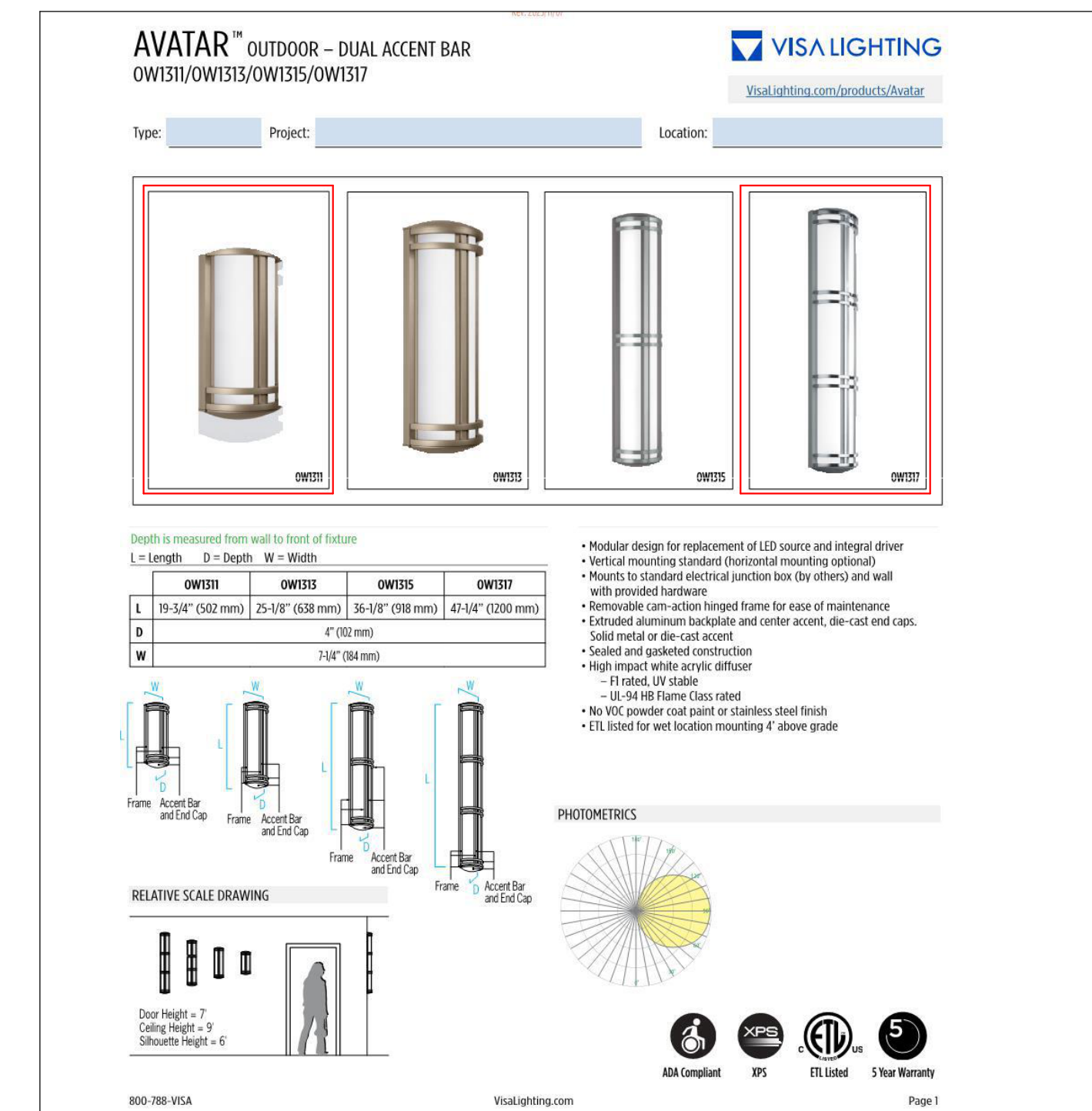
D : WHITE VINYL WINDOW



E : PREFABRICATED METAL BALCONY



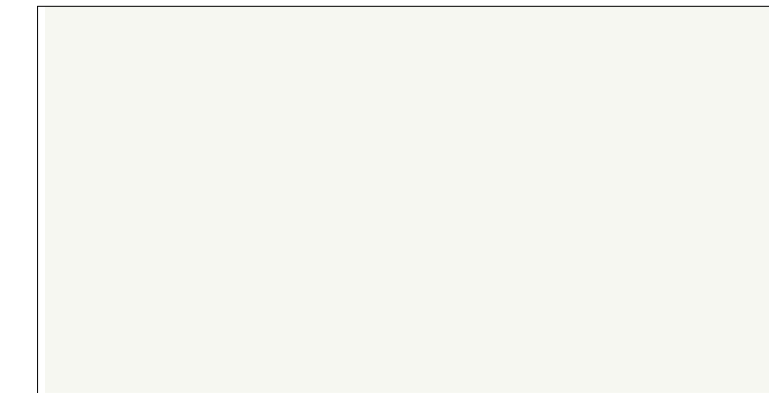
F : METAL TRELLIS



J : EXTERIOR LIGHTING

COLORS ARE REFERENCED BY NUMBER:

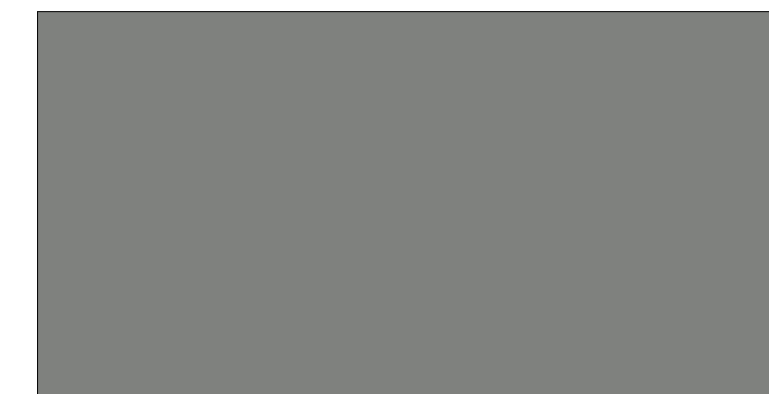
1 : SHERWIN-WILLIAMS
SW 7757
HIGH REFLECTIVE WHITE



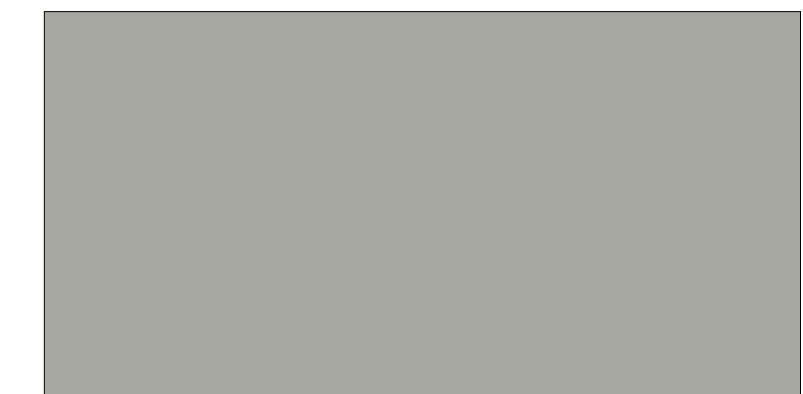
2 : SHERWIN-WILLIAMS
SW 7674
PEPPERCORN



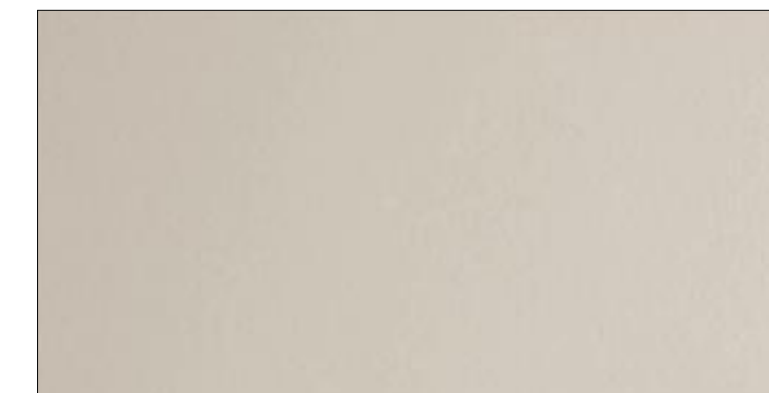
3 : SHERWIN-WILLIAMS
SW 7067
CITYSCAPE



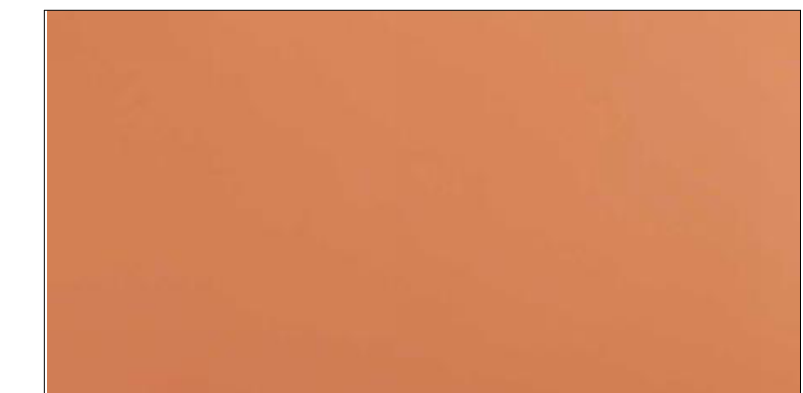
4 : SHERWIN-WILLIAMS
SW 7066
GRAY MATTERS



5 : SHERWIN-WILLIAMS
SW 7632
MODERN GRAY



6 : BENJAMIN MOORE
098
BRYCE CANYON



Consultant:

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD / TBD, SAN JOSE, CA
95131

PLANNING FILE: PD25-008
COLOR & MATERIAL

Date: 06/03/25
Scale: As indicated
Drawn by: IL, EY, YM
Job #: 25-9230

Sheet

A-5.1



Consultant:



1570 Oakland Road
San Jose, CA 95131

(408) 487-2200
HMHca.com

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008

OVERALL SITE PLAN

Date: 06/11/25

Scale:

Drawn by:

Job #: 5221.40

Sheet

C2.0

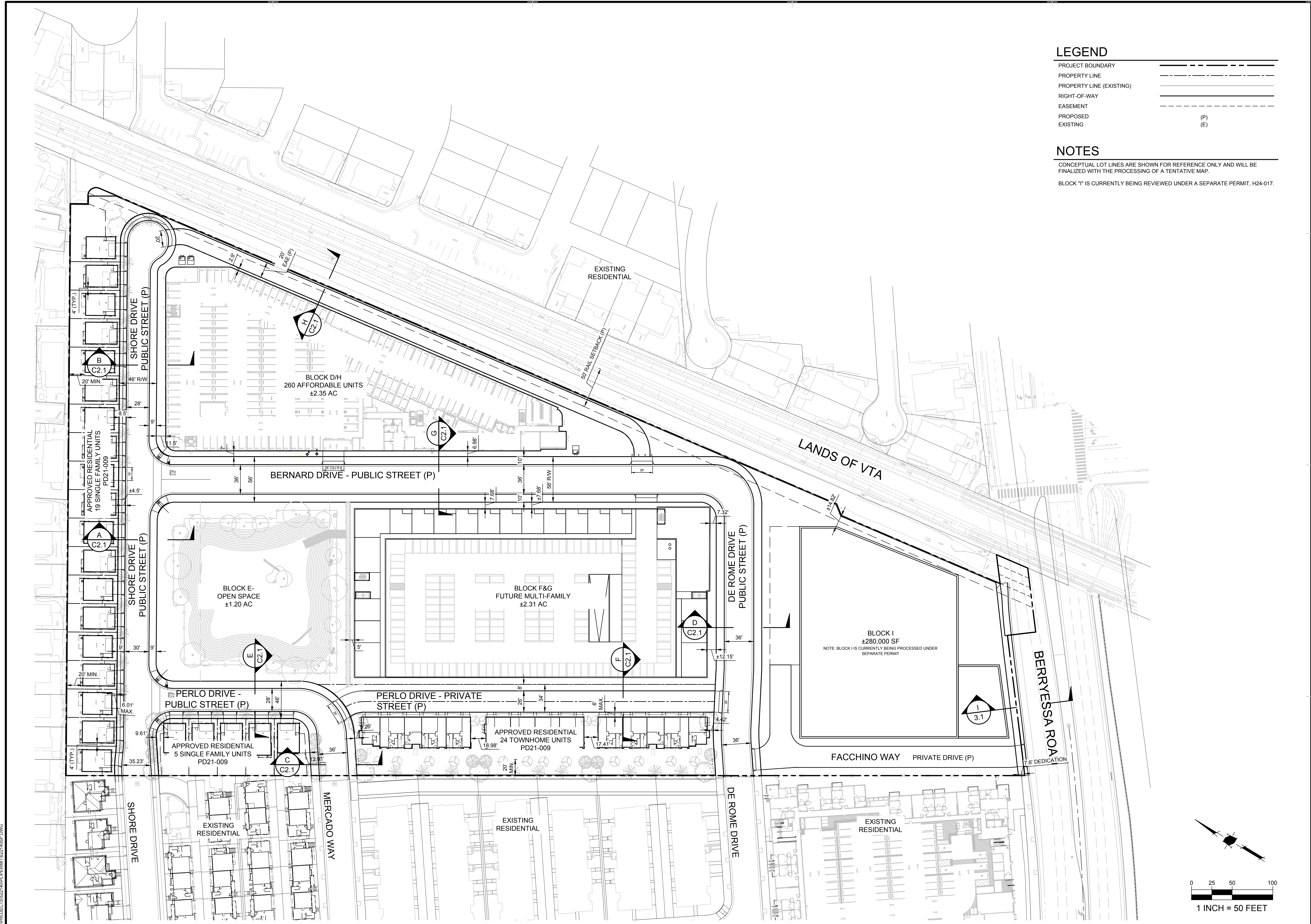
LEGEND

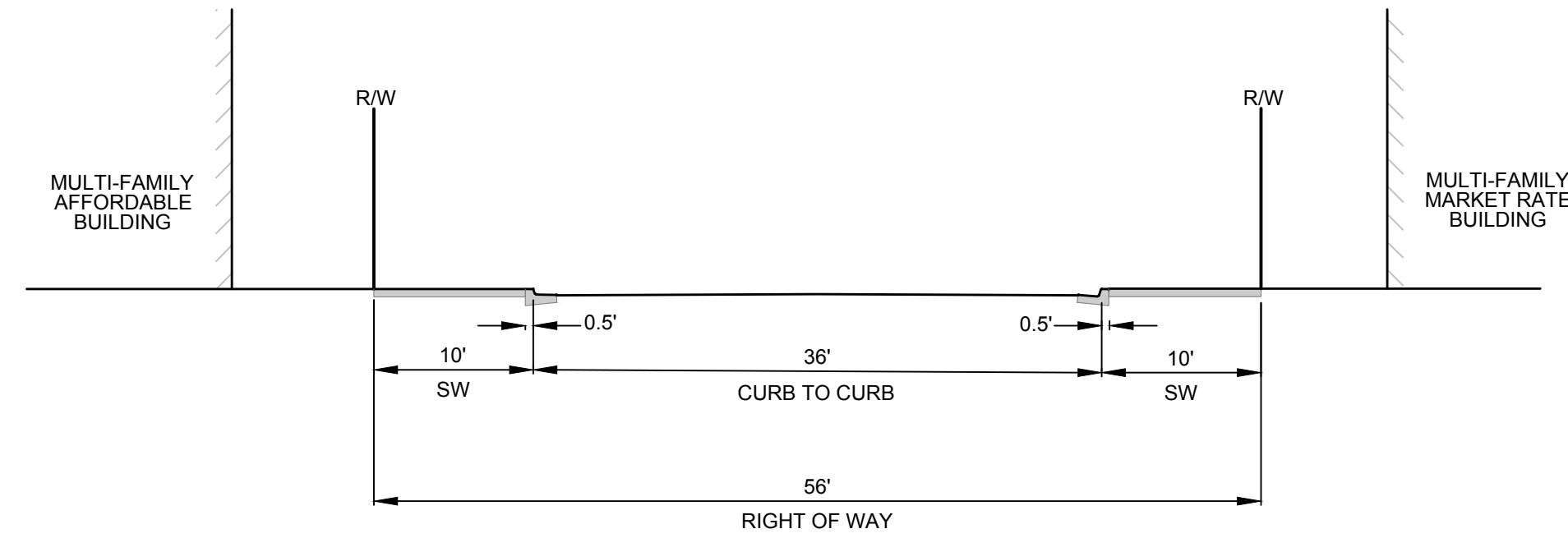
PROJECT BOUNDARY	---
PROPERTY LINE	- - - -
PROPERTY LINE (EXISTING)	---
RIGHT-OF-WAY	---
EASEMENT	---
PROPOSED	(P)
EXISTING	(E)

NOTES

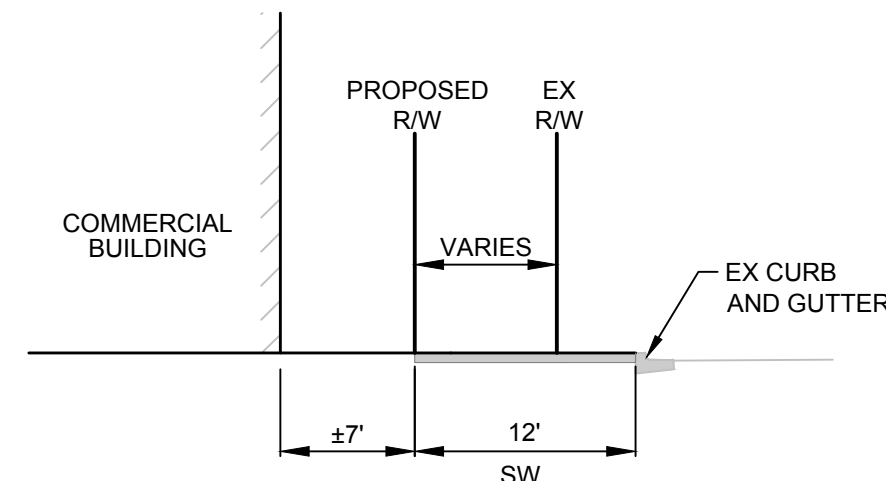
CONCEPTUAL LOT LINES ARE SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED WITH THE PROCESSING OF A TENTATIVE MAP.

BLOCK "I" IS CURRENTLY BEING REVIEWED UNDER A SEPARATE PERMIT, H24-017.

