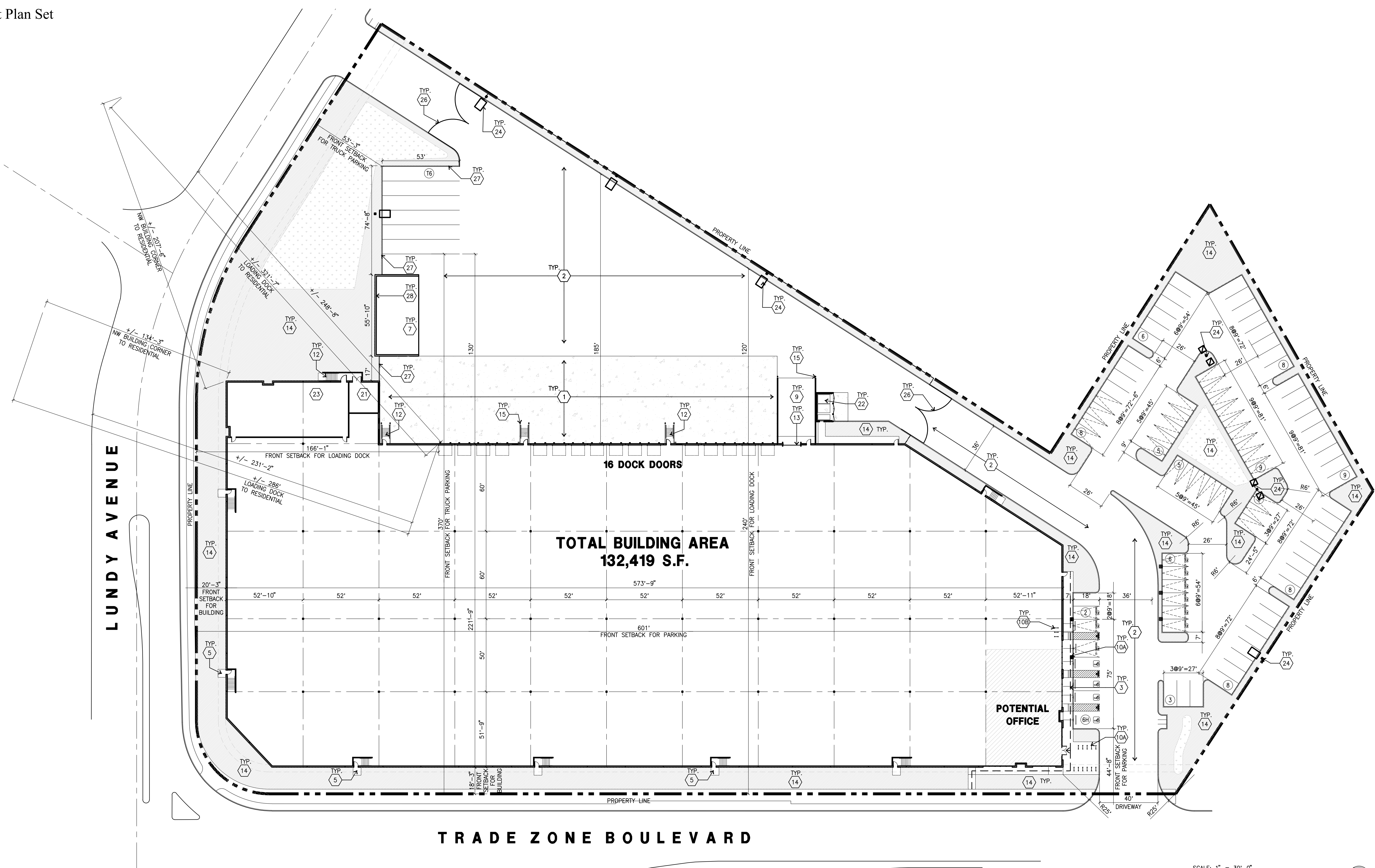




Property owner

Overton Moore Properties
19700 S Vermont Ave., #100
Torrance, CA 90502
Phone: (646) 379-1704
Contact: Jennifer Freedman