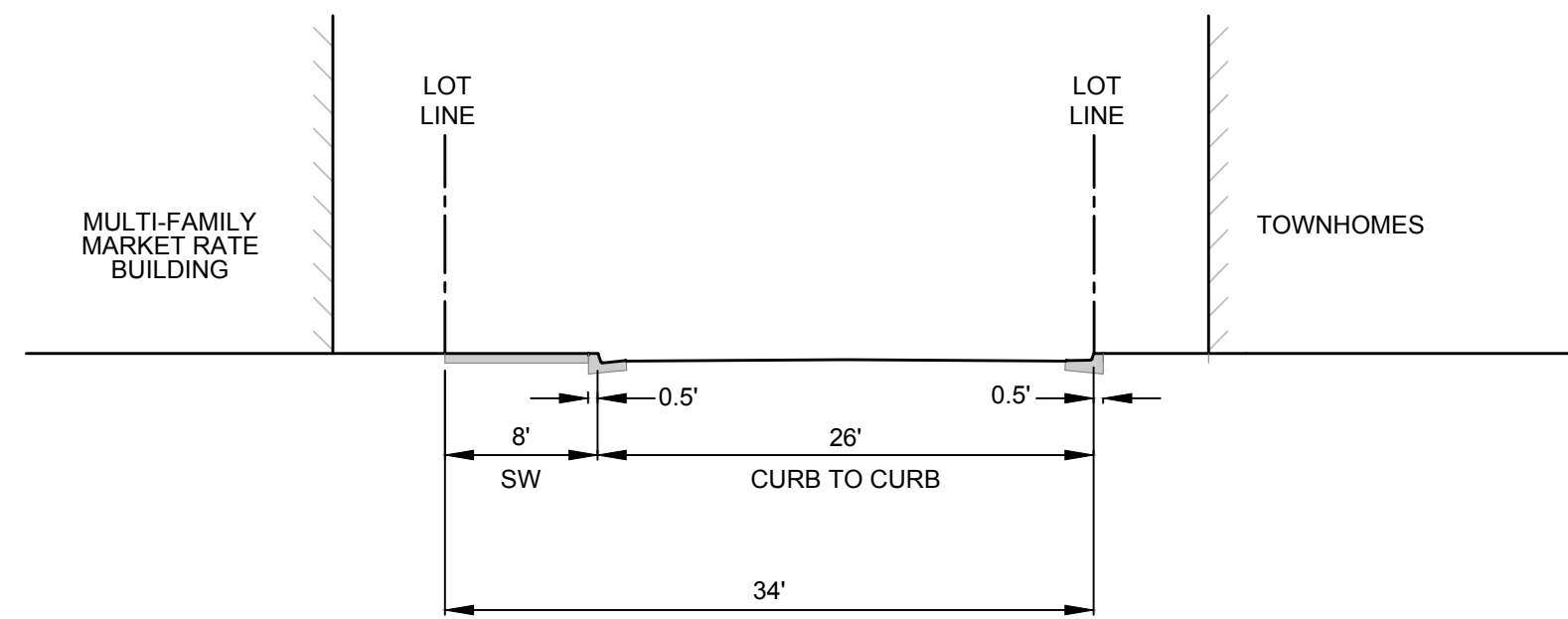




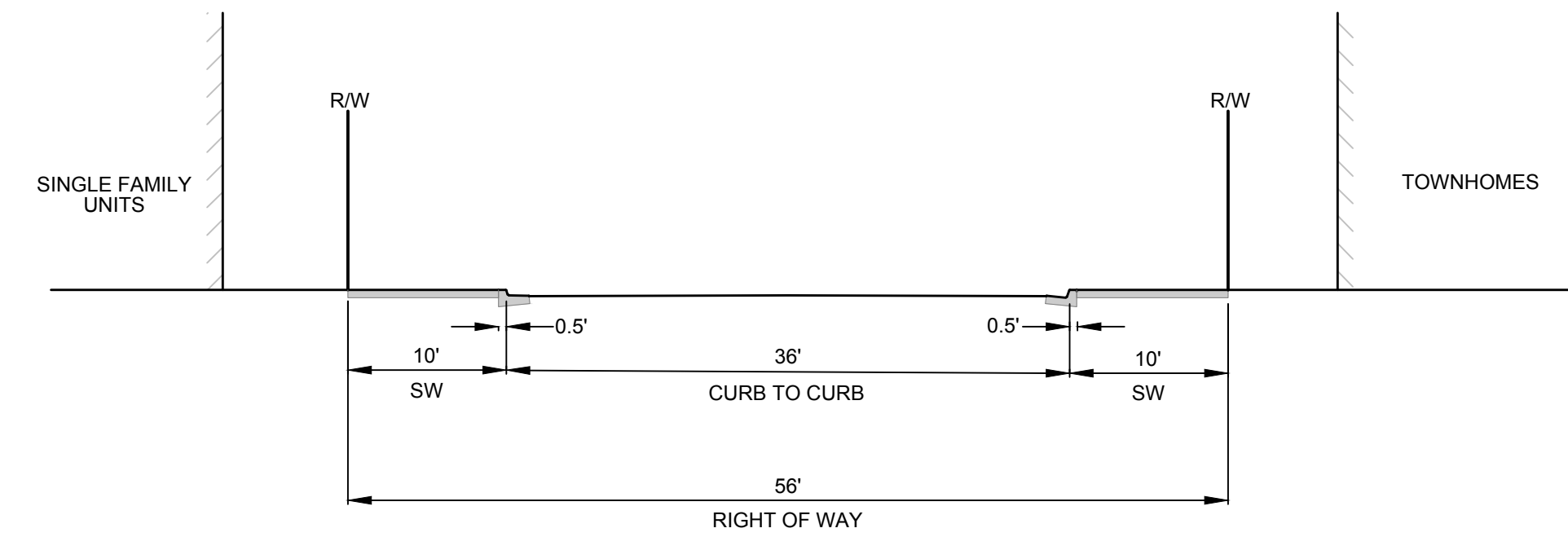
G BERNARD DRIVE PROPOSED PUBLIC STREET



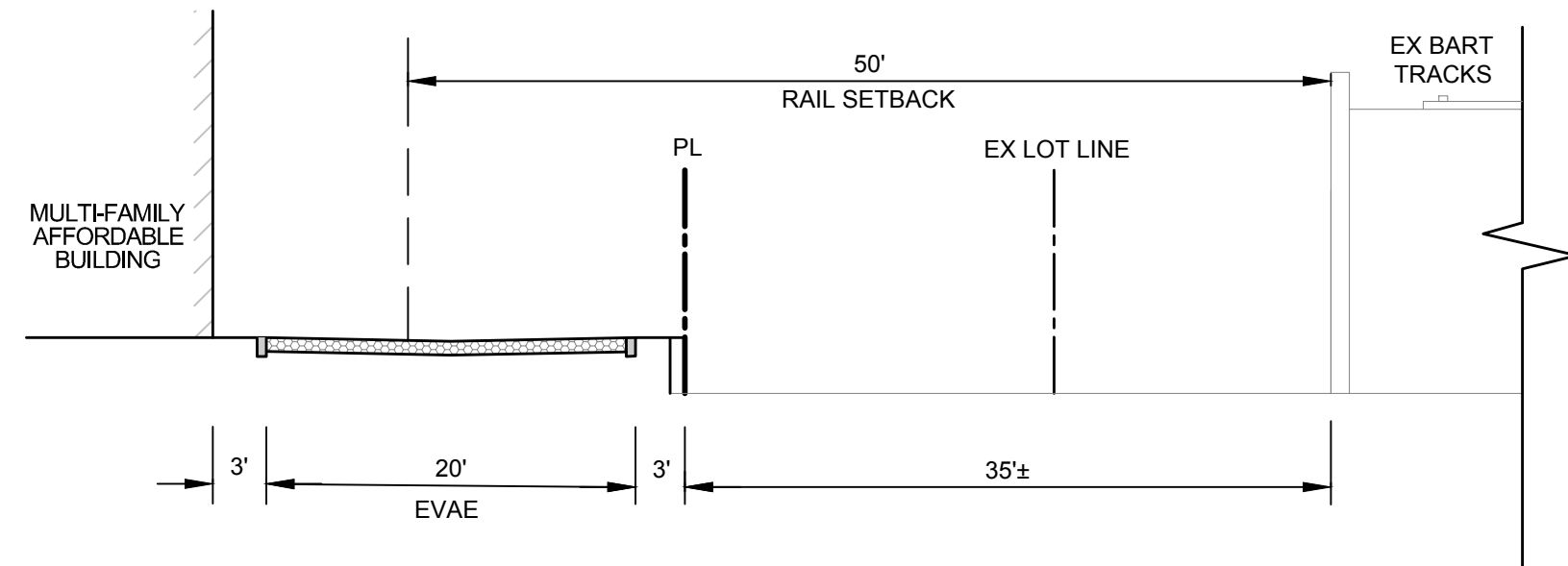
I BERRYESSA ROAD



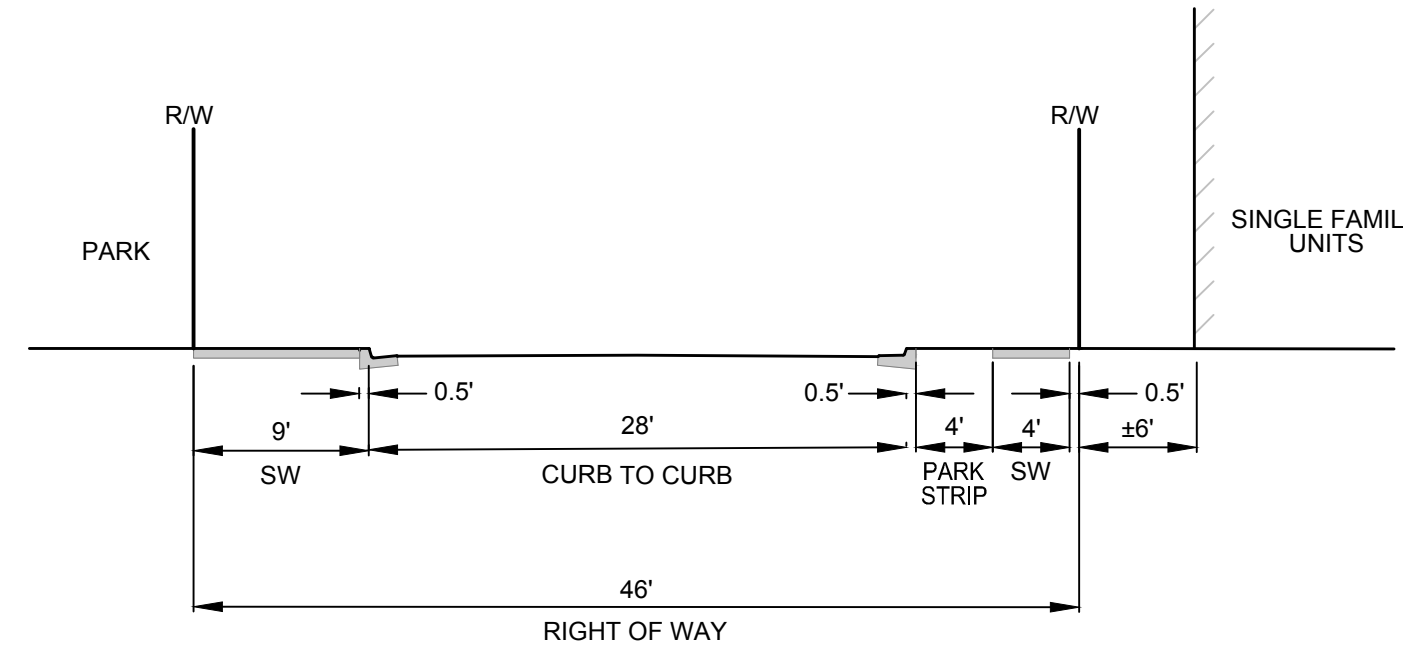
F PERLO DRIVE PROPOSED PRIVATE STREET



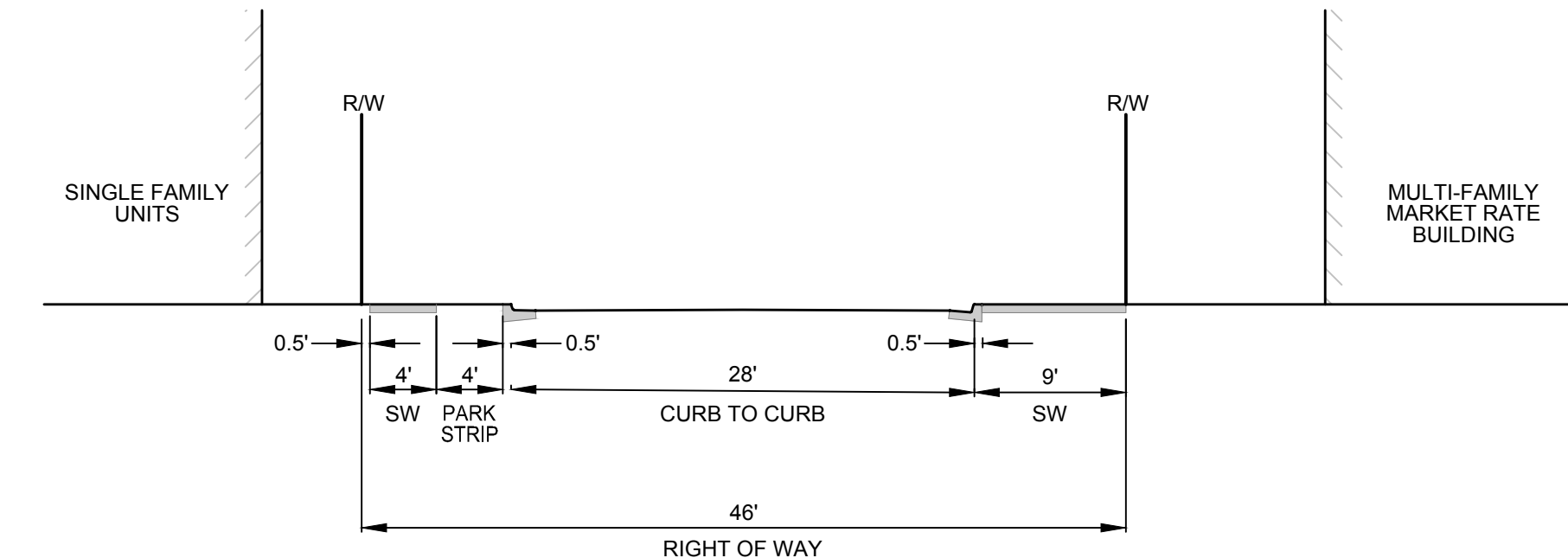
C MERCADO WAY PROPOSED PUBLIC STREET



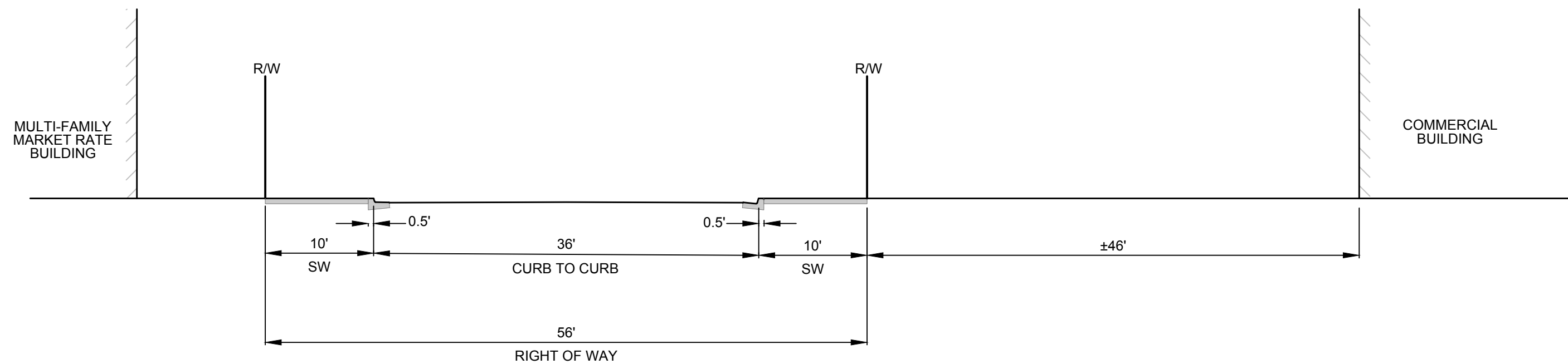
H EVA ROAD



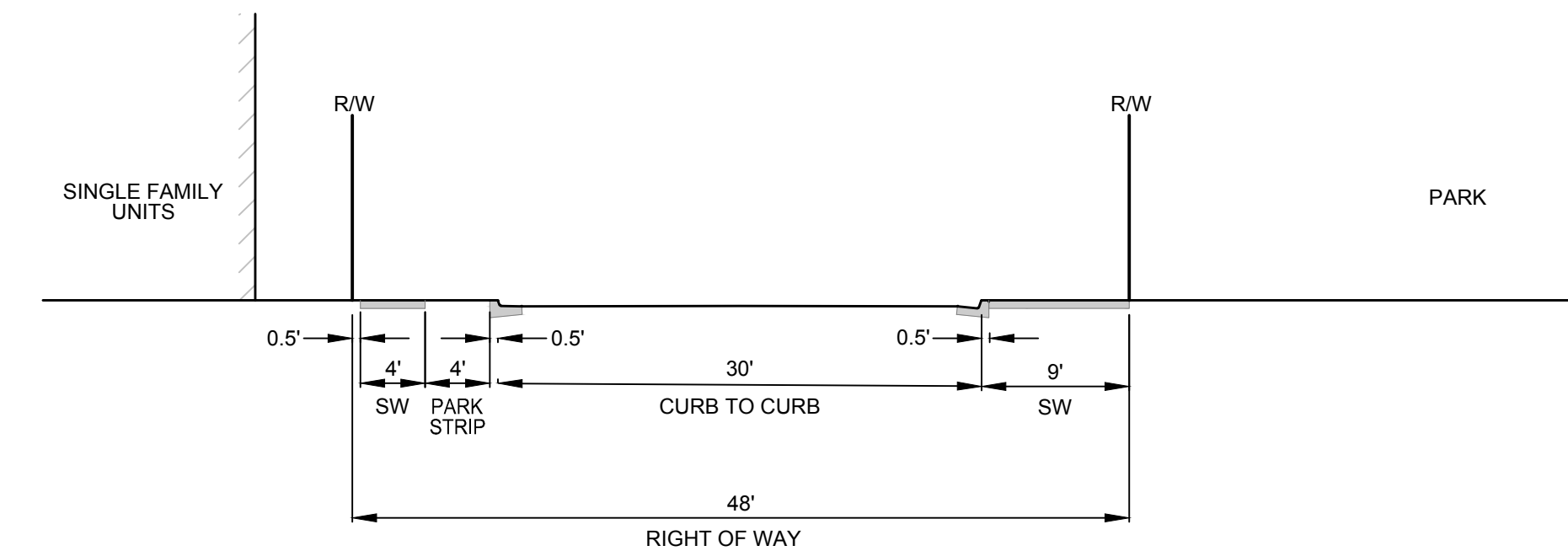
E PERLO DRIVE PROPOSED PUBLIC STREET



B SHORE DRIVE PROPOSED PUBLIC STREET



D DE ROME DRIVE PROPOSED PUBLIC STREET



A SHORE DRIVE PROPOSED PUBLIC STREET





Consultant:



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

Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008
OVERALL GRADING PLAN

Date: 06/11/25
Scale: 1" = 50'
Drawn by: AV
Job #: 5221.40
Sheet

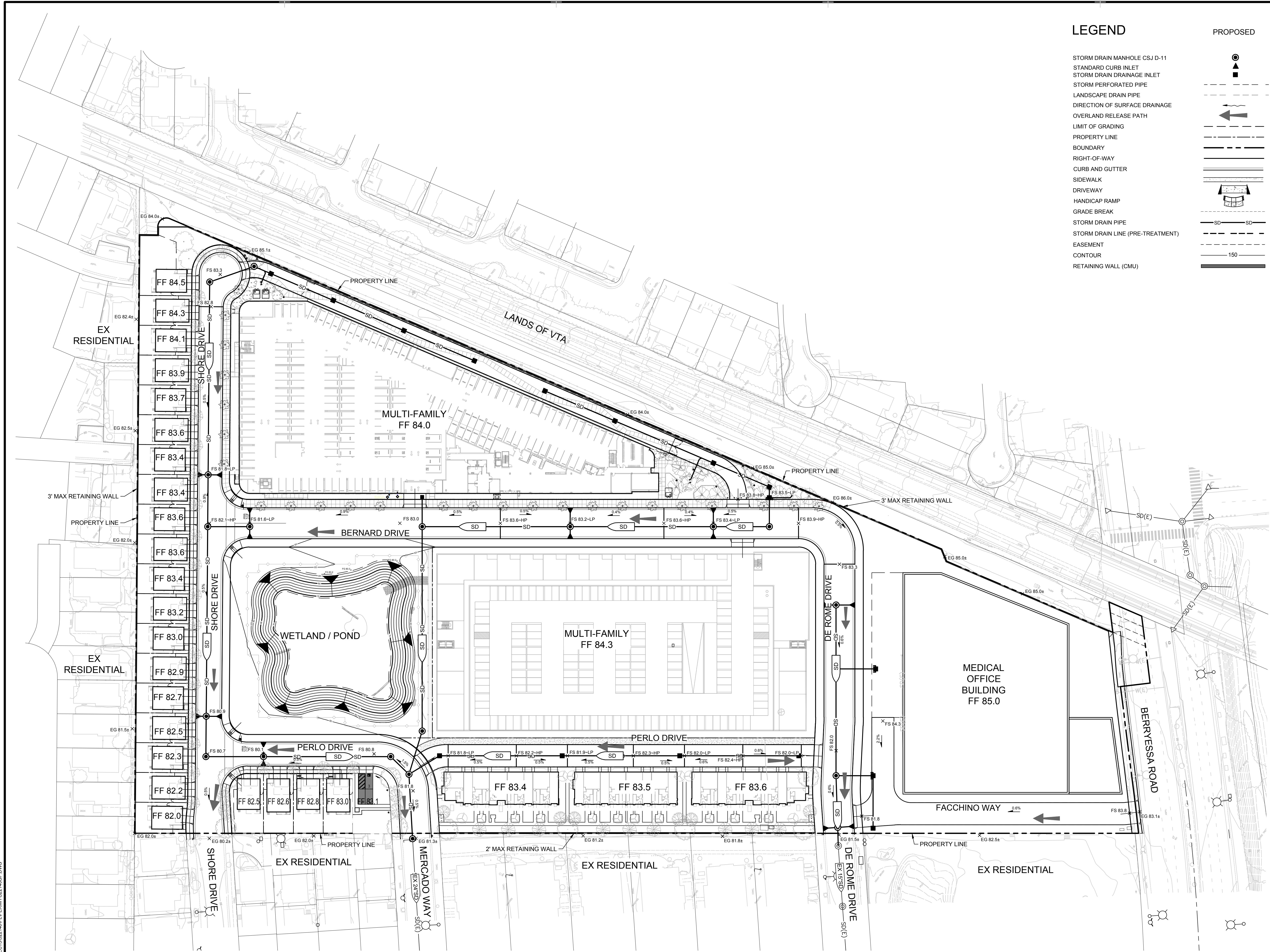
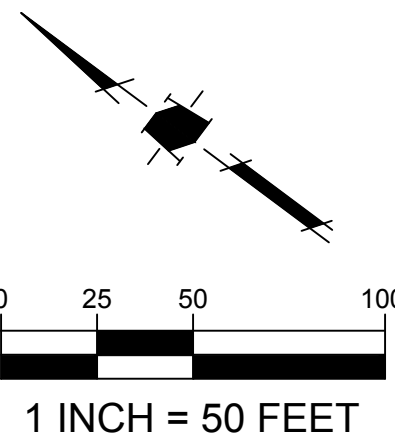
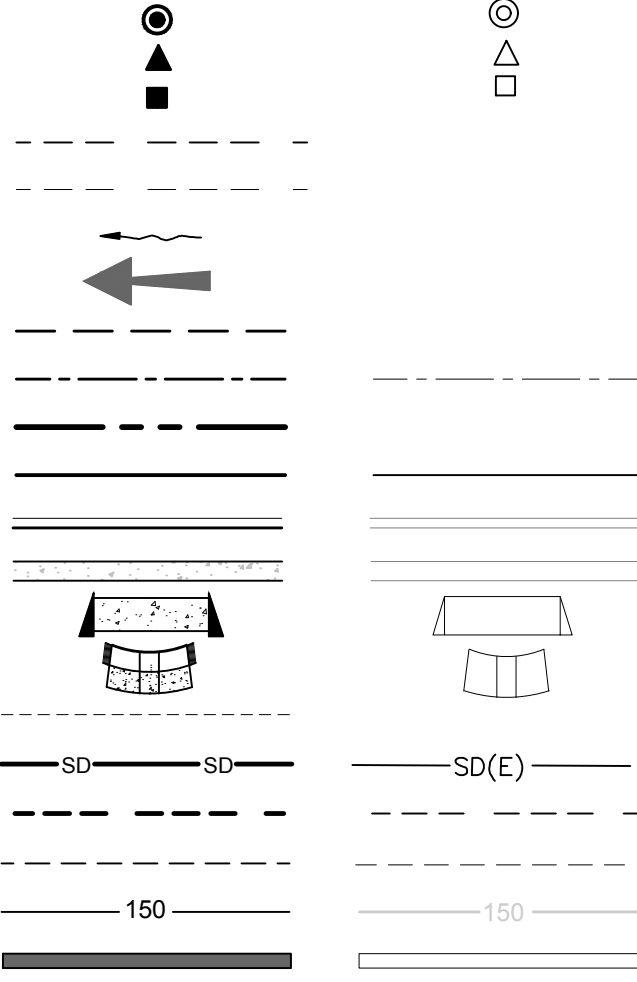
C3.0

LEGEND

- STORM DRAIN MANHOLE CSJ D-11
- STANDARD CURB INLET
- STORM DRAIN DRAINAGE INLET
- STORM PERFORATED PIPE
- LANDSCAPE DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE
- OVERLAND RELEASE PATH
- LIMIT OF GRADING
- PROPERTY LINE
- BOUNDARY
- RIGHT-OF-WAY
- CURB AND GUTTER
- SIDEWALK
- DRIVEWAY
- HANDICAP RAMP
- GRADE BREAK
- STORM DRAIN PIPE
- STORM DRAIN LINE (PRE-TREATMENT)
- EASEMENT
- CONTOUR
- RETAINING WALL (CMU)

PROPOSED

EXISTING



S:\PROJECTS\252140\PL\PERMIT\522140GP.DWG

PLOTTED: 6/11/2025 9:59 AM

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
RIGHT OF WAY
EASEMENT

CURB AND GUTTER

SIDEWALK

SANITARY SEWER

SANITARY SEWER CLEAN OUT

SANITARY SEWER MANHOLE

STORM DRAIN LINE

STORM DRAIN MANHOLE

STORM DRAIN BUBBLER

STORM DRAIN DRAINAGE INLET

ROOF DOWNSPOUT

STORM DRAIN CURB INLET

WATER MAIN

WATER METER

WATER VALVE

WATER MONITORING WELL

FIRE WATER

FIRE HYDRANTS

BACK FLOW PREVENTER

OVERHEAD ELECTRICAL WIRE

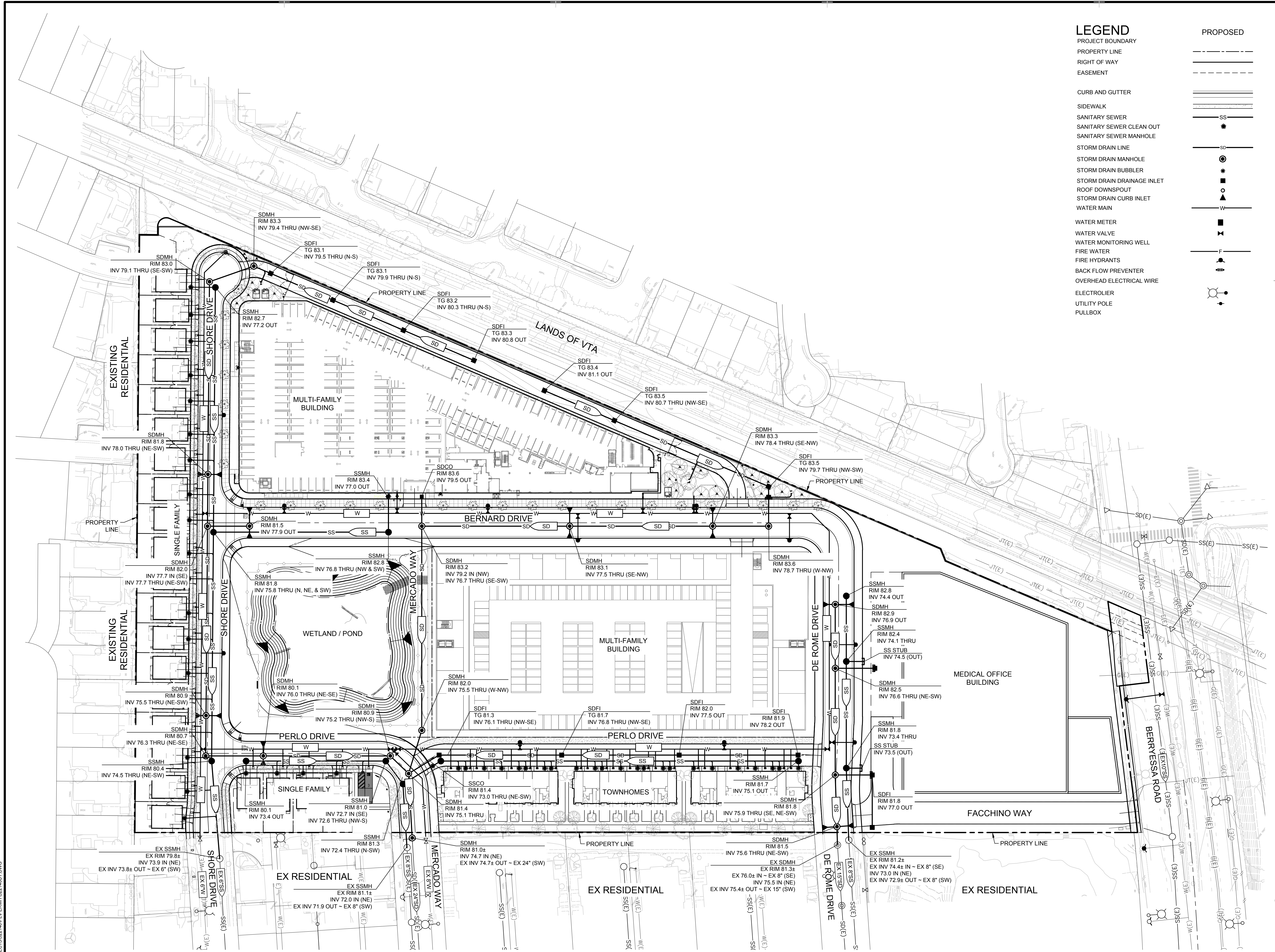
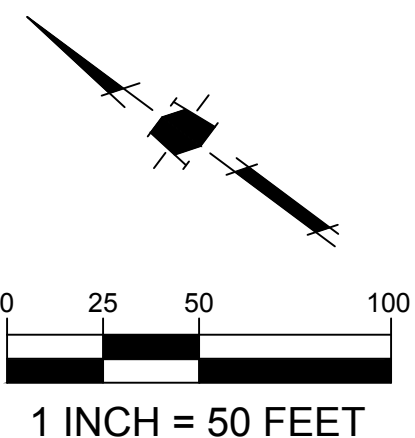
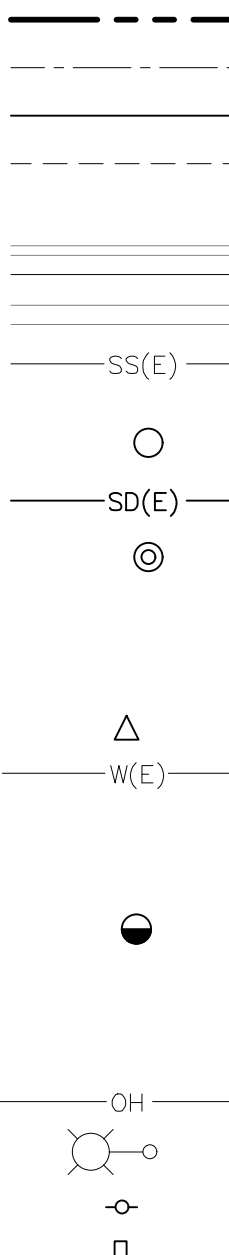
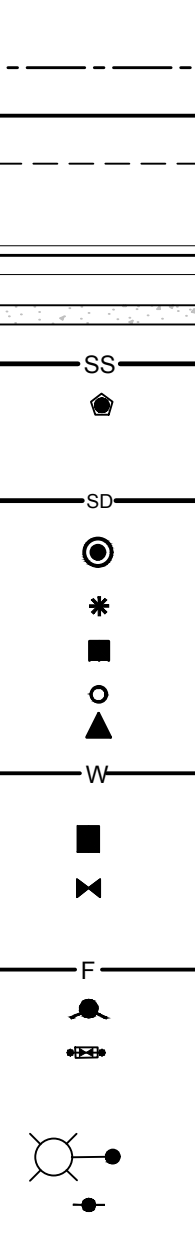
ELECTROLIER

UTILITY POLE

PULLBOX

PROPOSED

EXISTING



LEGEND

PROJECT BOUNDARY

DRAINAGE MANAGEMENT AREA

PUBLIC REGIONAL STORMWATER QUALITY FACILITY* (SEE SECTION DETAILS, SIZING CALCULATIONS, SHEETS 5.1 AND 5.2)

DIVERSION MANHOLE / SUBMERGED PUMP & FORCE MAIN

*SIZE OF THE REGIONAL BIOTREATMENT FACILITY DEPICTED ON THIS PLAN IS APPROXIMATE - ACTUAL SIZE AND DIMENSIONS MAY VARY.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C-3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoeca.gov/index.aspx?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

PROJECT SITE INFORMATION:

- SOILS TYPE: SILT LOAM
- GROUND WATER DEPTH: 0'-10"
- NAME OF RECEIVING BODY: COYOTE CREEK
- FLOOD ZONE: D, AH, AE
- FLOOD ELEVATION (IF APPLICABLE): UNKNOWN, 82', 71'-74"

STANDARD STORMWATER CONTROL NOTES:

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

2. AREA DATA

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

2.b Total area of site: 75.93 acres

2.c Total area of site that will be disturbed¹: 72.34 acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA ²	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is ³ sq. ft.	Existing IA Replaced with IA ⁴ sq. ft.	New IA Created ⁴ sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total onsite IA	d.2 2,731,100	d.2	d.3 1,941,910	d.4	d.5 (d.2+d.3+d.4) 1,941,910
Total off-site IA ²	d.6 172,397	d.7	d.8 172,397	d.9 393,444	d.10 (d.7+d.8+d.9) 565,841
Total project IA	d.11 (d.1+d.6) 2,903,496	d.12 (d.2 +d.7)	d.13 (d.3+d.8) 2,114,307	d.14 (d.4+d.9) 393,444	d.15 (d.5+d.10) 2,507,751
Total New and Replaced IA			d.16 (d.13+d.14) 2,507,751		
Percent Replacement of onsite IA in Redevelopment Projects (d.13+d.11) x 100:					d.17.82 %
2.e PERVIOUS AREAS - PA ⁵	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total on-site PA	e.1 247,776				e.2 643,521
Total off-site PA	e.3				e.4
Total PA ⁵	e.5 (e.1+e.3) 247,834				e.6 (e.2+e.4) 643,521
2.f Total Area (IA + PA)	f.1 (d.11+e.5) 3,151,272				f.2 (d.15+e.6) 3,151,272

continued>

San José Permit Center 408-535-3555 San José City Hall, 200 E. Santa Clara St., San José, CA 95113 www.sanjoeca.gov/planning

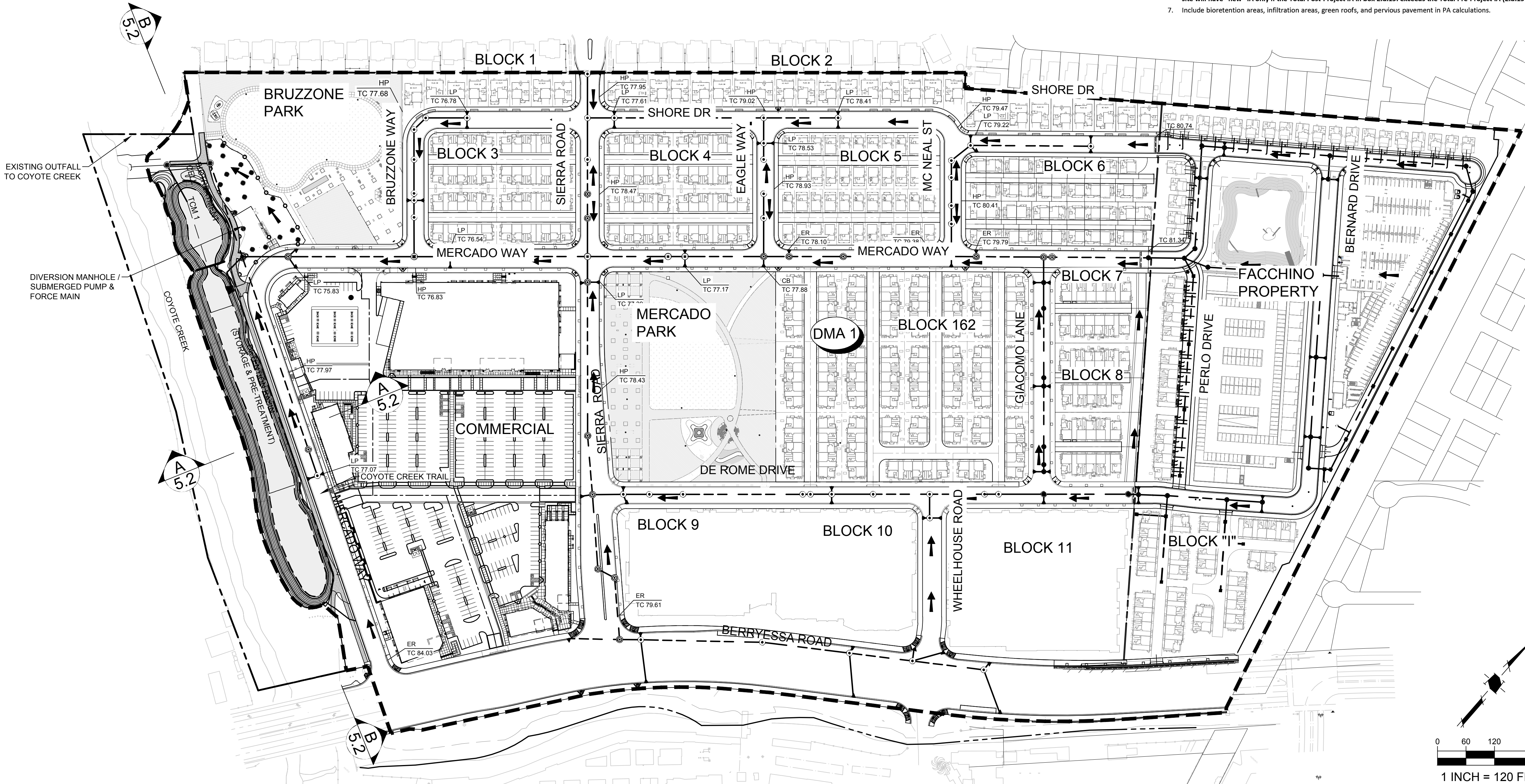
FOOTNOTES

- Per the State Construction General Permit, construction activity that includes, but is not limited to, clearing, grading, excavation, stockpiling, and demolition activities that expose or disturb soil.
- Include all sidewalks and other parts of the public Right-of-Way (e.g., roads, bike lanes, curbs, ramps, etc.) included in the project footprint for all cells in this row. Note that gravel is considered an impervious surface.
- Per the State Construction General Permit, construction activity that includes, but is not limited to, clearing, grading, excavation, stockpiling, and demolition activities that expose or disturb soil.
- Include sidewalks and other parts of the public Right-of-Way (e.g., roads, bike lanes, curbs, ramps, etc.) included in the project footprint for all cells in this row. Note that gravel is considered an impervious surface.
- "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurryseal/grind that doesn't disturb down to top of base) is considered "retained."
- The "replaced" and "new" IA in boxes 2.d.3. and 2.d.4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. A site will have "new" IA only if the Total Post-Project IA in box 2.d.15. exceeds the Total Pre-Project IA (2.d.15 - 2.d.11 = 2.d.14).
- Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

TREATMENT CONTROL MEASURE SUMMARY TABLE																	
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided
1	1	Onsite	Bioretention lined* w/ underdrain	LID	3. Flow-Volume Combo	3,151,272	2,507,751	643,521	N/A	100.00%	7,016	7,200	6	4	See Comments	N/A	N/A
Totals:						3,151,272	2,507,751	643,521	0	100.00%							

Footnotes:

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



Agency Approval:



Consultant:



Revision Schedule:

#	Description	Date
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BERRYESSA FAMILY APTS.
1655 BERRYESSA RD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008
STORMWATER CONTROL PLAN

Date: 06/11/25
Scale: NOT TO SCALE
Drawn by: RH
Job #: 5221.40
Sheet

C5.0

Consultant:



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1655 BERRYESSA RD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008

STORMWATER CONTROL PLAN

Date: 06/11/25

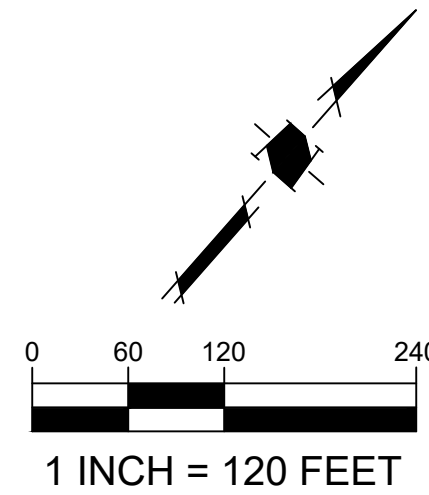
Scale: NOT TO SCALE

Drawn by: RH

Job #: 5221.40

Sheet

C5.1



LEGEND

DRAINAGE BOUNDARY

PERVIOUS AREA

IMPERVIOUS AREA

C3 Treatment Flow Calculation

The flow to the biotreatment cell is through a 4-inch orifice plate from the detention basin that is 6 inches off the ground. Using the stage storage curve developed from the as-built condition of the detention basin (Attachment 2) and the orifice equation for flow, we calculated the flow out through the orifice using the orifice equation shown below. Table 1 depicts the basin stage-storage-discharge curve.

Where:

C – orifice coefficient 0.62
A – area of orifice in ft²
G – gravity 32.17 ft/s²
h – head (or stage) in ft

$$Q_{orifice} = CA\sqrt{2gh}$$

Table 1. Pretreatment Detention Basin Stage Storage Discharge

Elevation (ft)	Stage (ft)	Storage (acre-ft)	Discharge (cfs)
72	0	0	0
72.5	0.50	0.05	0.000
73	1.00	0.23	0.307
73.5	1.50	0.59	0.434
74	2.00	0.98	0.532
74.5	2.50	1.49	0.614
75	3.00	2.02	0.686
75.5	3.50	2.58	0.752
76	4.00	3.18	0.812
76.1	4.13	3.30	0.823
76.2	4.25	3.43	0.846

At the stage of 4.13 feet in the detention basin, the storage volume is 3.3 acre-ft. The peak discharge at this stage is 0.823 cfs. We then calculated the flow rate capacity of the biotreatment cell based on the surface area of the soils assuming the 5 inches per hour infiltration rate for biotreatment soils. The equation below shows how the treatment rate of the biotreatment area is calculated.

$$Q_{bio} = A_{bio} \times I_{soil} = 7,200 \text{ ft}^2 \times 5 \frac{\text{in}}{\text{hr}} \times \frac{1 \text{ hr}}{3600 \text{ s}} \times \frac{1 \text{ ft}}{12 \text{ in}} = 0.83 \frac{\text{ft}^3}{\text{s}}$$

Based on the above equation, the capacity of the biotreatment cell exceeds the inflow rate from the detention basin, therefore, the maximum water quality volume that can be stored and treatment to meet C3 requirements is 3.3 acre-ft.

Water Quality Volume Calculations

Using the combination flow and volume method, the maximum impervious area is determined that requires 3.3 acre-ft or less of treatment. Based on this water quality treatment volume, a development with 2,800,000 square feet of impervious can be treated by the constructed treatment system. These calculations can be viewed in Attachment 2.

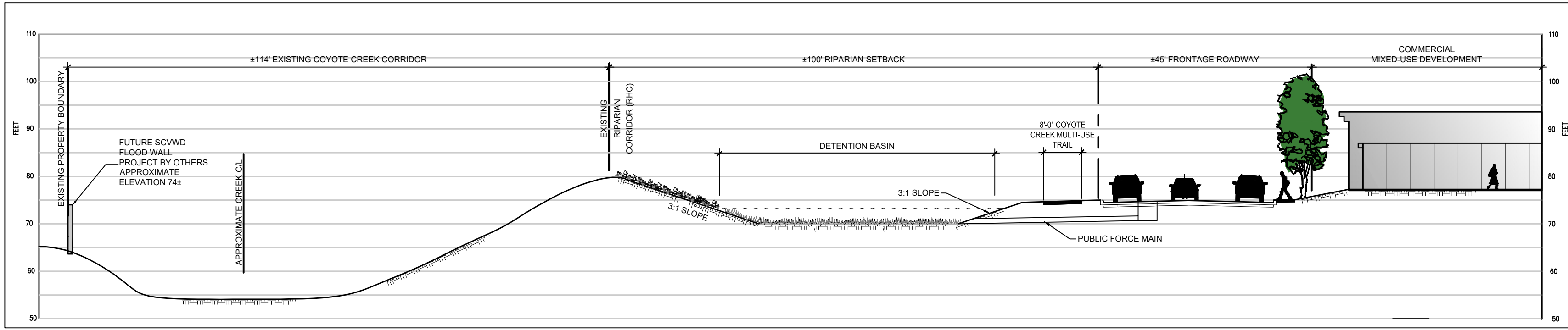
Summary

Based on the impervious area shown in Attachment 2 and the above water quality volume and flow calculations, the existing pre-treatment detention basin and biotreatment cell are sized adequately to detain and treat the runoff from up to 2,800,000 square feet of impervious area and meet the C3 water quality treatment requirements under the MRP. This is 88% impervious of the proposed development.

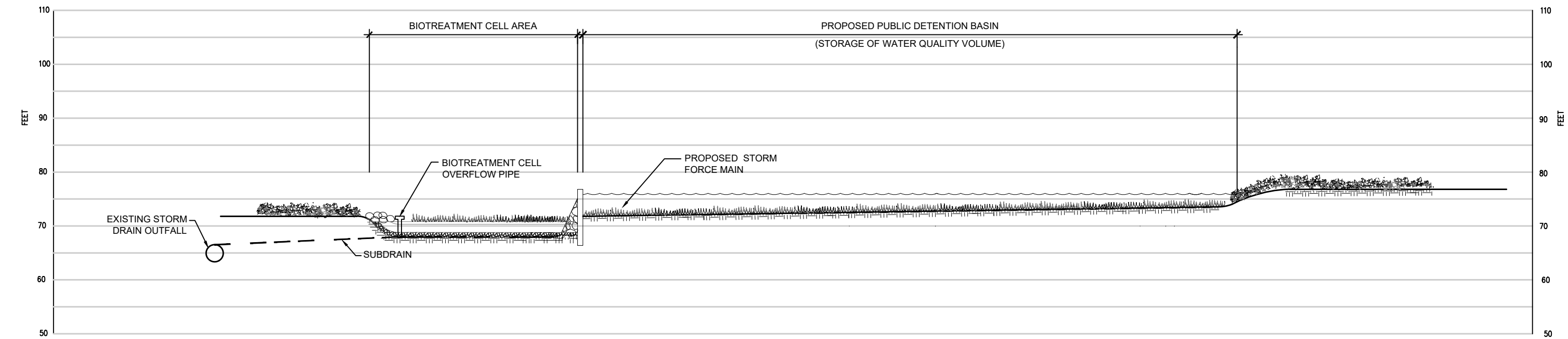
Worksheet for Calculating the Combination Flow and Volume Method

1.0 Project Information			
1-1 Project Name:	Flea Market North		
1-2 City application ID:	HMH		
1-3 Site Address or APN:			
1-4 Tract or Parcel Map No.:	14.8		
1-5 Site Mean Annual Precip. (MAP):	14.8		
1-6 Applicable Rain Gauge:	San Jose Airport (SCVURPPP)		
MAP adjustment factor is automatically calculated as: 1.06			
[The "Site Mean Annual Precipitation (MAP)" is divided by the MAP for the applicable rain gauge, shown in Table 5.2, below.]			
2.0 Calculate Percentage of Impervious Surface for Drainage Management Area (DMA)			
2-1 Name of DMA:	Scenario 1		
For items 2-2 and 2-3, enter the areas in square feet for each type of surface within the DMA.			
Type of Surface	Area of surface type within DMA (sq. ft.)	Adjust Pervious Surface	Effective Impervious Area
2-2 Impervious Surface	2,800,000	1.0	2,800,000
2-3 Pervious Surface*	351,272	0.1	35,127
Total DMA Area (square feet) =		3,151,272	
Total Effective Impervious Area (EIA)		2,835,127	
3.0 Calculate Unit Basin Storage Volume in Inches			
Table 5.2: Unit Basin Storage Volumes (in inches) for 80 Percent Capture Using 48-Hour Draindowns			
Applicable Rain Gauge	Mean Annual Precipitation (in)	Unit Basin Storage Volume (in) for Applicable Rainfall Coefficients	
San Jose Airport (SCVURPPP)	13.9	0.58	
Palo Alto (SCVURPPP)	13.9	0.58	
Palo Alto (SCVURPPP)	14.6	0.58	
Chico (SCVURPPP)	18.1	1.00	
Morgan Hill (SCVURPPP)	19.5	1.00	
San Jose (SCVURPPP)	19.5	1.00	
La Honda (SCVURPPP)	24.4	0.98	
Half Moon Bay (SCVURPPP)	25.02	0.92	
San Francisco (SCVURPPP)	25.1	0.72	
San Francisco Airport (SCVURPPP)	20.1	0.85	
San Francisco (SCVURPPP)	19.3	0.72	
Oakland Airport (SCVURPPP)	18.35	1.00	
Unit basin storage volume from Table 5.2: 0.58			
Adjusted unit basin storage volume: 0.62			
Required Capture Volume (in cubic feet): 145,904			
Cubic feet			
4.0 Calculate the Duration of the Rain Event			
4-1 Rainfall intensity:	0.2 inches per hour		
4-2 Divide item 3-2 by item 4-1:	3.09 Hours of Rain Event Duration		
5.0 Preliminary Estimate of Surface Area of Treatment Measure			
5-1 4% of DMA impervious surface:	113,405 Square feet		
5-2 Area 25% smaller than item 5-1:	85,054 Square feet		
5-3 Volume of treated runoff for area in item 5-2:	109,428 Cubic feet (item 5-2 * 5 inches per hour * 1/12 * item 4-2)		
6.0 Initial Adjustment of Depth of Surface Ponding Area			
6-1 Subtract item 5-3 from item 3-3:	36,476 Cubic feet (Amount of runoff to be stored in ponding area)		
6-2 Divide item 6-1 by item 5-2:	0.4 Feet (Depth of stored runoff in surface ponding area)		
6-3 Convert item 6-2 from ft to inches:	5.11 Inches (Depth of stored runoff in surface ponding area)		
6-4 If ponding depth in item 6-3 meets your target depth of 6"-12", then item 7-1 is equal to item 5-2. If not, continue to Step 7-1.			
7.0 Optimize Size of Treatment Measure			
7-1 Enter actual treatment area larger or smaller than item 5-2 based off plans:	60000 Sq.ft. (enter larger area if you need less ponding depth; smaller for more depth.)		
7-2 Volume of treated runoff for area in item 7-1:	77,194 Cubic feet (item 7-1 * 5 inches per hour * 1/12 * item 4-2)		
7-3 Subtract item 7-2 from item 3-3:	68,709 Cubic feet (Amount of runoff to be stored in ponding area)		
7-4 Divide item 7-3 by item 7-1:	1.15 Feet (Depth of stored runoff in surface ponding area)		
7-5 Convert item 7-4 from feet to inches:	13.74 Inches (Depth of stored runoff in surface ponding area)		
If the ponding depth in item 7-5 meets target, stop here. If not, repeat Steps 7.1 through 7.5 until you obtain target depth. If the slope of the drainage area > 1%, then 11" will be the max ponding depth (slopes > 1% will increase the ponding depth by 0.2 inches).			