Applicant's representative

HPA, Inc.
600 Grand Ave., Ste #302
Oakland, CA 94610
Phone: (949) 863-1770
Contact: Jun Lee

Assessor's Parcel Number

244-01-023

Zoning

Light Industrial (LI)

Building Address

2334 Lundy Place
San Jose, CA

Code Analysis

Concrete tilt-up building

Building Occupancy: S-1 / B
Occupancy Separation: NONE
Construction Type: III-B
Number of Stories: 2
Automatic Fire Sprinkler: YES (ESFR System)
Allowable Height w/ Automatic Sprinkler: 50'-0"
Proposed Building Height: 40'-0"
Actual Area: 132,977 SF
Allowable Area per CBC 507: UNLIMITED BUILDING AREA

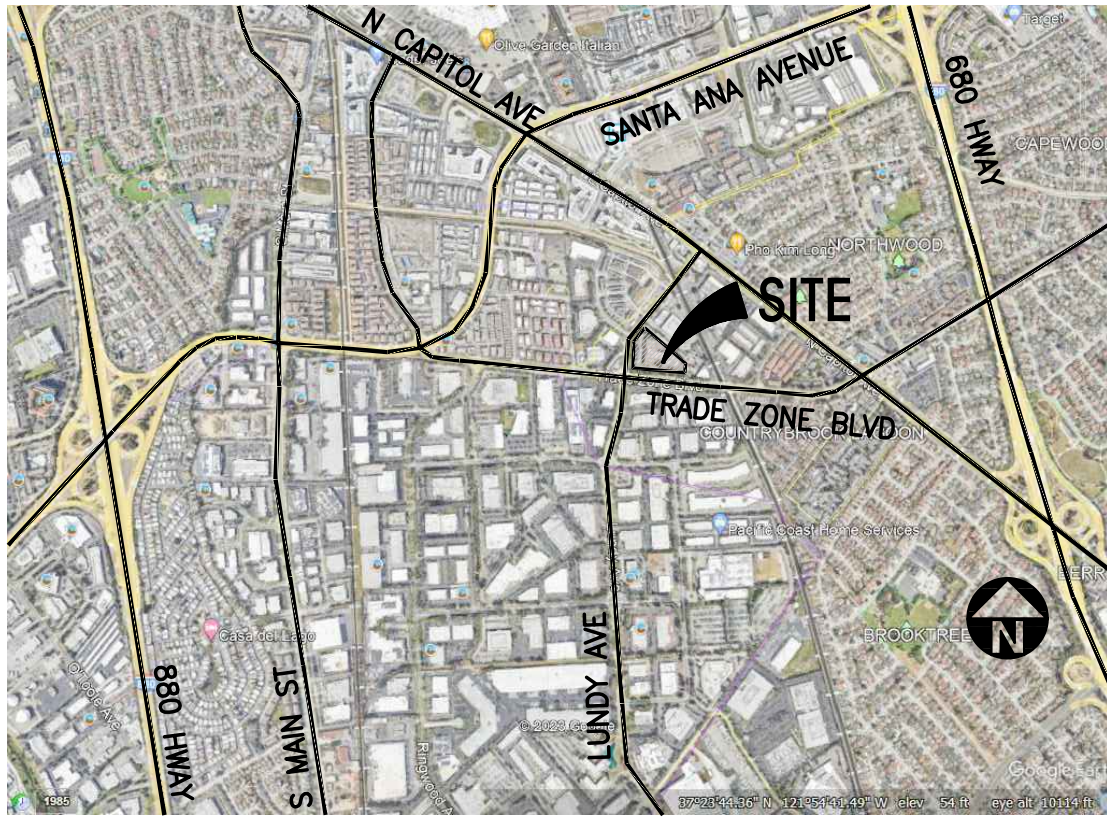
Site Plan Keynotes

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING
- ACCESSIBLE PATH OF TRAVEL
- DRIVEWAY APRONS
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH SLOPE TO BE 1/4" - 1/2" MAX.
- APPROXIMATE LOCATION OF TRANSFORMER.
- EXISTING ELECTRICAL EQUIPMENT
- CONCRETE WALKWAY, MEDIUM BROOM FINISH. SEE "L" DRAWINGS.
- CONCRETE RAMP WITH CONCRETE GUARD WALL. SEE "C" DRAWINGS.
- SHORT-TERM BIKE RACK.
- LONG-TERM BIKE RACK.
- ELECTRIC VEHICLE CHARGER.
- EXTERIOR METAL STEEL STAIR.
- LANDSCAPE.
- CONC. FILLED GUARD POST 6" DIA. U.N.O. 48" H.
- PRE-CAST CONC. WHEEL STOP.
- TRUNCATED DOMES.
- ACCESSIBLE PARKING STALL SIGN.
- HARDSCAPE AT ENTRANCE. SEE "L" DRAWINGS.
- ACCESSIBLE ENTRY SIGN.
- PUMP ROOM.
- TRASH ENCLOSURE.
- ELECTRICAL ROOM.
- EXTERIOR PARKING LIGHT POLE.
- STORM TREATMENT. SEE "C" DRAWINGS.
- 8" HIGH METAL GATES W/ KNOX-BOX PER FIRE DEPARTMENT STANDARDS.
- 8" HIGH CAST IN PLACE CONCRETE SOUND WALL.
- EXISTING CONCRETE SOUND WALL APPROX. 8" HIGH

Site Plan General Notes

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY GEOTECHNICAL ENGINEER, DATE, PROJECT NUMBER #
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES
- PROVIDE STRUCTURAL CALCULATION AND CONSTRUCTION ANCHORAGE DETAIL FOR TRANSFORMER PRIOR TO INSTALLATION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH
- U.N.O. PROVIDE KNOX BOXES AT ALL OFFICE ENTRANCES.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- ON-SITE FIRE MAIN, FIRE SPRINKLER, AND SPRINKLER MONITORING SYSTEM SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR REVIEW AND PERMITTING.