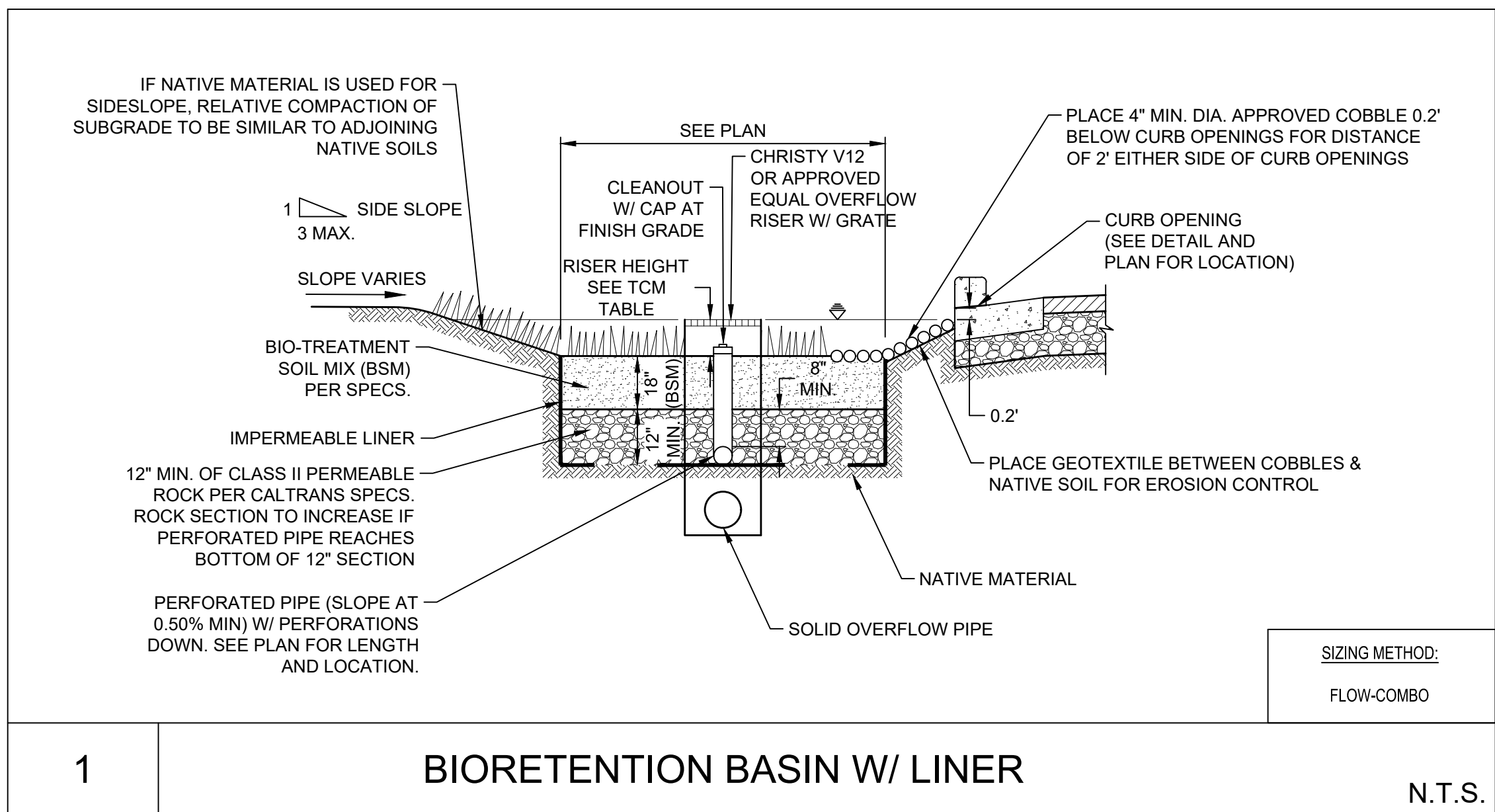
Impervious & Pervious Surface Calculations - North Village (Full Build-out)						
Area	Drainage Area (s.f.)	Roof(s.f.)	Private Street(s.f.)	Patio/Walkway/Driveway(s.f.)	Parking(s.f.)	Pervious Area(s.f.)
Block 1	27,202	11,176		5,971		10,055
Block 2	86,440	36,540		19,669		30,231
Block 3	81,714	39,895	16,476	13,261		12,082
Block 4	81,793	39,895	16,476	13,340		12,082
Block 5	86,491	32,422	13,566	25,182		15,321
Block 6	80,151	31,083	15,746	18,464		14,858
Block 7 & 8	92,546	15,719	9,605	52,316		14,906
Block 9 & 10 & 11	289,513	236,821		31,736		20,956
Block 162	251,401	108,157	50,578	49,585		43,081
Facchino	408,519	260,110	46,993	19,653		81,763
Commercial	407,788	100,905		7,479	252,478	46,926
Bruzzone park	147,249					107,568
Mercado Park	156,796			59,411		97,385
Public Street	565,841					
Berryessa Road	242,655					
Detention Basin	92,903					92,902
Facchino Public Park	52,271			8,866		43,405
Total Impervious	2,507,751					
Total Pervious	643,521					
Total Area	3,151,272	912,723	169,440	364,614	252,478	643,521
Imperviousness	79.58%					



SECTION A-A
NTS



SECTION B-B
NTS



OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
MULTIPLE ADDRESS

I.B. PROPERTY OWNER:
MULTIPLE OWNERS

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
CITY OF SAN JOSE

II.B. PHONE NUMBER OF CONTACT:
408-535-3500

II.C. EMAIL:

II.D. ADDRESS:
200 E. SANTA CLARA STREET
SAN JOSE, CA 95113

SITE DESIGN MEASURES

- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
- REDUCE EXISTING IMPERVIOUS SURFACES.
- CREATE NEW PERVIOUS AREAS.
- LANDSCAPING
 - PARKING STALLS.
 - WALKWAYS AND PATIOS.
 - EMERGENCY VEHICLE ACCESS.
 - PRIVATE STREETS AND SIDEWALKS.
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- CLUSTER STRUCTURES/PAVEMENT.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- PARKING:
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.
- PROTECTED RIPARIAN AND WETLAND AREAS/ BUFFERS.

OTHER:

SOURCE CONTROL MEASURES

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - COVERED TRASH/ RECYCLING ENCLOSURES.
 - INTERIOR PARKING STRUCTURES.
 - WASH AREA/ RACKS.
 - COVERED LOADING DOCKS AND MAINTENANCE BAYS.
- SERVICE STATIONS/ FUELING AREAS (MUST INCLUDE ALL FOUR BELOW)
 - GRADE FUELING AREAS TO PREVENT PONDING.
 - USE CONCRETE FOR THE FUEL AREA SURFACE.
 - SEPARATE THE FUELING AREA FROM THE REST OF THE SITE BY A GRADE BREAKS THAT PREVENT RUN-ON.
 - COVER THE FUELING AREAS WITH A CANOPY EXTENDING A MINIMUM OF TEN FEET FROM EACH PUMP.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

TABLE 2 ROUTINE MAINTENANCE ACTIVITIES FOR EXTENDED DETENTION BASINS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	EVALUATE THE HEALTH OF VEGETATION AND REMOVE AND REPLACE ANY DEAD OR DYING PLANTS.	TWICE A YEAR
2	TRIM VEGETATION AT BEGINNING AND END OF WET SEASON.	TWICE A YEAR
3	INSPECT VEGETATION TO PREVENT ESTABLISHMENT OF WOODY VEGETATION AND FOR AESTHETICS AND MOSQUITO CONTROL.	MONTHLY
4	HARVEST VEGETATION ANNUALLY, DURING THE SUMMER.	ANNUALLY
5	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
6	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 ADEQUATELY.	TWICE A YEAR
7	INSPECT FOR STANDING WATER AND CORRECT ANY PROBLEMS THAT PREVENT THE BASIN FROM DRAINING AS DESIGNED.	TWICE A YEAR
8	CONFIRM THAT ANY FENCES AROUND THE FACILITY ARE SECURE.	TWICE A YEAR
9	REMOVE SEDIMENT FROM FOREBAY WHEN THE SEDIMENT LEVEL REACHES THE LEVEL SHOWN ON THE FIXED VERTICAL SEDIMENT MARKER AND DISPOSE OF SEDIMENT PROPERLY.	AS NEEDED
10	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
11	REMOVE ACCUMULATED TRASH AND DEBRIS FROM THE EXTENDED DETENTION BASIN AND DISPOSE OF PROPERLY.	TWICE A YEAR
12	INSPECT EXTENDED DETENTION BASIN USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY, OR AS NEEDED

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ARCHITECTURE

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BERRYESSA FAMILY APTS.

1655 BERRYESSA RD, SAN JOSE, CA 95131

PLANNING FILE: PD25-008

STORMWATER CONTROL PLAN

Date: 06/11/25

Scale: NOT TO SCALE

Drawn by: RH

Job #: 5221.40

Sheet

LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
RIGHT-OF-WAY	---
EASEMENT	---
150' MAX HOSE PULL	---
WATER LINE (E)	---
WATER LINE (P)	---
FIRE WATER LINE	---
FIRE HYDRANT (E)	---
FIRE HYDRANT (P)	---
FIRE DEPARTMENT CONNECTION	---
RED CURB ("FIRE LANE-NO PARKING")	---
AERIAL ACCESS	---

30°/50' TURNING RADIUS

NOTES

1. FIRE ACCESS SHALL HAVE AN APPROVED ALL WEATHER SURFACE.
2. FIRE ACCESS SHALL BE AT LEAST 20 FEET WIDE.
3. FIRE ACCESS SHALL HAVE A MINIMUM OF 13 FEET 6 INCHES VERTICAL CLEARANCE.
4. INSIDE TURNING RADIUS OF FIRE ACCESS SHALL BE 30 FEET MINIMUM. OUTSIDE TURNING RADIUS SHALL BE 50 FEET MINIMUM.
5. THE MAXIMUM GRADE OF THE FIRE ACCESS SHALL BE 10%.
6. ROADS AND AVENUES THAT ARE 20 TO LESS THAN 26 FEET WIDE, MEASURED FACE-OF-CURB TO FACE-OF-CURB, SHALL HAVE CURBS ON BOTH SIDES PAINTED AND MARKED.
7. ROADS AND AVENUES 26 TO LESS THAN 32 FEET WIDE, MEASURED FACE-OF-CURB TO FACE-OF-CURB, SHALL HAVE ONE CURB PAINTED AND MARKED.

BLOCK A & B

2256-2588 SF SINGLE FAMILY HOMES, TYPE VB
1,500 GPM REQUIRED, 1 HYDRANT @ 600' SPACING

BLOCK C

13,392-14,394 SF TOWNHOMES, TYPE VB, R-2
2,438 GPM REQUIRED, 3 HYDRANT @ 400' SPACING

BLOCK D/H

Percentage of building IA (Garage-OH) = 73,902/349,210 x 100 = 21.2%; IIIA (Residential-LH) = 275,308/349,210 x 100 = 78.8%

Fire flow per construction type is Type IA (OH) at 349,210 square feet = 6,000 gpm (25% reduction allowed By SJFD for OH) = 4,500 gpm; Type IIIA (LH) at 349,210 square feet = 6,000 gpm (50% reduction allowed By SJFD for LH) = 3,000 gpm

Therefore 0.212 (4,500 gpm) + 0.788 (3,000 gpm) = 3,318 gpm = Approximately 3,500 gpm (Round up based on SJFD fire flow policy) is the required Fire Flow for this project.

However: The Fire Flow Duration, Hydrant Locations and Distribution are to be based on the full Fire Flow required per Table B105.1(3) from SJMuni Code 17.12 Part 13.

Therefore 0.212 (6,000 gpm) + 0.788 (6,000 gpm) = 6,000 gpm

Based upon 6,000 gpm Fire Flow (based on non-sprinklered fire flow value) from Table B105.1(3) from SJMuni Code 17.12 Part 13, there needs to be a minimum of 6 hydrants with an average spacing of 250 ft for the duration of 4 hours. The frontage distance based on the 6,000 gpm flow requirement is 150 feet. Although only 3,500 gpm is being required, each (any) hydrant shall be capable of delivering at least 1,000 gpm at 20 psi on its own.

See SJFD Fire Flow and Hydrant Chart for reference

BLOCK F/G

PERCENTAGE OF BUILDING:
IA (GARAGE-OH) = 123,932 / 548,162 X 100 = 22.6%
IIIA (RESIDENTIAL- LH) = 424,230 / 548,162 X 100 = 77.4%

FIRE FLOW PER CONSTRUCTION TYPE IS TYPE IA (OH) AT 548,162 SQUARE FEET = 6000 (25% REDUCTION ALLOWED BY SJFD FOR OH) = 4,500 GPM

TYPE IIIA (LH) AT 548,162 SQUARE FEET = 6,000 GPM (50% REDUCTION ALLOWED BY SJFD FOR LH) = 3,000 GPM

THEREFOR .226 (4,500 GPM) + .774 (3,000 GPM) = 3,339 GPM = APPROXIMATELY 3,500 GPM (ROUND UP BASED ON SJFD FIRE FLOW POLICY) IS THE REQUIRED FIRE FLOW FOR THIS PROJECT.

HOWEVER: THE FIRE FLOW DURATION, HYDRANT LOCATIONS AND DISTRIBUTION ARE TO BE BASED ON THE FULL FIRE FLOW REQUIRED BY TABLE B105.1(3) FROM SJMUNI CODE 17.12 PART 13.

THEREFOR .226 (6,000 GPM) + .774 (6,000 GPM) = 6,000 GPM

BASED UPON 6,000 GPM FORE FLOW (BASED ON NON-SPRINKLED FIRE FLOW VALUE) FROM TABLE B105.1(3) FROM SJMUNI CODE 17.12 PART 13, THERE NEEDS TO BE A MINIMUM OF 6 HYDRANTS WITH AN AVERAGE SPACING OF 250 FT FOR THE DURATION OF 4 HOURS. THE FRONTAGE DISTANCE BASED ON THE 6,000 GPM FLOW REQUIREMENT IS 150 FEET. ALTHOUGH ONLY 3,500 GPM IS BEING REQUIRED, EACH (ANY) HYDRANT SHALL BE CAPABLE OF DELIVERING AT LEAST 1,000 GPM AT 20 PSI ON ITS OWN.

BLOCK I

5,580-14,394 SF TOWNHOMES, TYPE VB
2,438 GPM REQUIRED, 3 HYDRANTS @ 400' SPACING

ASCHAUER COURT

KREBS COURT

BLOCK D/H (PD25-008)

TYPE IA: 73,902 SF
TYPE IIIA: 275,308 SF
OCCUPANCY: A-3, B, R-2, S-2
66'4" TO ROOF

BLOCK F/G

TYPE IA: 123,932 SF
TYPE IIIA: 424,230 SF
65' TO ROOF

BLOCK B (PD21-009)

2256-2588 SF, TYPE VB

BLOCK C (PD21-009)

14,394 SF, TYPE VB, R-2

13,392 SF, TYPE VB, R-2

14,394 SF, TYPE VB, R-2

8 UNITS
TYPE VB, R-2
13,392 SF

3 UNITS
TYPE VB, R-2
5,580 SF

8 UNITS
TYPE VB, R-2
13,392 SF

3 UNITS
TYPE VB, R-2
5,580 SF

8 UNITS
TYPE VB, R-2
13,392 SF

8 UNITS
TYPE VB, R-2
14,394 SF

8 UNITS
TYPE VB, R-2
14,394 SF

8 UNITS
TYPE VB, R-2
14,394 SF

8 UNITS
TYPE VB, R-2
13,392 SF

SEE BLOCK "I" (H24-017) FIRE ACCESS PLAN

LANDS OF VTA

PRIVATE STREET (P)

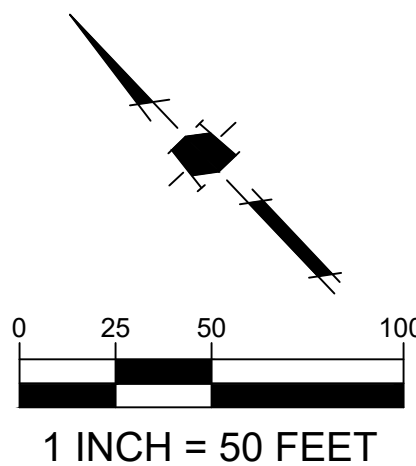
FACCHINO WAY - PRIVATE STREET (P)

BERRYESS ROAD (E)

DE ROME DRIVE (E)

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL



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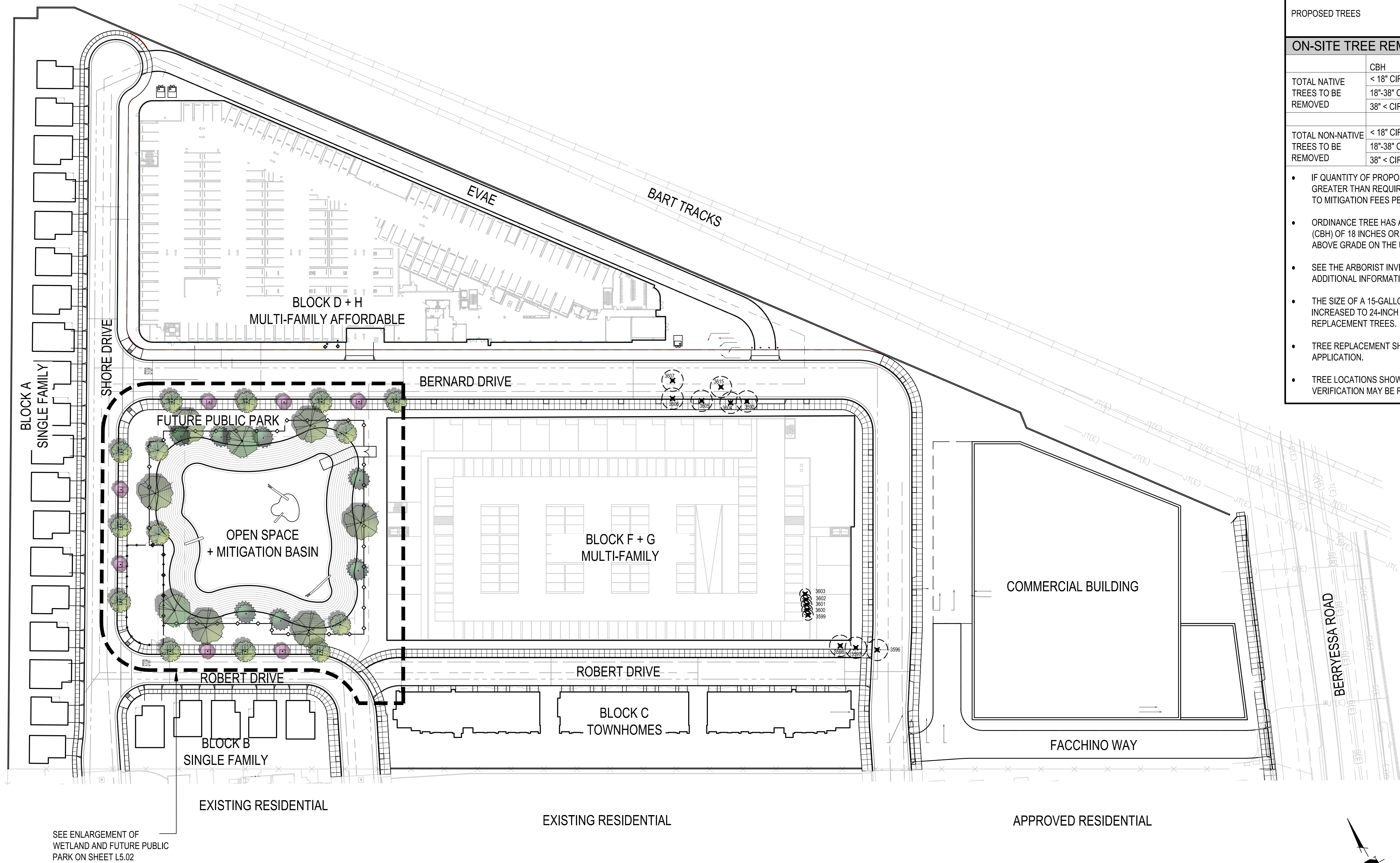
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PLANNING FILE: PD25-008

FIRE ACCESS PLAN

Date: 06/11/25
Scale:
Drawn by:
Job #: 5221.40
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SEE ENLARGEMENT OF
WETLAND AND FUTURE PUBLIC
PARK ON SHEET L5.02

- NOTES:
1. SEE SHEET L5.01 FOR TREE REMOVAL PLAN.
 2. SEE SHEET L5.02 FOR CONCEPTUAL LANDSCAPE PLAN.
 3. SEE SHEET L5.03 FOR PLANTING LEGEND AND NOTES.
 4. SEE SHEET L5.04 FOR CONCEPT IMAGERY.
 5. SEE SHEET L5.05 FOR LANDSCAPE DETAILS.
 6. SEE SHEET L5.06 FOR HYDROZONE PLAN.
 7. SEE SHEET L5.07-L5.08 FOR IRRIGATION DETAILS.
 8. SEE SHEET L5.09 FOR ILLUSTRATIVE WETLAND SECTIONS.

TREE REMOVAL LEGEND

DESCRIPTION SYMBOL

TREE TO BE REMOVED

PROPOSED TREES

ON-SITE TREE REMOVAL TABLE

	CBH	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TOTAL NATIVE TREES TO BE REMOVED	< 18" CIR.	0	1:1 - 15 GALLON	0
	18"-38" CIR.	0	3:1 - 15 GALLON	0
	38" < CIR.	0	5:1 - 15 GALLON	0
TOTAL NON-NATIVE TREES TO BE REMOVED	< 18" CIR.	0	1:1 - 15 GALLON	0
	18"-38" CIR.	9	2:1 - 15 GALLON	18
	38" < CIR.	5	4:1 - 15 GALLON	20

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF SAN JOSE POLICY.
- ORDINANCE TREE HAS A CIRCUMFRENCE BREAST HEIGHT (CBH) OF 18 INCHES OR GREATER. BREAST HEIGHT IS 4'-6" ABOVE GRADE ON THE UPHILL SIDE OF TREE.
- SEE THE ARBORIST INVENTORY DATED 10/29/2018 FOR ADDITIONAL INFORMATION.
- THE SIZE OF A 15-GALLON REPLACEMENT TREE CAN BE INCREASED TO 24-INCH BOX AND COUNT AS TWO REPLACEMENT TREES.
- TREE REPLACEMENT SHALL BE PROPOSED WITH PD PERMIT APPLICATION.
- TREE LOCATIONS SHOWN ARE ESTIMATED LOCATIONS. FIELD VERIFICATION MAY BE REQUIRED.

Agency Approval:



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TREE
REMOVAL
PLAN

Date: 06/11/25

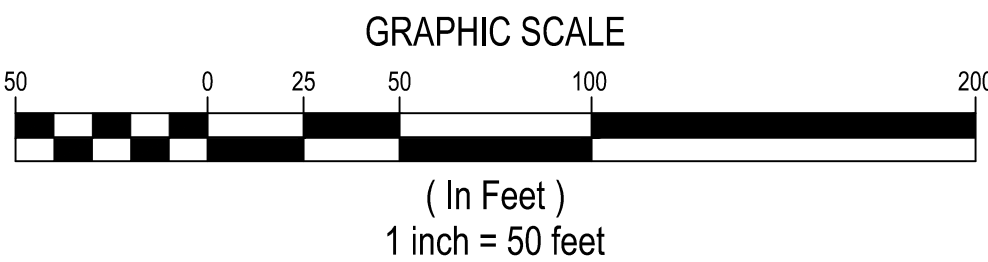
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Job #: 5221.40

Sheet

L5.01



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PLOTTED: 6/11/2025 9:02 AM

CONCEPTUAL PARK PLANTING NARRATIVE

THE CONCEPTUAL PARK PLANTING SCHEME INTENT IS TO UTILIZE BENEFICIAL, SUSTAINABLE, POLLINATOR, RIPARIAN PLANTS THAT BLEND WITH THE WETLAND; FAVORING NATIVES WHILE SUPPLEMENTING WITH ADAPTIVE PLANTS FOR SEASONAL APPEAL. CONCEPTUAL PARK PLANTING SHALL BLEND WITH WETLAND PLANTING COMMUNITY.



- NOTES:
1. SEE SHEET L5.01 FOR TREE REMOVAL PLAN.
 2. SEE SHEET L5.02 FOR LANDSCAPE PLAN.
 3. SEE SHEET L5.03 FOR PLANTING LEGEND AND NOTES.
 4. SEE SHEET L5.04 FOR CONCEPT IMAGERY.
 5. SEE SHEET L5.05 FOR LANDSCAPE DETAILS.
 6. SEE SHEET L5.06 FOR HYDROZONE PLAN.
 7. SEE SHEET L5.07-L5.08 FOR IRRIGATION DETAILS.
 8. SEE SHEET L5.09 FOR ILLUSTRATIVE WETLAND SECTIONS.

WETLAND LANDSCAPE LEGEND	
DESCRIPTION	SYMBOL
DECOMPOSED GRANITE	
CLEAR VIEW FENCE	
CLEAR VIEW GATE	
TOAD HOUSE	
WOOD DUCK NEST BOX	
SAND NESTING	
KINETIC ART SCULPTURE	
WETLAND INTERPRETIVE SIGNAGE	
TREE LEGEND	
BOTANICAL NAME	SYMBOL
AESCULUS CALIFORNIA	
LAGERSTROEMIA INDICA	
POPULUS FREMONTII	
QUERCUS LOBATA	
SALIX LASIOLEPIS	
PARK SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
EPILOBIUM CANUM	
LAVANDULA ANGUSTIFOLIA	
ARCTOSTAPHYLOS 'EMERALD CARPET'	
TOP OF WETLAND SLOPE SHRUB LEGEND	
BOTANICAL NAME	SYMBOL
ARTEMISIA CALIFORNICA	
BACCHARIS PILULARIS 'PIGEON POINT'	
FRANGULA CALIFORNICA	
HETEROMELES ARBUTIFOLIA	
ROSA CALIFORNICA	
SEASONAL WETLAND PLANTINGS LEGEND	
BOTANICAL NAME	SYMBOL
BOLBOSCHOENUS MARITIMUS	
CAREX BARBARAE	
CYPERUS ERAGROSTIS	
SCHOENOPLECTUS ACUTUS	
TYPHA LATIFOLIA	
SEED MIX LEGEND	
BOTANICAL NAME	SYMBOL
UPLAND WETLAND SEED MIX	
SEASONAL WETLAND SEED MIX	
WETLAND BOTTOM SEED MIX	

Agency Approval:



Consultant:



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LANDSCAPE PLAN

Date: 06/11/25
Scale: 1" = 20'
Drawn by: JN
Job #: 5221.40
Sheet

L5.02

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PLANTING PLAN NOTES

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

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

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

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

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

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

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

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

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. CONTRACTOR MUST CONTACT THE CITY OF SAN JOSE ARBORIST AT 408-794-1924 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

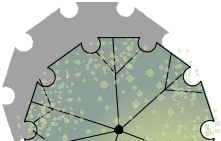
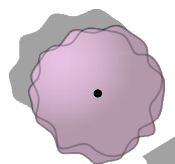
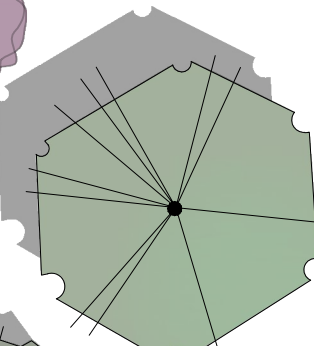
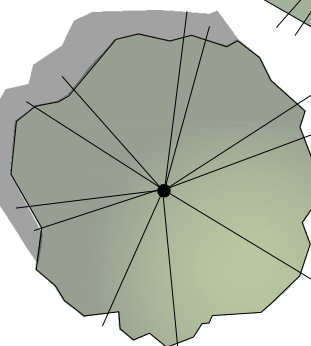
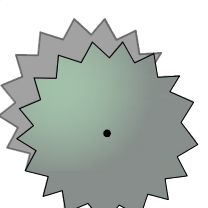
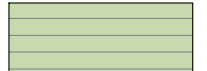
ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

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

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

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:
CATEGORY PERCENTAGE OF ETo
(H) HIGH: 0.7-0.9
(M) MEDIUM: 0.4-0.6
(L) LOW: 0.1-0.3
(VL) VERY LOW: <0.1

PROPOSED PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	HxW	WUCOLS
TREES						
		AESCULUS CALIFORNIA	CALIFORNIA BUCKEYE	15 GALLON	80' X 25'	L
		LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	15' X 15'	L
		POPULUS FREMONTII	FREMONT COTTONWOOD	15 GALLON	20' X 15'	M
		QUERCUS LOBATA	VALLEY OAK	15 GALLON	50' X 10'	M
		SALIX LASIOLEPIS	ARROYO WILLOW	15 GALLON	20' X 12'	VL
COMMUNITY PARK SHRUBS						
		EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GALLON	4' X 4'	L
		LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GALLON	4' X 4'	L
		ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GALLON	SPREADING	M
TOP OF SLOPE WETLAND SHRUBS						
		ARTEMISIA CALIFORNICUM	CALIFORNIA SAGE	1 GALLON	4' X 4'	L
		BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	2' X 8'	L
		FRANGULA CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GALLON	6' X 6'	L
		HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	8' X 10'	L
		ROSA CALIFORNICA	CALIFORNIA ROSE	1 GALLON	6' X 6'	L
SEASONAL WETLAND PLANTINGS						
		BOLBOSCHOENUS MARITIMUS	ALKALI BULRUSH	PLUGS		M
		CAREX BARBARAE	SANTA BARBARA SEDGE	PLUGS		M
		CYPERUS ERAGROSTIS	TALL FLATSEDEGE	PLUGS		H
		SCHOENOPLECTUS ACUTUS	HARDSTEM BULRUSH	PLUGS		M
		TYPHA LATIFOLIA	BROADLEAF CATTAIL	PLUGS		H
SEASONAL WETLAND SEED MIX						
		UPLAND WETLAND SEED MIX	ESCHESCHOLZIA CALIFORNICA DISTICHILIA SPICATA ELYMUS GLAUCUS	ELYMUS TRICOIDES LUPINUS NANUS		
		SEASONAL WETLAND SEED MIX	ARTEMISIA DOUGLASIANA CAREX PRAEGRACILIS ELYMUS GLAUCUS	ELYMUS TRICOIDES FESTUCA RUBRA HORDEUM BRACHYANTHERUM		
		WETLAND BOTTOM SEED MIX	AGROSTIS EXARATA HORDEUM BRACHYANTHERUM FESTUCA MICROSTACHYS	NUPHAR POLYSEPALAE'T PASPALUM DISTICHUM PERSICARIA AMPHIBIA		

- NOTES:
- BARK MULCH: ALL PLANTING AREAS TO RECEIVE A 3" THICK LAYER OF BARK MULCH.
 - TREE SPECIES TO BE APPROVED BY CITY ARBORIST.
 - *STREET TREE LOCATIONS WILL BE DETERMINED AT THE STREET IMPROVEMENT STAGE. CONTACT THE CITY ARBORIST AT (408) 794-1901 FOR THE DESIGNATED STREET TREE. INSTALL STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ALONG ENTIRE PROJECT STREET FRONTAGE PER CITY STANDARDS; REFER TO THE CURRENT "GUIDELINES FOR PLANNING, DESIGN, AND CONSTRUCTION OF CITY STREETScape PROJECTS". STREET TREES SHALL BE INSTALLED IN CUT-OUTS AT THE BACK OF CURB. OBTAIN A DOT STREET TREE PLANTING PERMIT FOR ANY PROPOSED STREET TREE PLANTINGS. STREET TREES SHOWN ON THIS PERMIT ARE CONCEPTUAL

Agency Approval:



Consultant:



Revision Schedule:

#	Description	Date
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PLANNING FILE: PD25-008

PLANT LEGEND
AND NOTES

Date: 06/11/25

Scale: NOT TO SCALE

Drawn by: JN

Job #: 5221.40

Sheet

L5.03



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CONCEPT
IMAGERY

Date: 06/11/25
Scale: NOT TO SCALE
Drawn by: JN
Job #: 5221.40

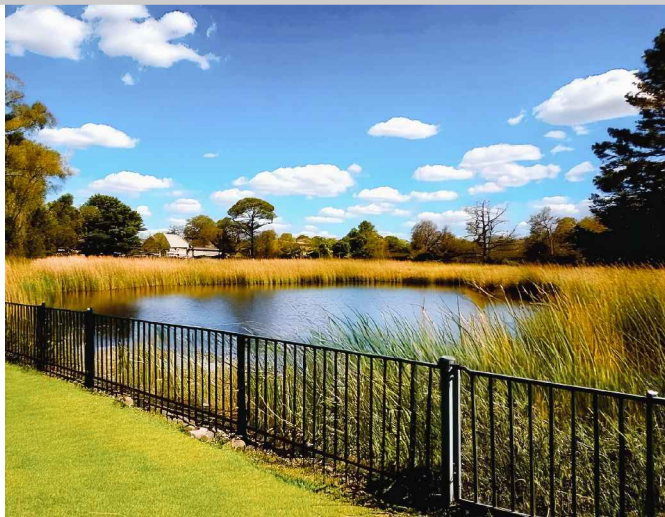
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L5.04

WETLAND LANDSCAPE CONCEPT IMAGERY



WETLAND ISLAND



CLEAR VIEW FENCE & MAINTENANCE GATE



TOAD HOUSE



WOOD DUCK NEST BOX



SAND NESTING



KINETIC ART SCULPTURE



WETLAND INTERPRETIVE SIGNAGE

WETLAND TREE AND SHRUB CONCEPT IMAGERY



AESCULUS CALIFORNIA



POPULUS FREMONTII



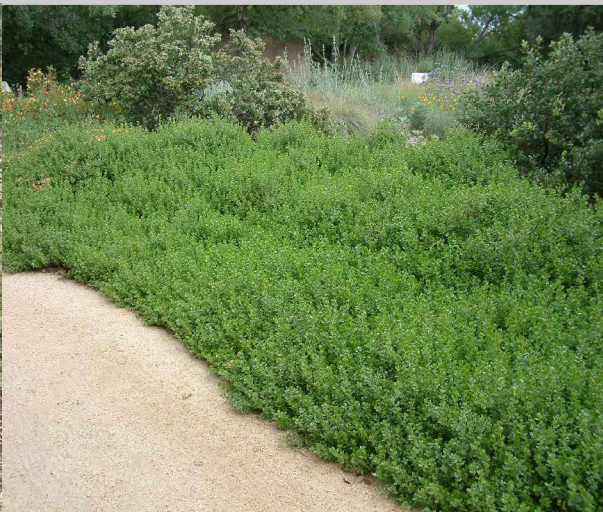
QUERCUS AGRIFOLIA



SALIX LASIOLEPIS



ARTEMISIA CALIFORNICUM



BACCHARIS PILULARIS 'PIGEON POINT'



FRANGULA CALIFORNICA



HETEROMELES ARBUTIFOLIA

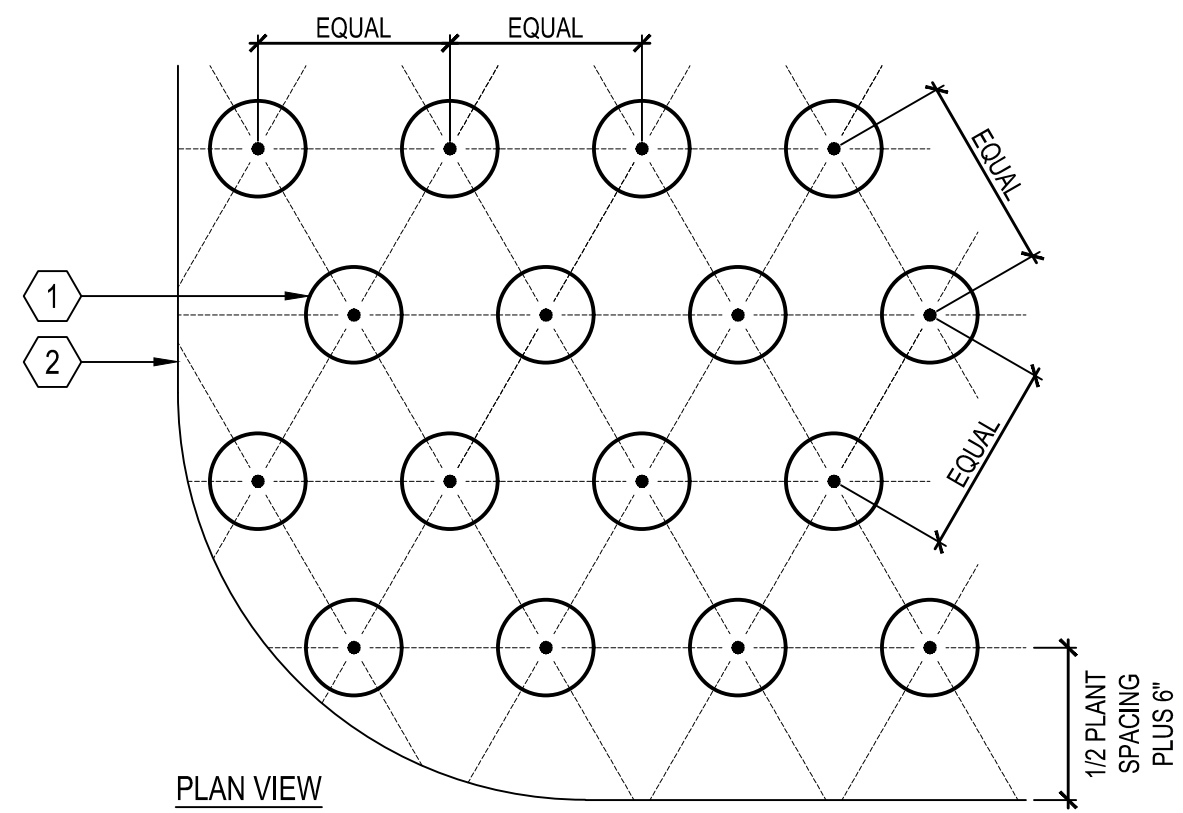


ROSA CALIFORNICA

NOTES:

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. SPACING SHALL BE TRIANGULATED UNLESS OTHERWISE NOTED.
3. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

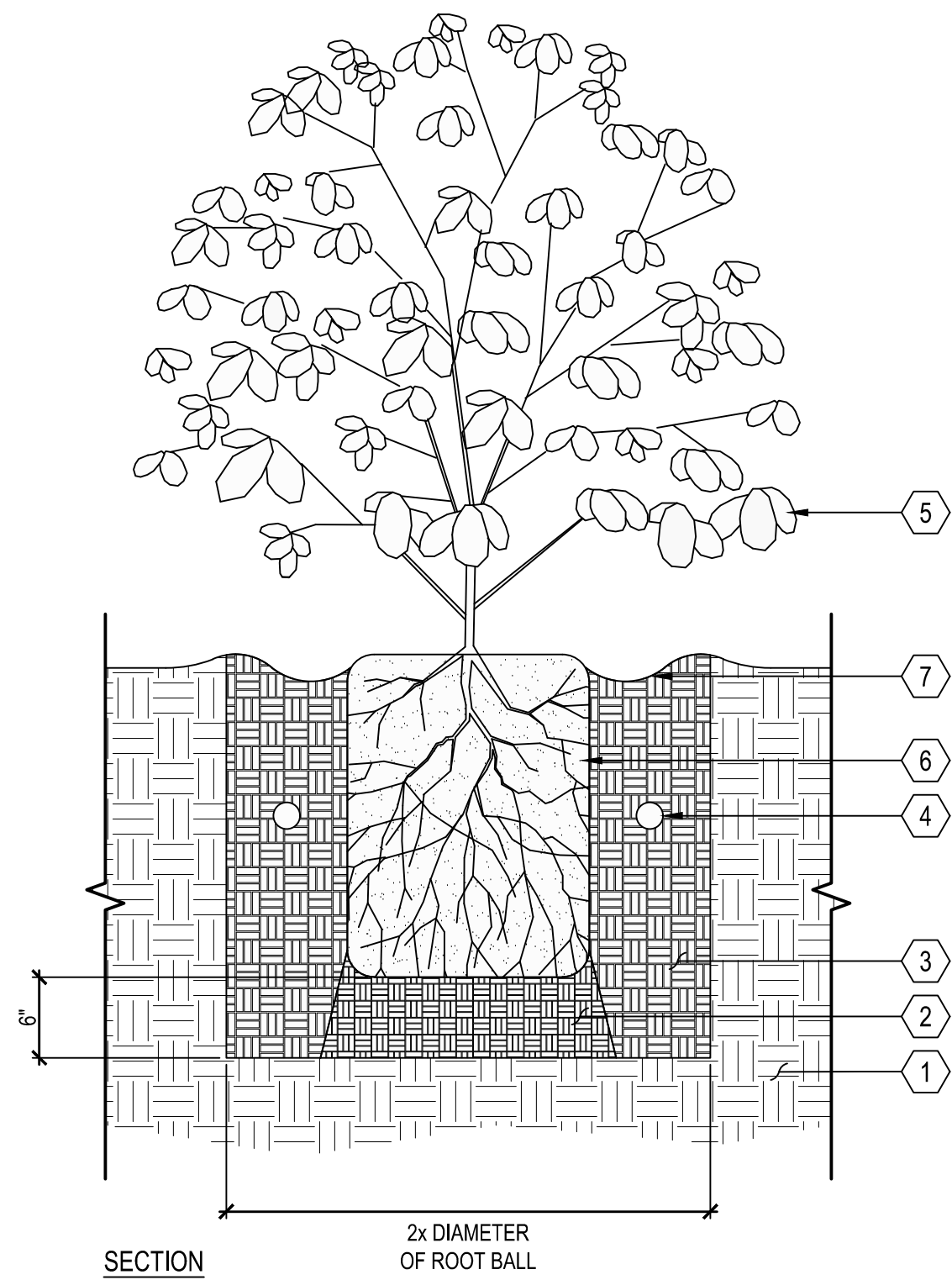
- 1 PLANT, SPACING VARIES, SEE PLANTING LEGEND
- 2 EDGE OF PLANTING AREA

**E** GROUNDCOVER
SCALE: 1" = 1'-0"

NOTES:

1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.

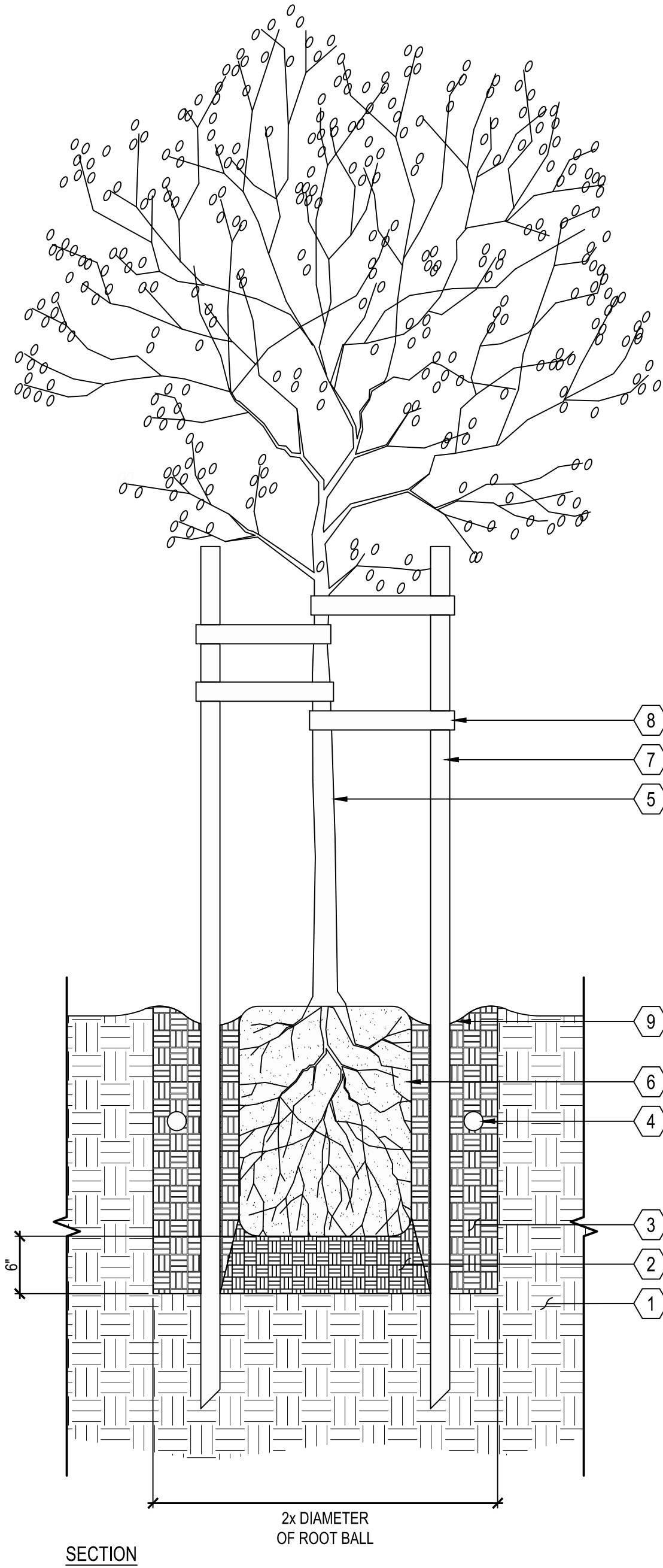
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
- 4 AGRIFORM PLANT TABLETS, 3 PER SHRUB
- 5 SHRUB
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL

**D** SHRUB
SCALE: 1" = 1'-0"

NOTES:

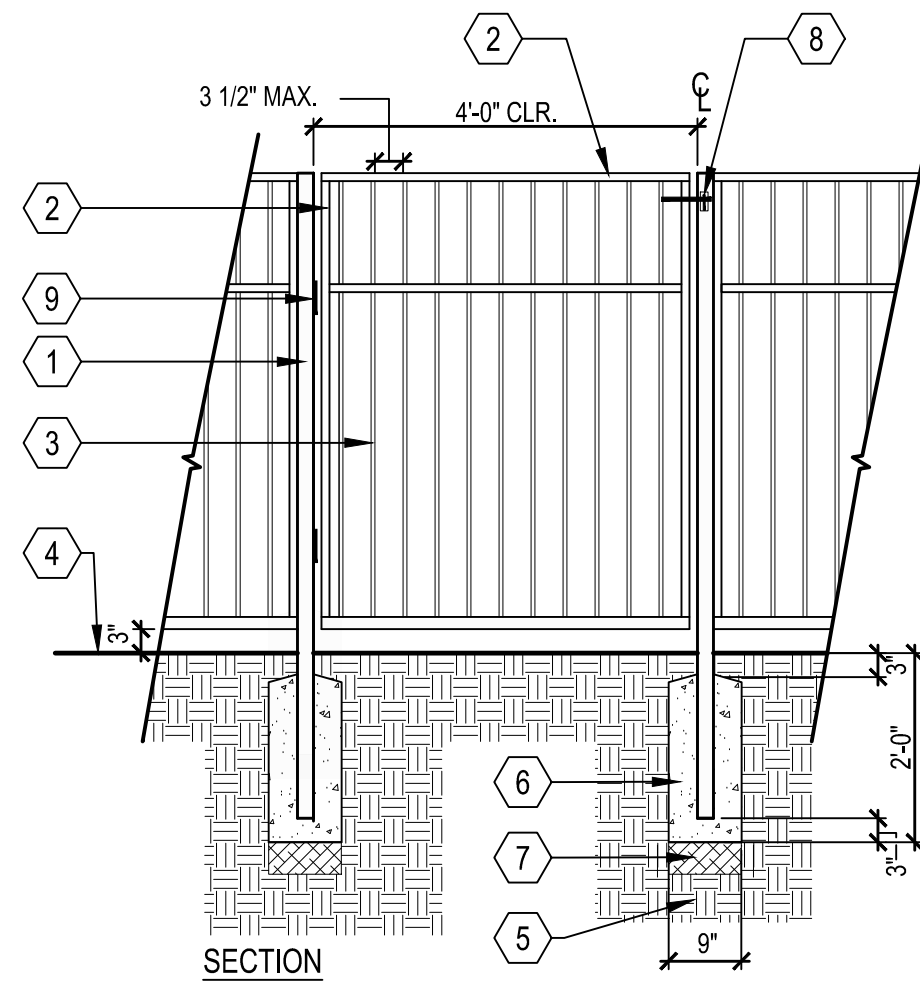
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.

- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
- 4 AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
- 5 TREE
- 6 ROOT BALL
- 7 PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
- 8 CINCH TIE
- 9 2" DEEP BASIN AROUND ROOT BALL. TREES PLANTED IN TURF SHALL NOT HAVE BASINS

**C** TREE
SCALE: 1" = 1'-0"

NOTES:

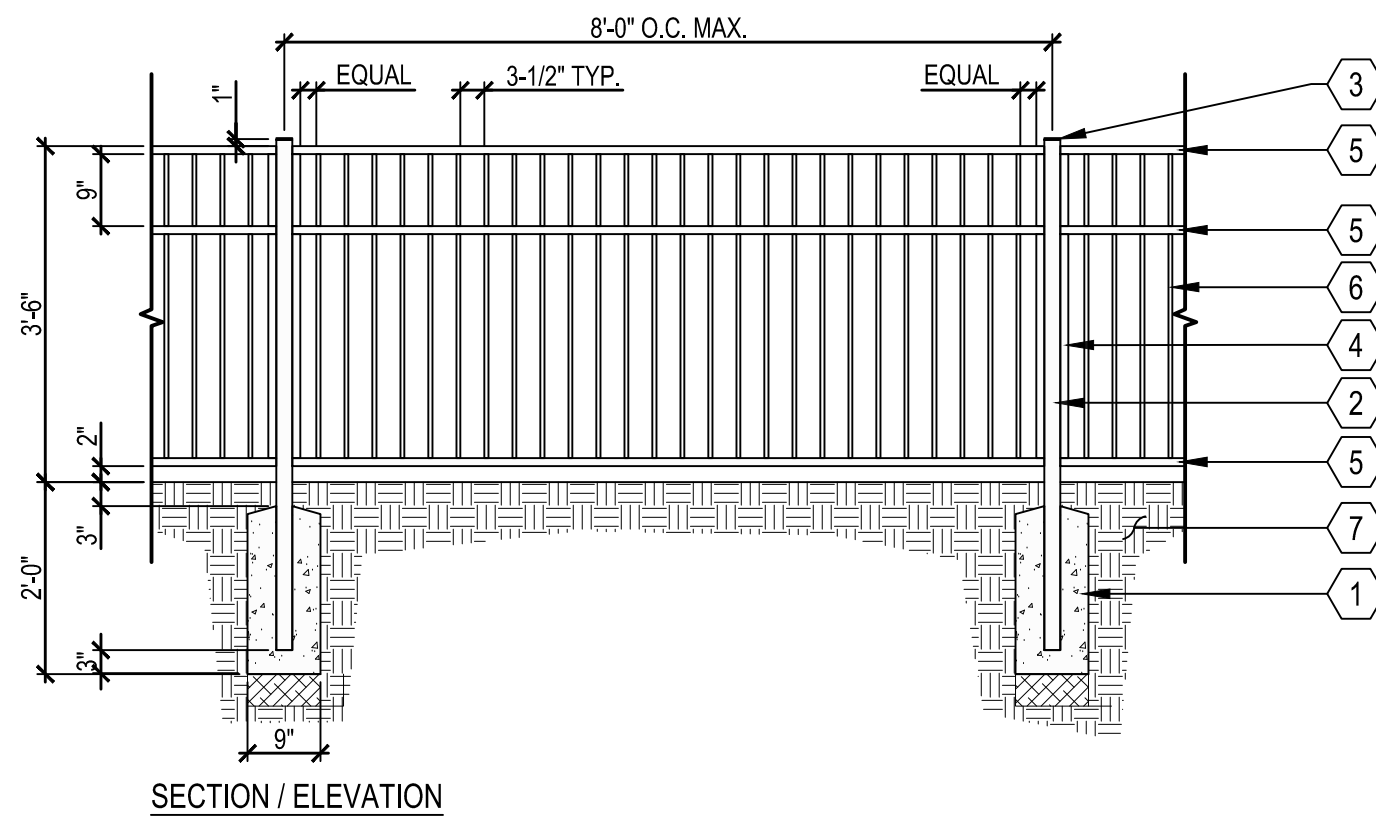
1. REFER TO MATERIALS LIST FOR COLOR, TYPE AND FINISH.
2. ALL FASTENERS AND HARDWARE TO BE GALVANIZED

**B** CLEAR VIEW GATE
SCALE: 1/2" = 1'-0"

- 1 2" X 2" T.S. POST @ 8'-0" ON CENTER
- 2 1" X 1 1/2" T.S. TOP, SIDE AND BOTTOM RAIL (FRAME)
- 3 1/2" SOLID PICKETS @ 4" ON CENTER
- 4 FINISHED SURFACE OR GRADE
- 5 NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT
- 6 9" DIAMETER CONCRETE FOOTING
- 7 4" THICK COMPACTED NON EXPANSIVE FILL PER GEOTECHNICAL REPORT
- 8 GATE RING LATCH AT TOP
- 9 GATE HINGE AT TOP AND BOTTOM

NOTES:

1. SEE MATERIALS LIST FOR COLOR, TYPE, AND FINISH.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL BY THE LANDSCAPE ARCHITECT.
3. ALL METAL SURFACES INVOLVED SHALL BE THOROUGHLY CLEANED PRIOR TO APPLICATION OF PAINT OR OTHER SURFACE TREATMENTS.
4. ALL METAL PARTS SHALL BE PRIMED WITH TWO (2) COATS OF "RUSTOLEUM" OR APPROVED EQUAL, AND RECEIVE TWO (2) COATS OF FLAT BLACK PAINT.
5. ALL WELDS SHALL BE CLEANED WITH NO SHARP END EDGES, OR BURRS AND SHALL BE GROUND FOR SMOOTHNESS.

**A** CLEAR VIEW FENCE
SCALE: 1/2" = 1'-0"

- 1 CONCRETE FOOTING, SLOPE TOP OF FOOTING TO DRAIN AWAY FROM POST
- 2 2x2 TUBULAR STEEL POST
- 3 STEEL POST CAP, FULLY WELDED TO POST
- 4 1x1-1/2 TUBULAR STEEL FRAME
- 5 1x1-1/2 TUBULAR STEEL TOP, MIDDLE, AND BOTTOM RAIL
- 6 1/2x1/2 SOLID STEEL PICKET
- 7 NATIVE GRADE

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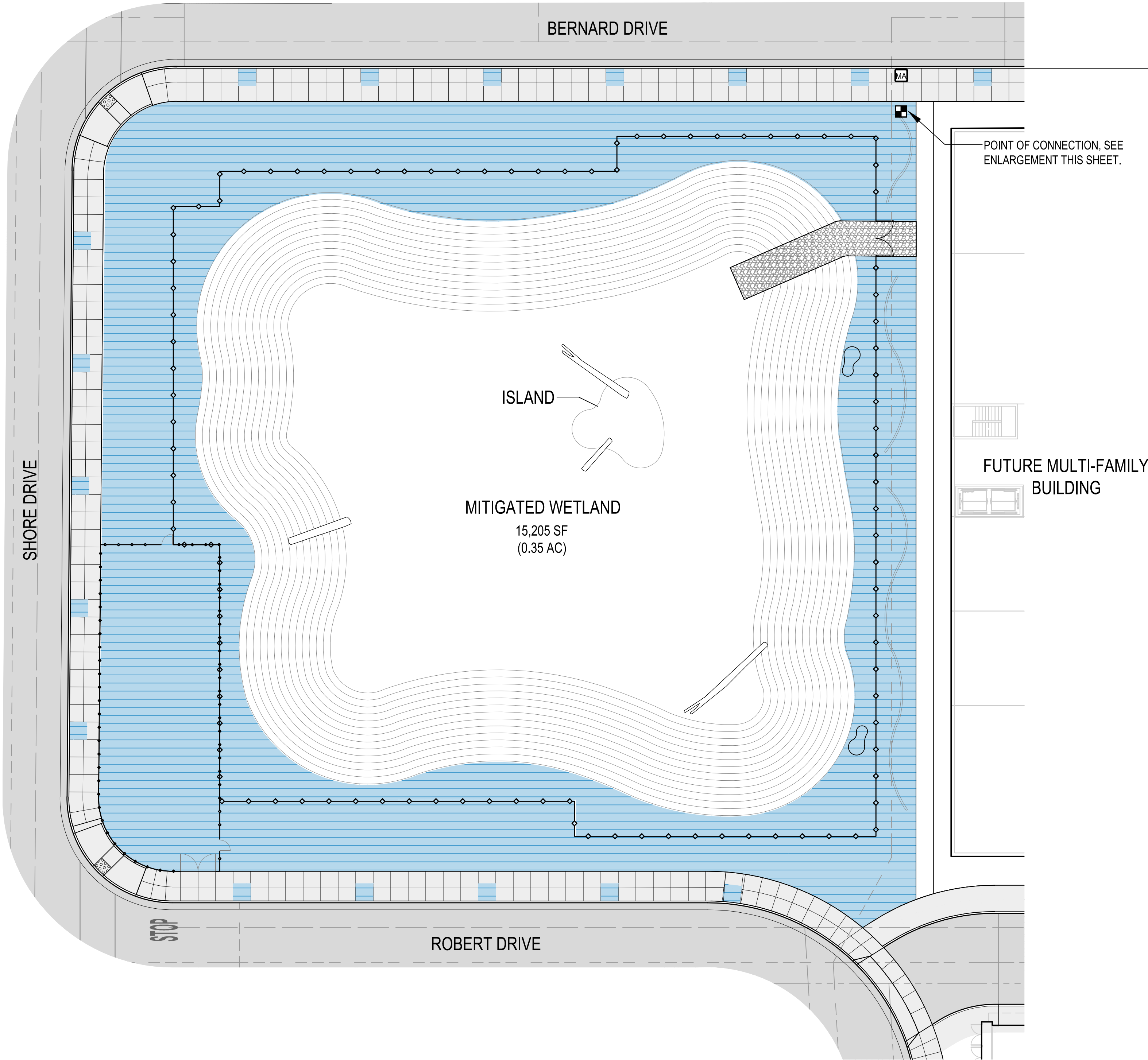
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SWENSONBERRYESSA FAMILY APTS.
1655 BERRYESSA RD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008**LANDSCAPE
DETAILS**Date: 06/11/25
Scale: AS SHOWN
Drawn by: JN
Job #: 5221.40
Sheet

S:\PROJECTS\221001\PLANNING\WETLAND\221001-WETLAND_TEMP.DWG

PLOTTED: 6/11/2025 9:02 AM

WETLAND IRRIGATION NARRATIVE

NO SUPPLEMENTAL IRRIGATION WITHIN SEASONAL WETLAND SLOPE, BENCH OR WETLAND POND. LOW WATER USE DRIP IRRIGATION TO BE USED FOR PLANT ESTABLISHMENT ALONG WETLAND UPLAND AREA TO TOP OF BANK. DRIP TREE BUBBLERS USED FOR ESTABLISHMENT OF UPPER WETLAND TREE IRRIGATION. THIS SYSTEM WILL UTILIZE WEATHER SENSING SMART CONTROLLER TECHNOLOGY TO EFFICIENTLY IRRIGATE THESE AREAS.



- NOTES:
1. SEE SHEET L5.01 FOR TREE REMOVAL PLAN.
 2. SEE SHEET L5.02 FOR CONCEPTUAL LANDSCAPE PLAN.
 3. SEE SHEET L5.03 FOR PLANTING LEGEND AND NOTES.
 4. SEE SHEET L5.04 FOR CONCEPT IMAGERY.
 5. SEE SHEET L5.05 FOR LANDSCAPE DETAILS.
 6. SEE SHEET L5.06 FOR HYDROZONE PLAN.
 7. SEE SHEET L5.07-L5.08 FOR IRRIGATION DETAILS.
 8. SEE SHEET L5.09 FOR ILLUSTRATIVE WETLAND SECTIONS.

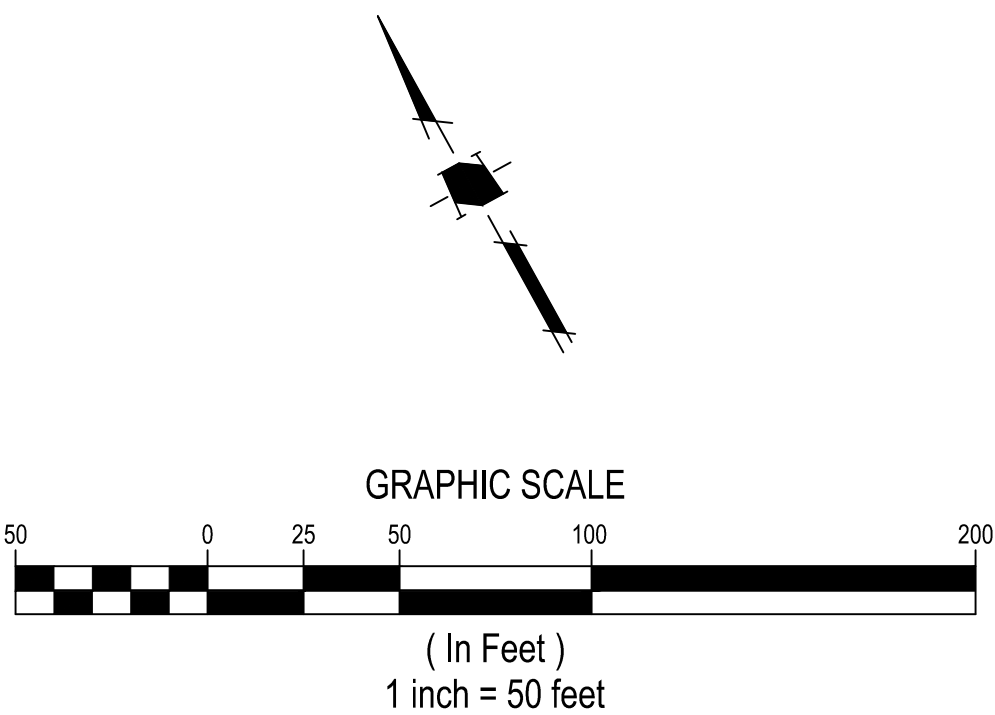
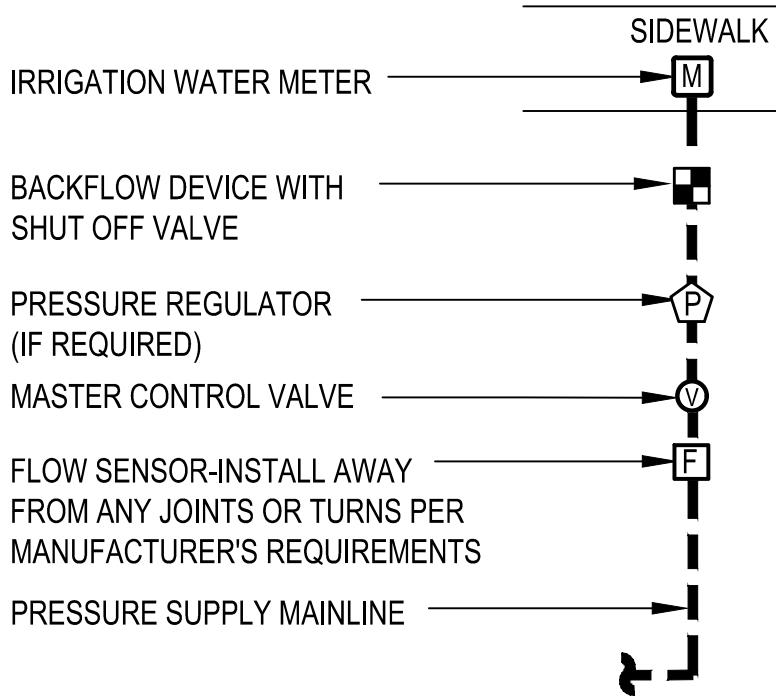
HYDROZONE LEGEND

DESCRIPTION	SYMBOL
LOW WATER-USE DRIP IRRIGATION FOR AT-GRADE PLANTERS	

HYDROZONE NOTES:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TREE AND SHRUB AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. TREE AND SHRUB AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
 - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
 - B. LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
 - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
 - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
 - E. HYDROZONE INFORMATION TABLE.
 - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED FOR THE LANDSCAPE IMPROVEMENTS.
9. THIS PROJECT IS NOT A PART OF THE SOUTH BAY WATER RECYCLING PROGRAM. POTABLE WATER WILL BE USED FOR IRRIGATION.

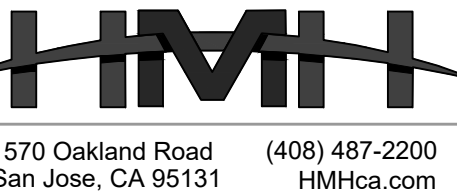
POINT OF CONNECTION (POC) ENLARGEMENT POTABLE WATER (NTS)



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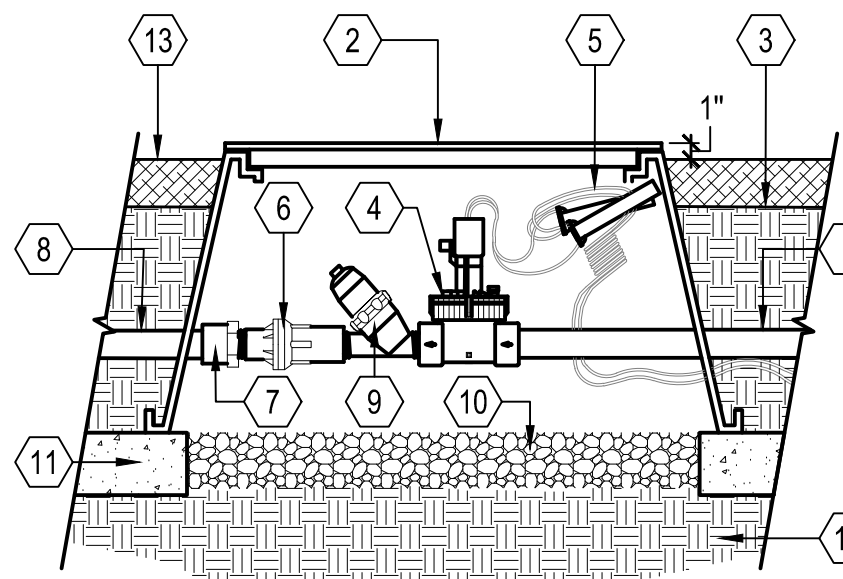
HYDROZONE PLAN

Date: 06/11/25
Scale: 1" = 20'
Drawn by: JN
Job #: 5221.40
Sheet

L5.06

NOTES:

1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



SECTION/ELEVATION

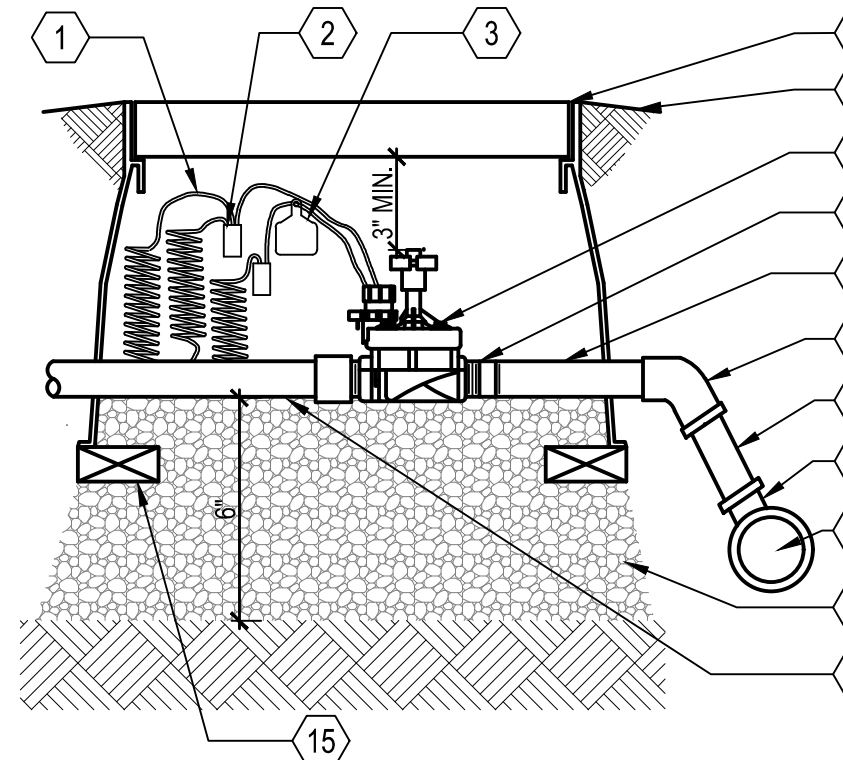
J DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER

SCALE: N.T.S.

- 1 PVC MAINLINE
- 2 PLASTIC VALVE BOX, HEAT BRAND STATION NUMBER ON LID IN 2" CHARACTERS.
- 3 FINISHED GRADE
- 4 VALVE, SEE LEGEND
- 5 CONTROL WIRES WITH 3/8" SERVICE COIL AND WATERPROOF WIRE CONNECTIONS, SEE LEGEND.
- 6 PRESSURE REGULATOR, SEE LEGEND
- 7 SCHEDULE 80 UNION
- 8 PVC LATERAL
- 9 FILTER, SEE LEGEND
- 10 1 CU. FT. PEA GRAVEL SUMP
- 11 BRICK SUPPORTS
- 12 NATIVE GRADE
- 13 BARK MULCH / PLANTING (1" BELOW VALVE LID)

NOTES:

1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

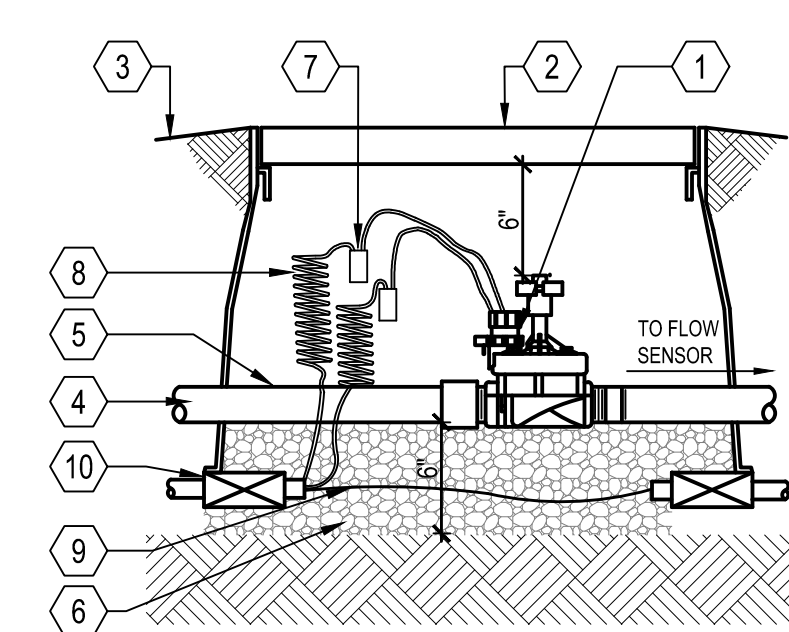
**G REMOTE CONTROL VALVE**

SCALE: N.T.S.