- ALL VERTICAL MOUNTING POLES OF FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- ALL INTERIOR AND EXTERIOR WALK SURFACES TO BE NON-SLIP TYPE

Vicinity Map



Site Plan General Notes

- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL 9' X 18'
- EV STALL WITH CHARGER
- EV CAPABLE WITH CONDUIT ONLY
- LANDSCAPED AREA
- ACCESSIBLE PARKING STALL (9' X 18') + 5' W/ ACCESSIBLE AISLE
- ACCESSIBLE PARKING (VAN) STALL (9' X 18') + 9' W/ ACCESSIBLE AISLE
- PATH OF TRAVEL MINIMUM WIDTH TO BE 4'. SLOPE NOT TO EXCEED 5% IN THE DIRECTION OF TRAVEL AND CROSS SLOPE NOT TO EXCEED 2%. SEE CIVIL FOR GRADING PLAN

SCALE: 1" = 30'-0"



Project Data

SITE AREA In S.F. In acres	282,977 sf 6.50 ac
BUILDING AREA Office - 1st floor Office - mezzanine Industrial TOTAL Footprint	5,000 sf 5,000 sf 122,419 sf 132,419 sf 127,419 sf
FLOOR AREA RATIO Maximum Allow ed Actual	To be verified 0.47
SITE COVERAGE Maximum Allow ed Actual	To be verified 45.0%
AUTO PARKING REQUIRED Required parking to be determined by TDM	
AUTO PARKING PROVIDED Standard (12' x 18') Accessible Standard (9' x 18') Accessible Van (9' x 18') Accessible EV Standard (9' x 18') Accessible EV Van (9' x 18') EV/SC (9' x 18') EV Capable (9' x 18') TOTAL	47 stalls 3 stalls 1 stalls 1 stalls 1 stalls 7 stalls 26 stalls 86 stalls
TRAILER PARKING PROVIDED Trailer (10' x 55')	6 stalls
MOTORCYCLE PARKING Required (2.5% total auto stalls) Provided (1' x 6')	2 stalls 3 stalls
BICYCLE PARKING REQUIRED Short Term Long Term	21 5
BICYCLE PARKING PROVIDED Short Term Long Term	22 6
LOADING SPACES Required (15' x 30') Provided (15' x 30')	6 6
LOADING DOCKS Provided	16
ZONING ORDINANCE Zoning - U Light Industrial MAXIMUM BUILDING HEIGHT ALLOWED Height - 50'	
SETBACKS Building Front - 15' Side - 0' / 25' if Adj to Residential district Rear - 0' / 25' if Adj to Residential district	Parking & Circulation 20' (30' for trucks, 60' for loading docks) 0' / 25' if Adj to Residential district 0' / 25' if Adj to Residential district