- 1 18" LENGTH EXPANSION LOOP
- 2 SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
- 3 ID TAG FOR VALVE STATION NUMBER
- 4 VALVE BOX: CARSON SPECIFICATION GRADE, NDS PRO SERIES, OR EQUAL
- 5 TOP OF MULCH
- 6 REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 MIN 8" LONG
- 9 PVC 45 FITTING SCH 40
- 10 PVC SCH 40
- 11 S X S FITTING
- 12 PVC MAINLINE PIPE
- 13 PEA GRAVEL SUMP, MIN. 6" DEEP
- 14 LATERAL LINE
- 15 BRICK SUPPORT-1 PER CORNER

NOTES:

1. DO NOT LOCATE REMOTE VALVE IN TURF
2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'
3. SPLICES IN CONTROL WIRE ARE NOT ALLOWED BETWEEN CONTROLLER AND VALVE
4. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
5. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

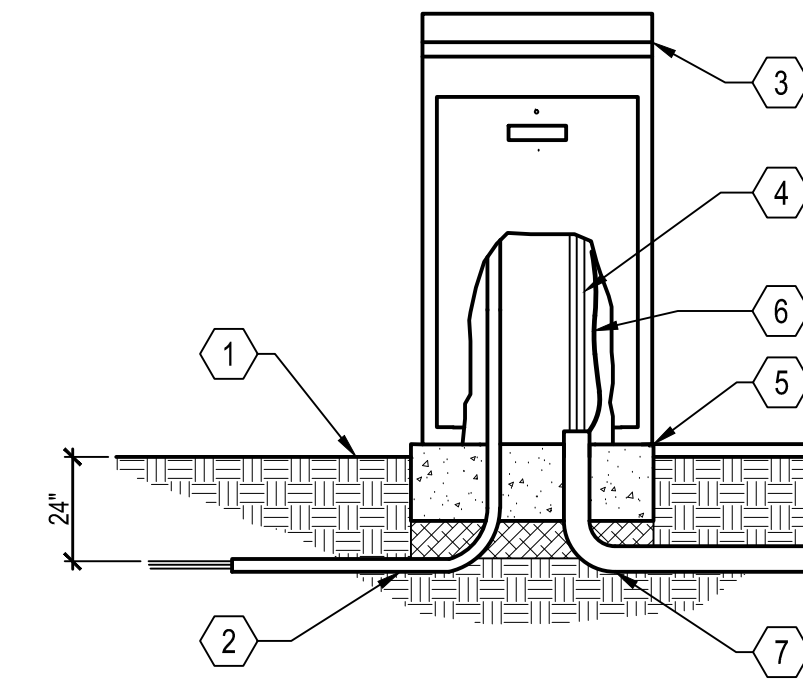
**D MASTER VALVE**

N.T.S.

- 1 MASTER VALVE-SEE LEGEND
- 2 CARSON #1324 RECTANGULAR VALVE BOX WITH BLACK BOLT DOWN COVER, OR APPROVED EQUAL. HEAT BRAND "MV" ON LID IN 2" HIGH LETTERS
- 3 FINISHED GRADE
- 4 FROM POINT OF CONNECTION- ADAPT AS REQUIRED
- 5 SCH. 80 TOE NIPPLE- LENGTH AS REQUIRED
- 6 PEA GRAVEL SUMP, MIN 6" DEEP
- 7 3M DBY WIRE CONNECTOR
- 8 CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC CONTROLLER
- 9 FLOW SENSOR CABLE WITHIN CONDUIT
- 10 BRICK SUPPORT, 1 PER CORNER

NOTE:

1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS. THIS DRAWING IS PROVIDED FOR REFERENCE ONLY. INDIVIDUAL PROJECT REQUIREMENTS AND LOCAL CODES MAY DICTATE DIFFERENCES IN INSTALLATION PROCEDURES THAT ARE NOT IDENTIFIED ON THIS DETAIL.

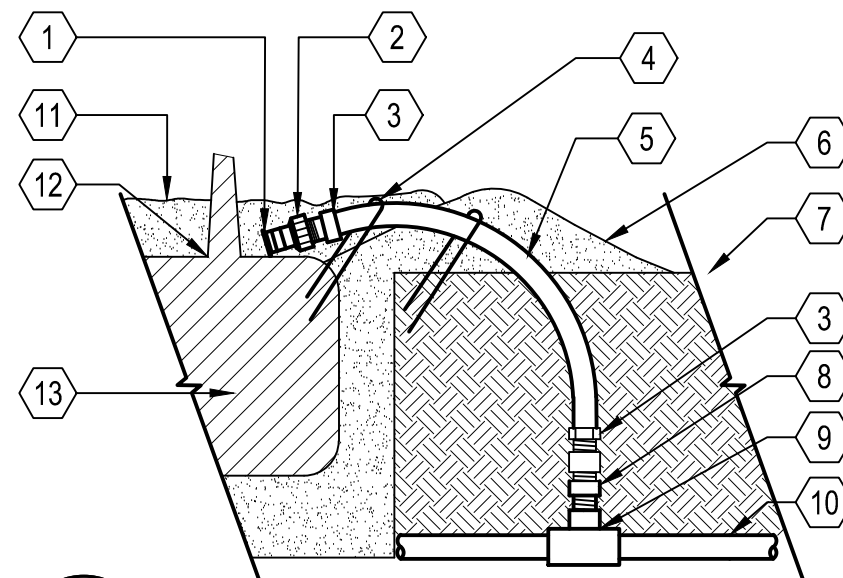
**B PEDESTAL MOUNT CONTROLLER**

SCALE: N.T.S.

- 1 FINISHED GRADE
- 2 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
- 3 IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
- 4 24 VOLT CONTROL WIRING
- 5 CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
- 6 GROUND WIRE
- 7 4" PVC SWEEP ELL ROUND
- 8 PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
- 9 8' LONG COPPER GROUND ROD

NOTES:

1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT. ALLOW 6" BETWEEN TRUNK AND BUBBLER.
2. PLACE ALL BUBBLERS ON UPHILL SIDE OF SLOPE IF APPLICABLE. CONCEAL ALL EQUIPMENT UNDER MULCH.
3. SEE IRRIGATION LEGEND FOR SPECIFICATION.
4. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

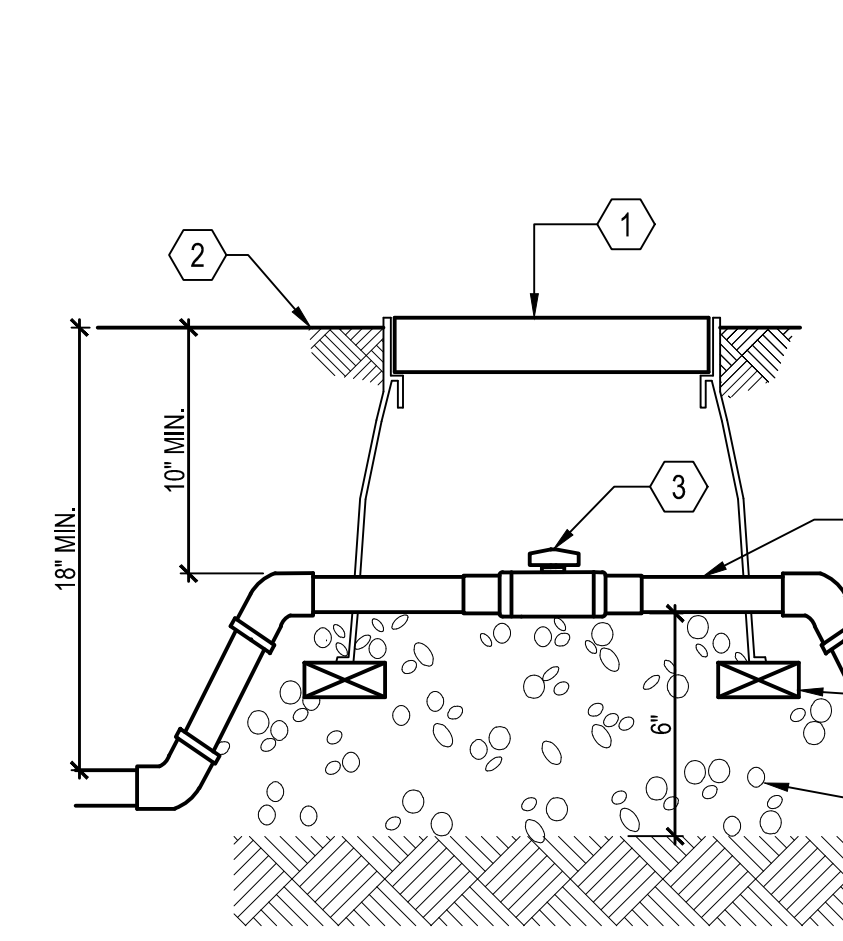
**I ON GRADE TREE BUBBLER**

SCALE: N.T.S.

- 1 POSITION BUBBLER OVER ROOT BALL
- 2 PRESSURE COMPENSATING DRIP BUBBLER (SEE LEGEND FOR MODEL)
- 3 SUPER FUNNY PIPE 850-35 ADAPTER
- 4 TUBING STAKES PVC COATED 12 GAUGE WIRE U STAKES QUANTITY AS NEEDED TO SECURE TUBING (2 MIN.) SALCO OR EQUAL
- 5 SUPER FUNNY PIPE 850
- 6 SOIL RING (SEE PLANTING DETAILS)
- 7 FINISHED GRADE
- 8 1/2" PVC SCH 40 (MIPT X SLIP) MALE ADAPTER UV RADIATION RESISTANT
- 9 PVC SCH 40 TEE OR ELL 1/2" (SLIP XSLIP X FIPT)
- 10 PVC LATERAL PIPE
- 11 MULCH PER SPECIFICATIONS
- 12 PLANT CROWN
- 13 ROOT BALL

NOTES:

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

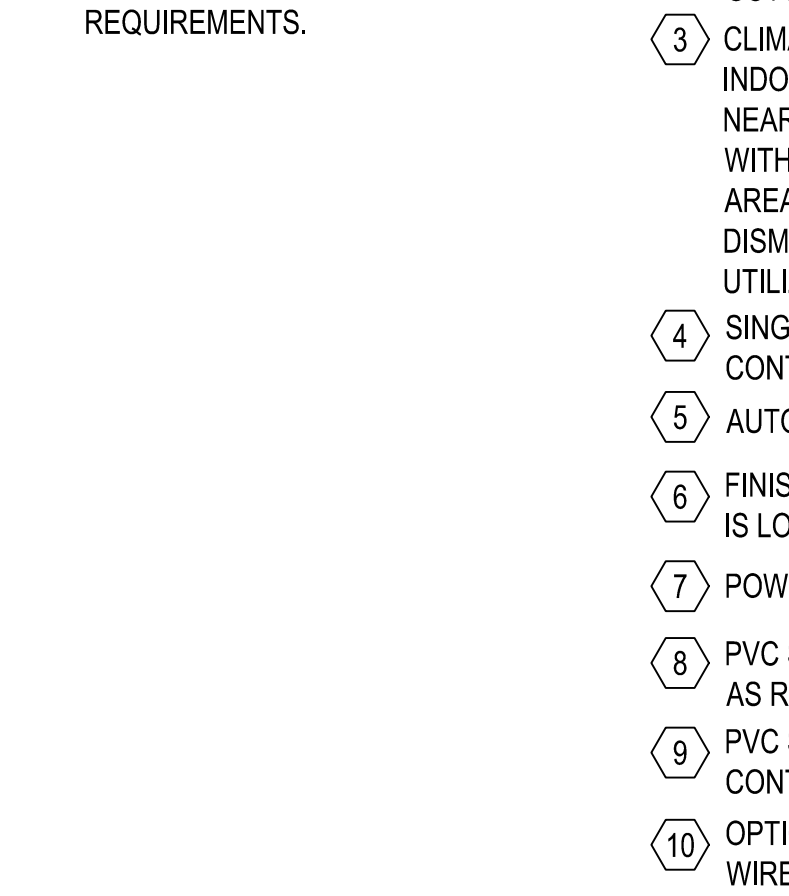
**F BALL VALVE**

SCALE: N.T.S.

- 1 6" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
- 2 FINISHED GRADE/ BEFORE PLANTING
- 3 BALL VALVE: SEE LEGEND FOR MAKE AND MODEL - LINE SIZE
- 4 PVC SCH 40 MIN 8" LONG
- 5 PVC 45 FITTING SCH 40 (TYP.)
- 6 PVC SCH 40
- 7 BRICK SUPPORT, 2 TOTAL
- 8 PVC MAINLINE PIPE
- 9 PEA GRAVEL SUMP, MIN. 6" DEEP

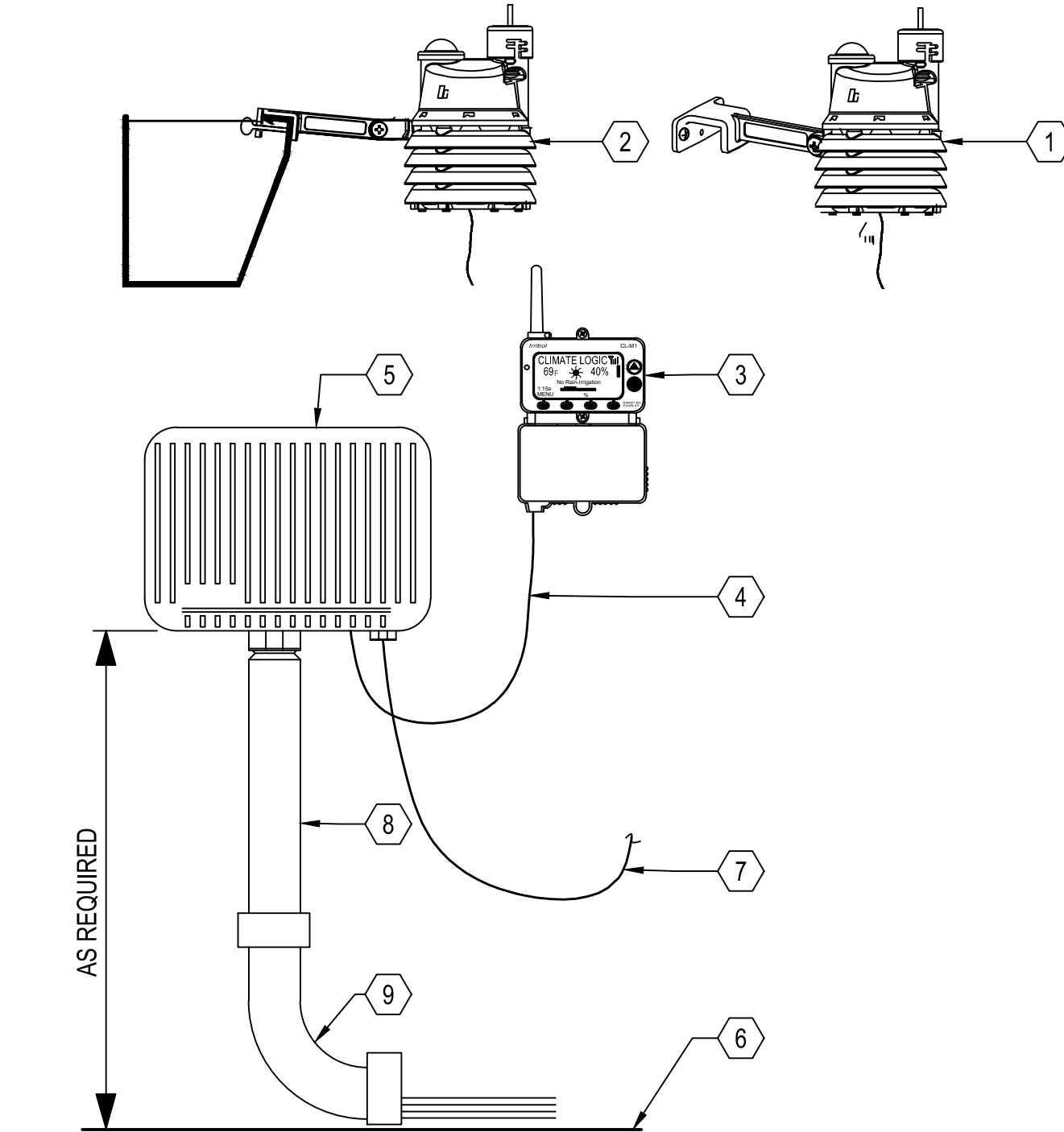
NOTES:

1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.
2. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.

**C WEATHER SENSOR**

SCALE: N.T.S.

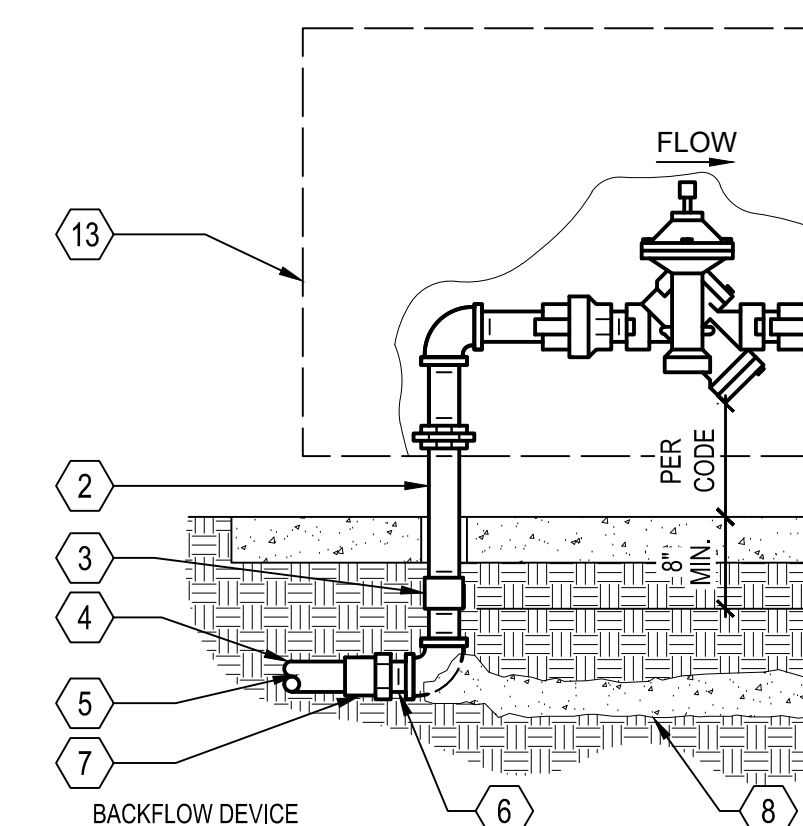
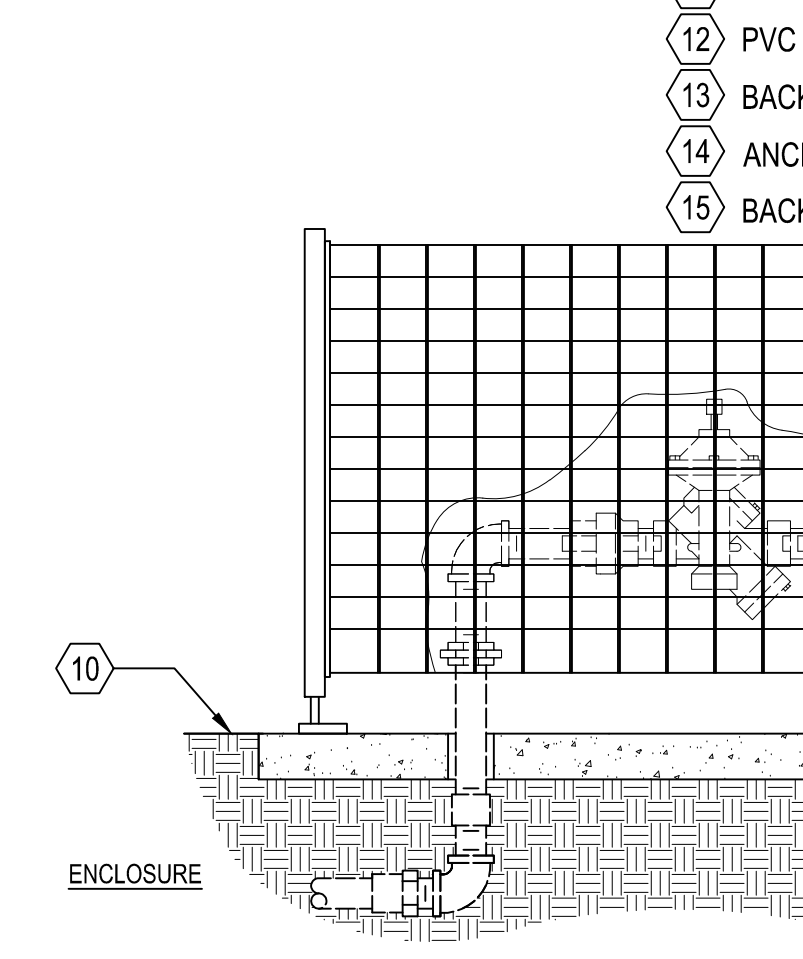
- 1 CLIMATE LOGIC™ WEATHER SENSOR MOUNTED OUTDOORS ON FLAT SURFACE USING SCREWS.
- 2 CLIMATE LOGIC™ WEATHER SENSOR MOUNTED ON A DRAIN GUTTER USING QUICKCLIP™ GUTTERMOUNT.
- 3 CLIMATE LOGIC™ RECEIVER MODULE MOUNTED INDOORS NEAR THE COMPATIBLE CONTROLLER. MOUNT WITH SCREWS AT EYE LEVEL OR IF IN A SECURE AREA, MOUNT ON HOOK & LOOP TYPE STRIPS FOR DISMOUNTING AND HANDHELD PROGRAMMING UTILIZING THE SLACK IN THE CORD.
- 4 SINGLE CONNECTION CORD PLUGGED INTO CONTROLLERS REMOTE PORT.
- 5 AUTOMATIC IRRIGATION CONTROLLER
- 6 FINISH SURFACE OF SPACE WHERE CONTROLLER IS LOCATED.
- 7 POWER SOURCE, LOCATE IN CONDUIT
- 8 PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED).
- 9 PVC SWEEP ELL (PROTECTING LOW VOLTAGE CONTROL WIRES TO THE ELECTRIC VALVES).
- 10 OPTIONAL JUNCTION BOX TO ROUTE CONTROL WIRES TO THE ELECTRIC VALVES.

**C WEATHER SENSOR**

SCALE: N.T.S.

NOTES:

1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. INSTALL GREEN WEATHER GUARD BACKFLOW BLANKET OR APPROVED EQUAL.
3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.
4. ENCLOSURE SHALL BE STRONG BOX LOW PROFILE SMOOTH TOUCH SBBC-30CR OR SBBC-45CR, COLOR DARK GREEN OR APPROVED EQUAL. ENCLOSURE SHALL BE SIZED BASED ON BACKFLOW DEVICE SIZE. CONTACT MANUFACTURER V.I.T. PRODUCTS 1-800-729-1314.

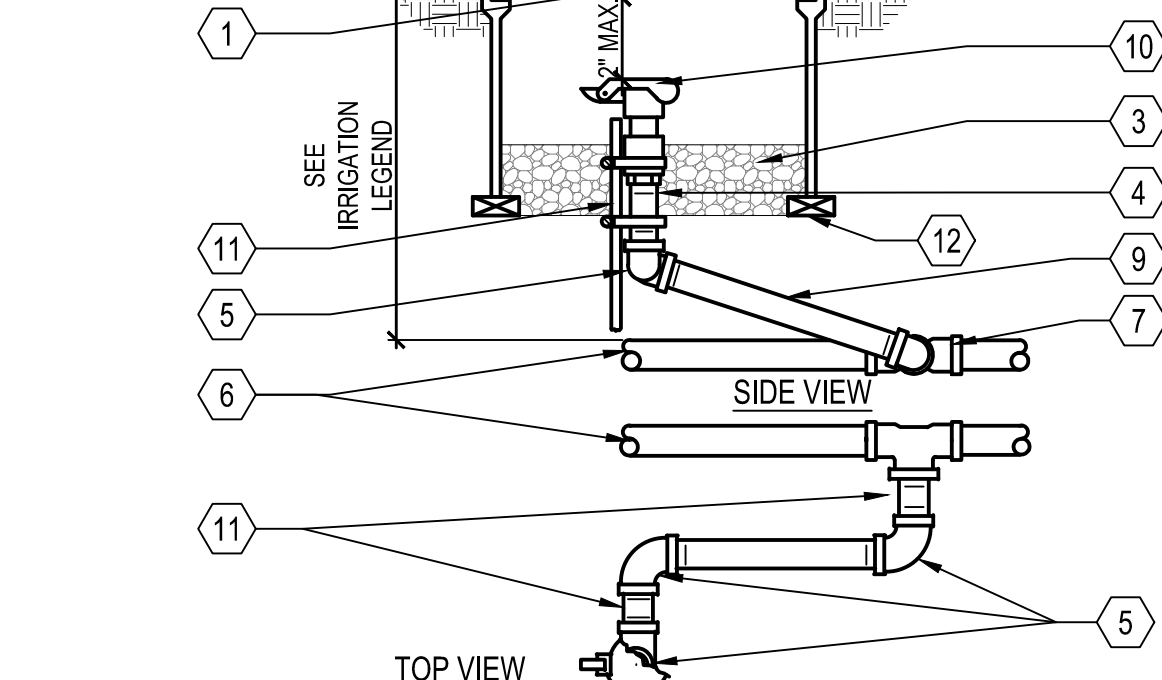
**A REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET**

SCALE: N.T.S.

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

NOTE:

1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE
2. SEE IRRIGATION LEGEND FOR SPECIFICATION
3. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

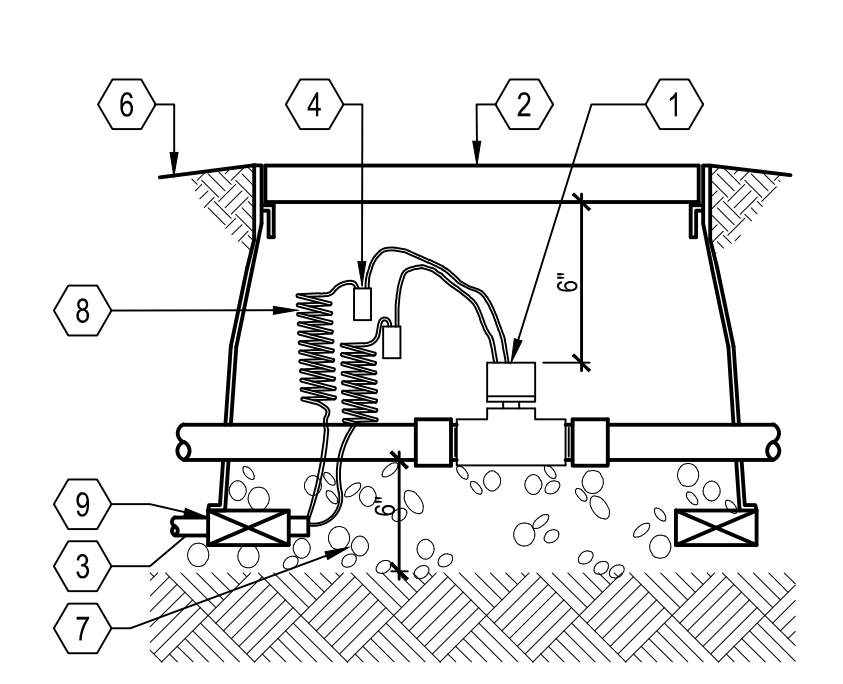
**H QUICK COUPLING VALVE**

SCALE: N.T.S.

- 1 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
- 2 FINISHED GRADE
- 3 PEA GRAVEL SUMP, MIN. 6" DEPTH
- 4 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
- 5 SCH 80 PVC THREADED 90 DEGREE ELL
- 6 PVC MAINLINE
- 7 MAINLINE FITTING
- 8 10" LONG SCH 80 PVC THREADED NIPPLE
- 9 QUICK COUPLING VALVE
- 10 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS
- 11 BRICK SUPPORTS, 2 TOTAL
- 12 BRICK SUPPORTS, 2 TOTAL

NOTES:

1. SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
2. INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

**E FLOW SENSOR**

SCALE: N.T.S.

- 1 FLOW SENSOR
- 2 RECTANGULAR VALVE BOX W/ BLACK BOLT DOWN COVER. HEAT BRAND VALVE "FS" ON LID IN 2" HIGH CHARACTERS
- 3 CONDUIT BACK TO DECODER AT CONTROLLER
- 4 3M DBY WIRE CONNECTOR
- 5 TO IRRIGATION POINT OF CONNECTION
- 6 FINISH GRADE
- 7 PEA GRAVEL SUMP, MIN. 6" DEEP
- 8 CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC CONTROLLER
- 9 BRICK SUPPORT, 1 PER CORNER
- 10 MASTER VALVE

NO PIPE RESTRICTIONS, FITTINGS, COUPLINGS OR OTHER SPLICES TO OCCUR IN THE PIPE RUNS OF LENGTHS GIVEN

Consultant:

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

Revision Schedule:

#	Description	Date
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SWENSONBERRYESSA FAMILY APTS.
1655 BERRYESSA RD, SAN JOSE, CA 95131
PLANNING FILE: PD25-008**IRRIGATION DETAILS**Date: 06/11/25
Scale: NOT TO SCALE
Drawn by: JN
Job #: 5221.40
Sheet

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San Jose, CA 95131
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PLANNING FILE: PD25-008

**IRRIGATION
DETAILS**

Date: 06/11/25

Scale: NOT TO SCALE

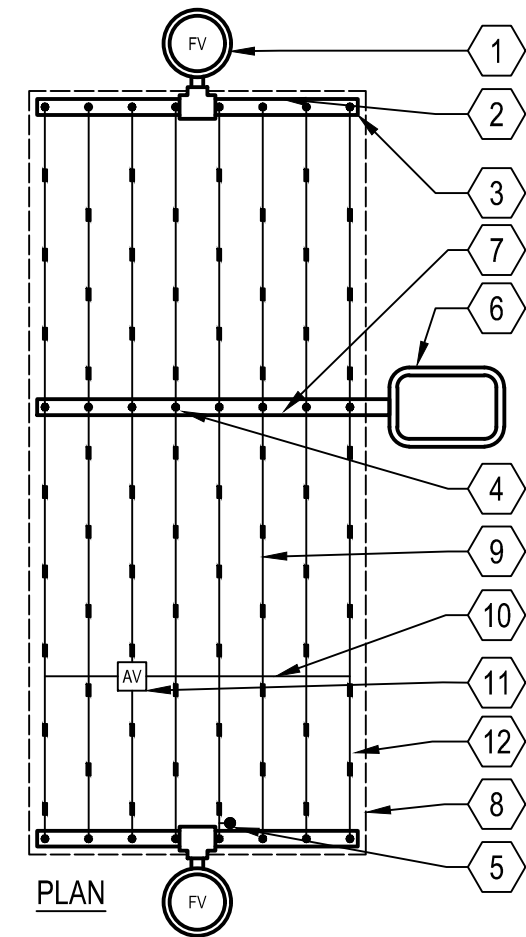
Drawn by: JN

Job #: 5221.40

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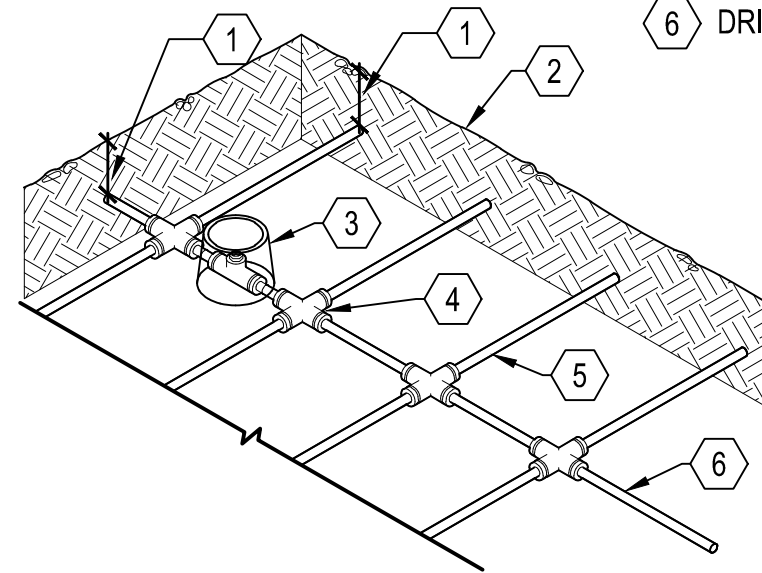
L5.08

- NOTE:
- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION
 - INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
 - THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH

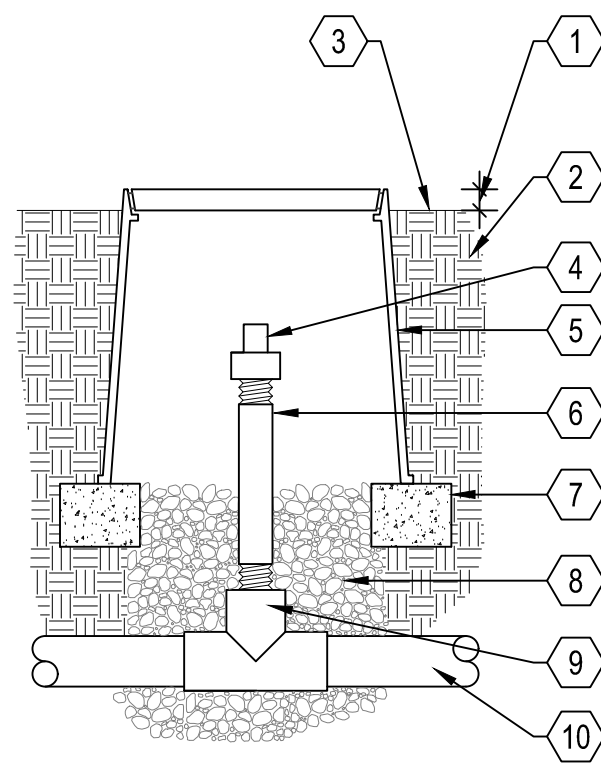
**C DRIPLINE CENTER - FEED LAYOUT**
SCALE: N.T.S.

- NOTES:
- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
 - INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

- SEE SPECIFICATIONS FOR DEPTH
- FINISHED GRADE
- DRIPLINE AIR/VACUUM RELIEF VALVE IN VALVE BOX AT HIGHEST POINTS PLUMBED TO TUBING
- PVC CROSS TO DRIPLINE COMPRESSION ADAPTERS (TYPICAL)
- DRIPLINE (TYPICAL)
- DRIPLINE BLANK TUBING (TYPICAL)

**B DRIPLINE AIR/VACUUM RELIEF LATERAL****B DRIPLINE AIR/VACUUM RELIEF LATERAL**
SCALE: N.T.S.

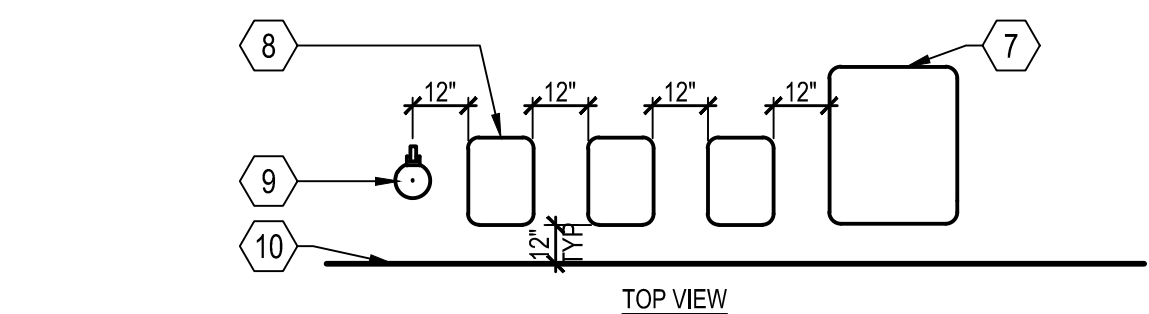
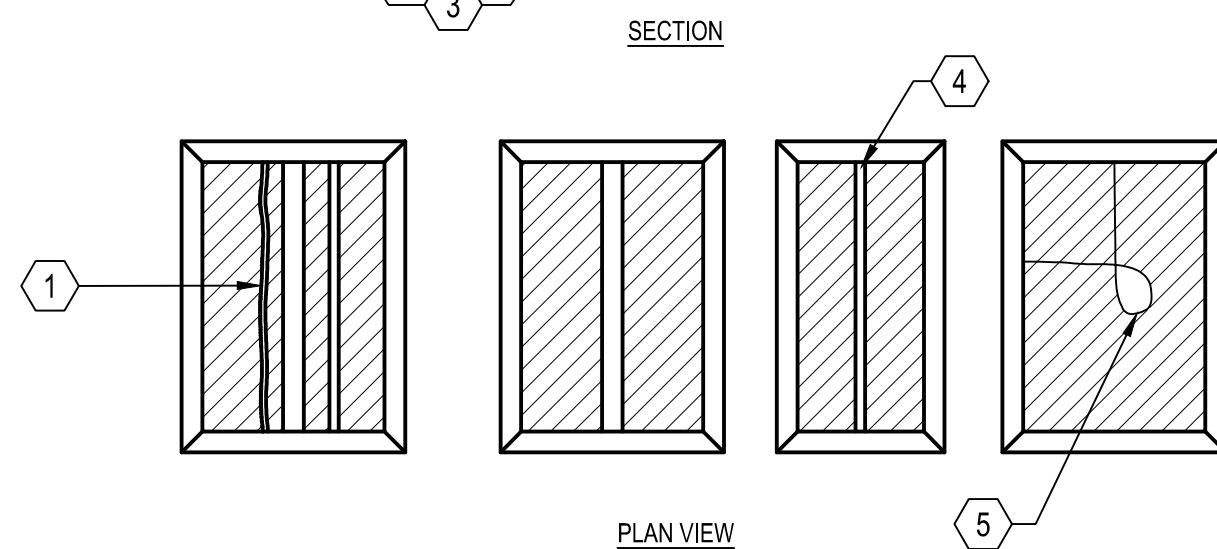
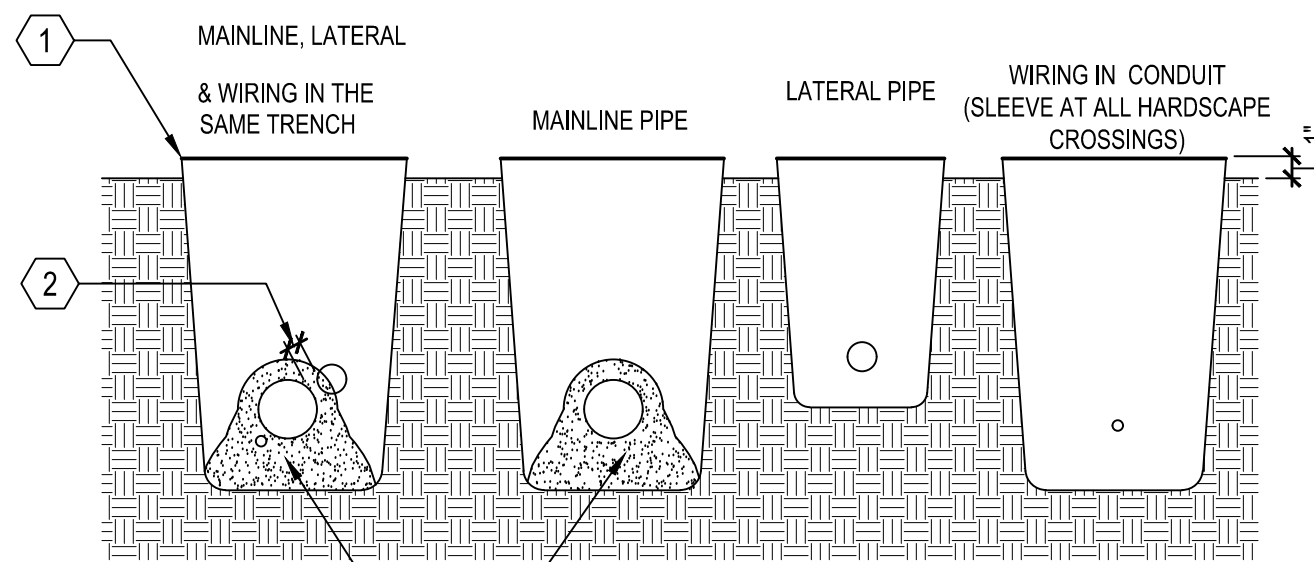
- NOTES:
- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
 - INSTALL ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - LOCATE AND USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE AT LOW POINTS.

**A DRIPLINE FLUSH VALVE**
SCALE: N.T.S.

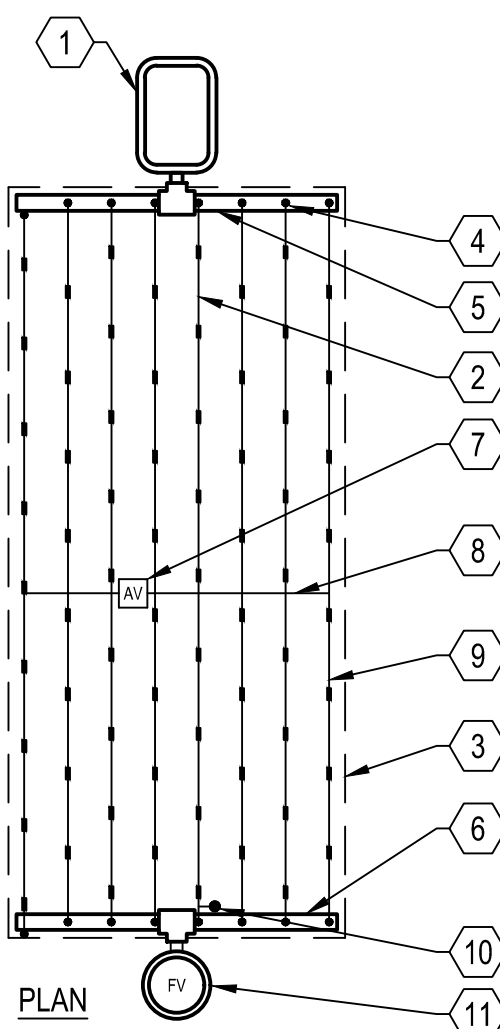
- NOTE:
- SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH THE SLEEVING TWICE THE DIAMETER OF WIRE BUNDLE CONTAINED IN IT.
- SEE IRRIGATION LEGEND FOR MINIMUM COVER.

- INSTRUCTIONS:
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
 - NEVER INSTALL VALVE BOX IN HARDSCAPE
 - INSTALL BOXES IN MULCH AREAS WITH BROWN COLORED LID. EXCEPT FOR RECYCLED WATER VALVES IN WHICH THE LID SHOULD BE PURPLE.

- FINISHED GRADE
- PROVIDE A MINIMUM OF 2" CLEAR BETWEEN PIPES
- PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE
- SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN
- TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
- INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10 FOOT INTERVALS
- 16" x 25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY.
- 14" x 19" RECTANGULAR VALVE BOX.
- QUICK COUPLING VALVE
- EDGE OF LAWN, WALK, FENCE, CURB, ETC.

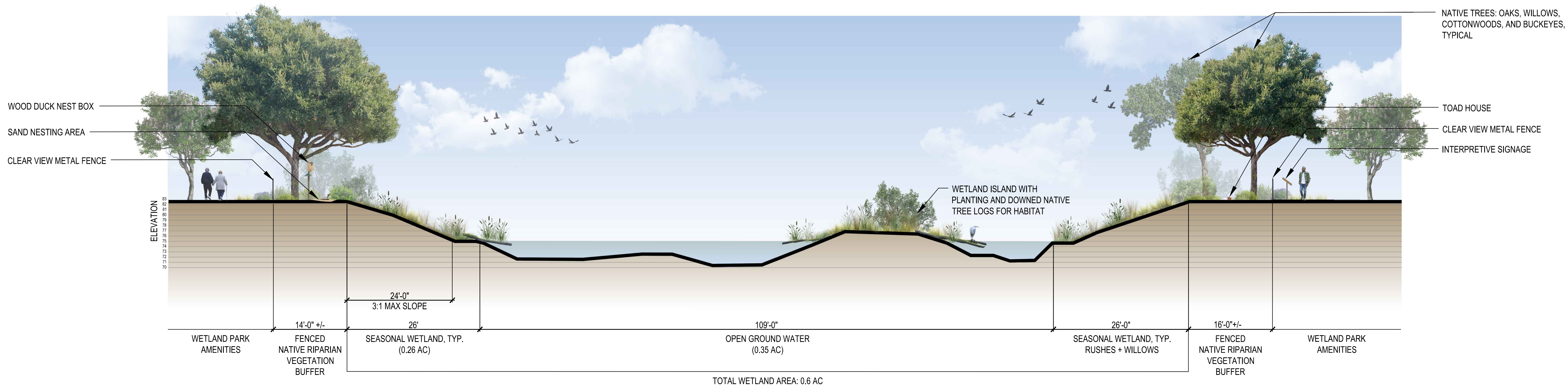
**E INSTALLATION DIAGRAMS**
SCALE: N.T.S.

- NOTES:
- SEE IRRIGATION LEGEND FOR EQUIPMENT SPECIFICATION.
 - INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

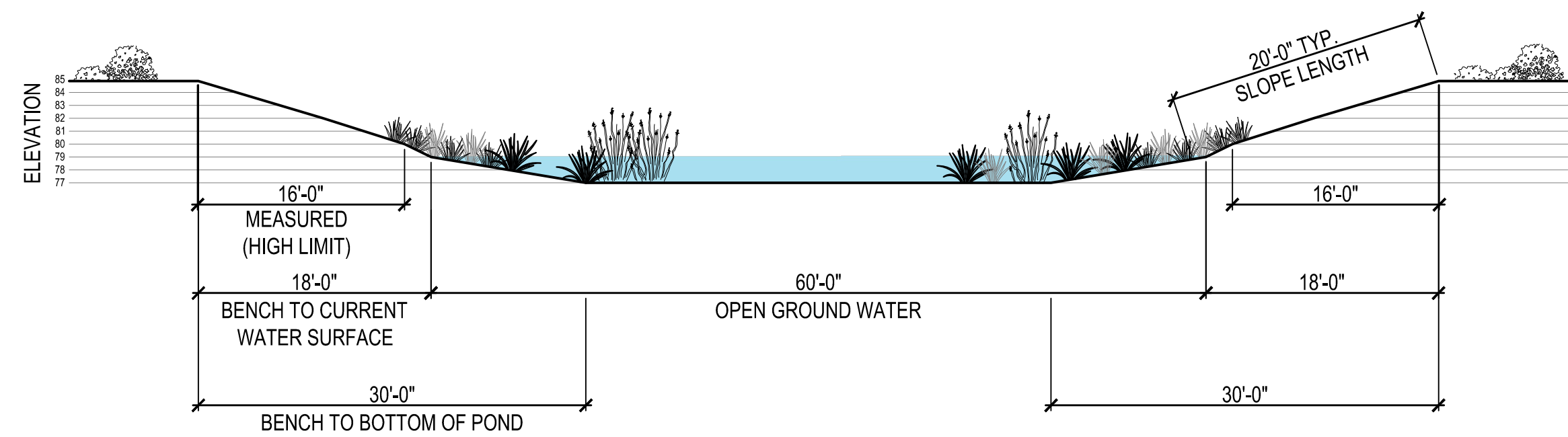
**D DRIPLINE END-FEED LAYOUT**
SCALE: N.T.S.

- REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
- DRIPLINE
- AREA PERIMETER
- DRIPLINE MANIFOLD- TO-ELBOW CONNECTION
- PVC SUPPLY MANIFOLD
- PVC FLUSH MANIFOLD
- DRIPLINE AIR/VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT (TYP)
- AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM (TYP)
- PERIMETER LATERALS 2" TO 4" FROM EDGE
- DRIPLINE OPERATION INDICATOR
- DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT

- 1" ABOVE FINISH GRADE
- NATIVE SOIL PER SPECIFICATIONS
- FINISH GRADE
- DRIPLINE FLUSH VALVE
- 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS
- 3/4" SCH 80 PVC NIPPLE
- BRICK SUPPORTS
- PEA GRAVEL SUMP (6" X 18")
- PVC TEE (S X S X T) WITH 3/4" THREADED OUTLET
- PVC PIPING



A PROPOSED WETLAND POND
SCALE: 1" = 10'



EXISTING WETLAND POND (FOR REFERENCE)
SCALE: 1" = 10'



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ILLUSTRATIVE
WETLAND
SECTIONS

Date: 06/11/25
Scale: 1" = 10'
Drawn by: JN
Job #: 5221.40

Sheet

L5.09