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:

OMP
OVERTON MOORE PROPERTIES

19700 S VERMONT AVE, #100
TORRANCE, CA 90502

Project:

2334 LUNDY
PLACE

SAN JOSE, CA

Consultants:

CIVIL K&W
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER
GREEN DESIGN

Title: OVERALL SITE PLAN

Plan Check Number: H24-057

Project Number: 23445

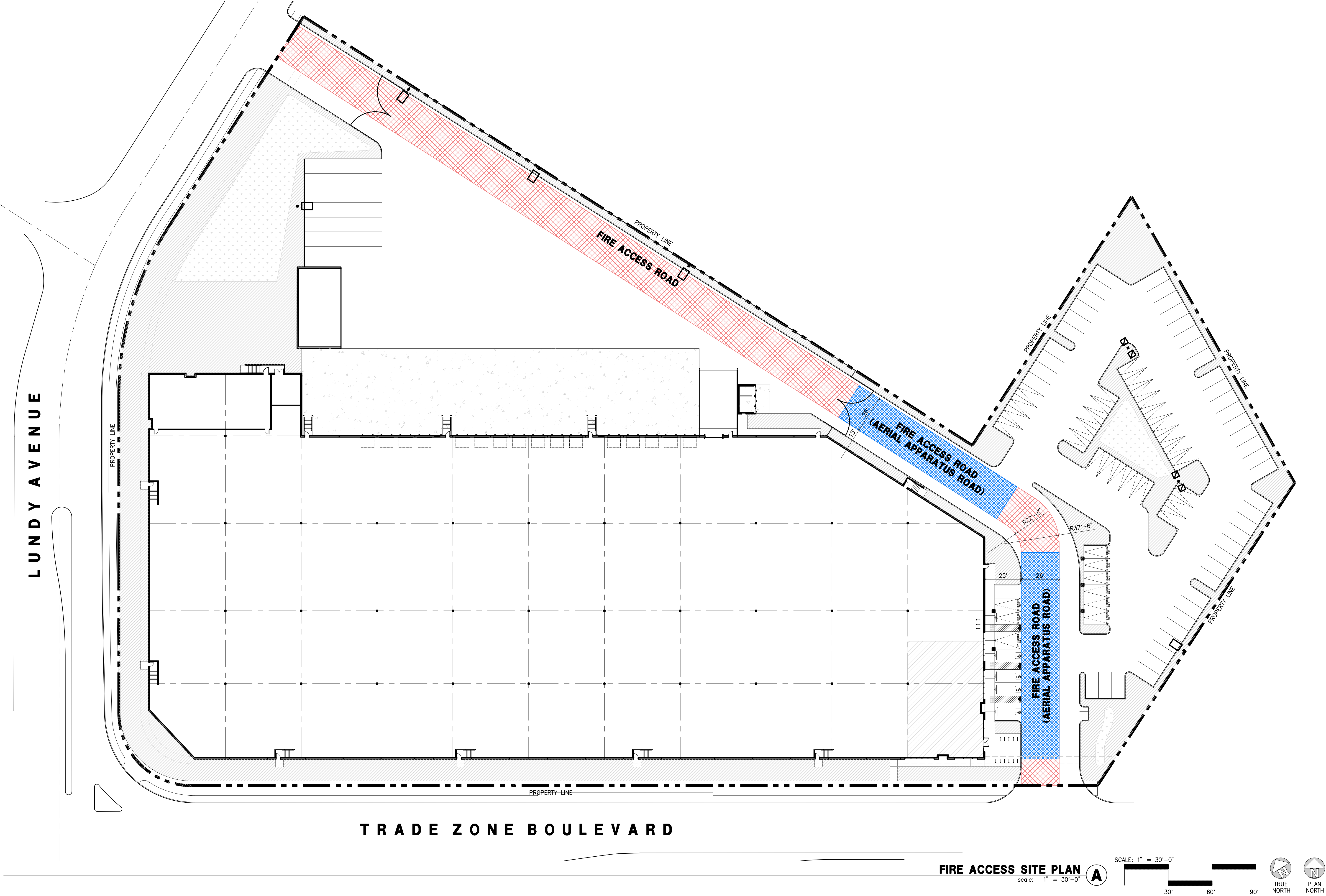
Drawn by: M.D.

Date: 6/3/2025

Revision:

Sheet:

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hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com



Owner:

2334 Lundy Place LLC,
a Delaware limited liability company



Project:

2334 LUNDY
PLACE

SAN JOSE, CA



Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-



Title: FIRE ACCESS SITE PLAN

Plan Check Number: H24-057

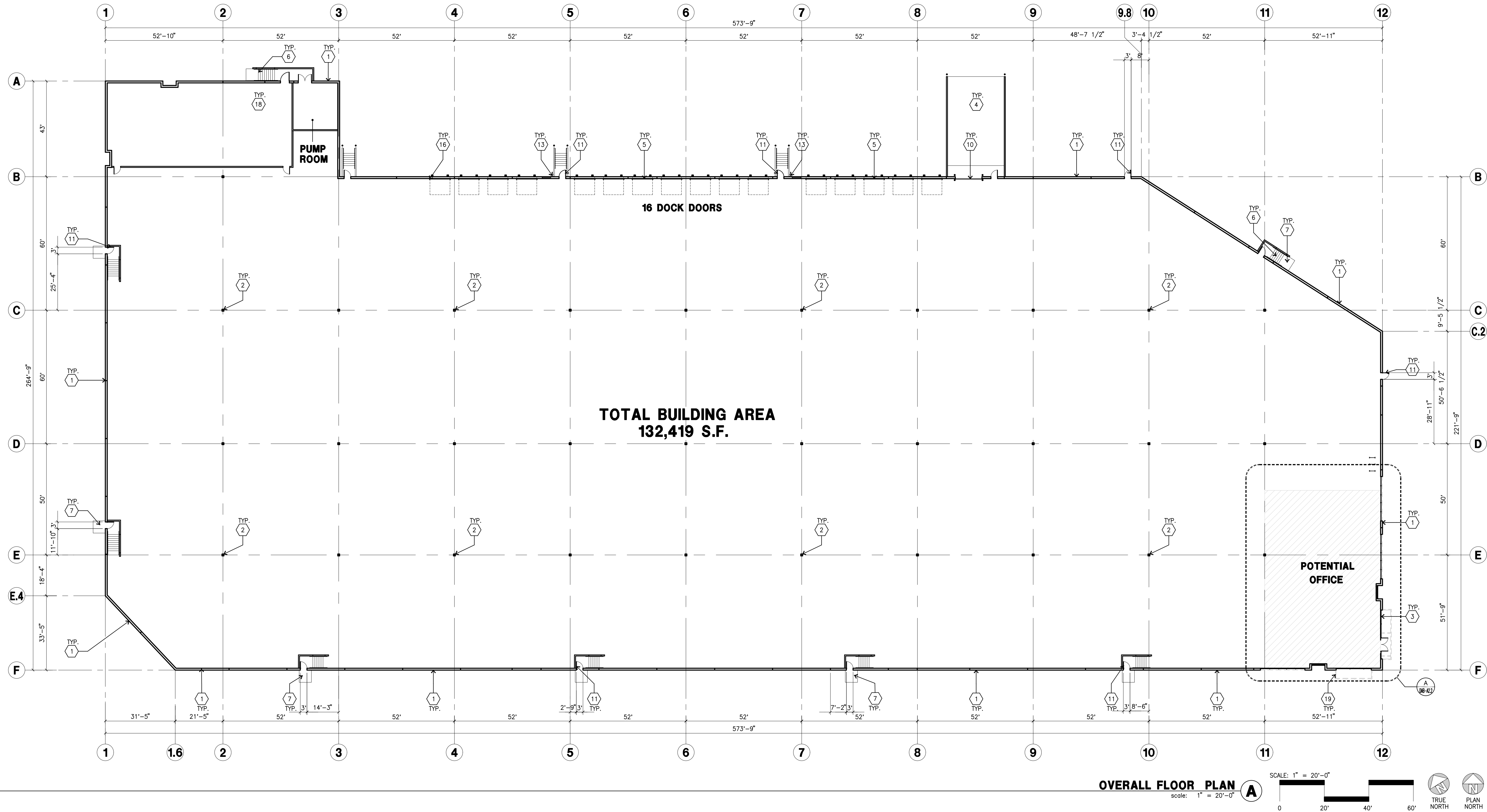
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Drawn by: M.D.

Date: 6/3/2025

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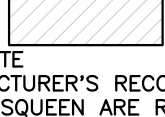
KEYNOTES - FLOOR PLAN

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- 9" X 10" DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- EXTERIOR METAL STEEL STAIR.
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12' MAX.
- 4'X8' METAL LOUVER.
- DOCK DOOR BUMPER.
- 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 2' X 7' HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 48"H.
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- Z GUARD.
- INTERIOR BIKE RACK.
- ELECTRICAL ROOM.
- METAL CANOPY ABOVE.

GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 125' +/-, A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 910.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY, ALL CYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET AS.1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PROVIDE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- AFFIX AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE

FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
- FLOOR COMPACTION - 95%
 - TRENCH COMPACTION - 90%
 - BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS FOR DETAILS.
 - CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-R-96
 - CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 - CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 - ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 - NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 - SLAB TO BE F50 FL35 MEASURED WITHIN 24 HOURS.
 - NO FLY ASH IN THE CONCRETE.
 - WHERE  INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION. CONCRETE SLAB IN OFFICE AREAS, WHERE SAND OVER VISQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 - SEAL CONCRETE SLAB W/ "LAPIDOLITH" SEALER
 - SHURESALAPIDOLITH OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOB IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - NO PERMANENT GREASE PEN PANEL MARKS ON FLOOR SLAB.
 - NO RED CAULK MARKS. ALL CONSTRUCTION MARKS TO BE REMOVED BEFORE SEALING.
 - 10' POUR STRIP AT TRUCK DOOR. 4FT. MAX. ELSEWHERE.
 - ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. PIGA BOND LV 2000-BURKE EPOXY INJECTION RESIN OR EQUAL.
 - PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
 - MM-80 AT SPEED BAY ONLY, PRICE AS ADDITIONAL ALTERNATE.

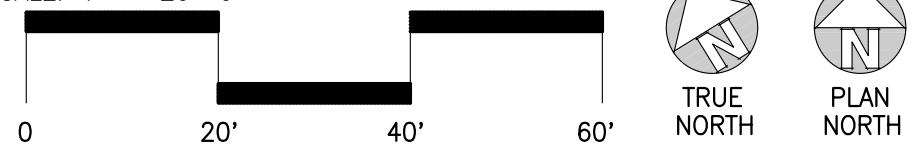
PAINT NOTES

INTERIOR GYP. BD. WALLS : SINGLE COAT OF ACRYLIC PAINT
FRAZEE "WHITE" ON INTERIOR WALLS.
ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.
INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10' A.F.F. ABOVE 12' APPLY ONE COAT OF WHITE PAINT
PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".
EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.
ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

OVERALL FLOOR PLAN

scale: 1" = 20'-0"

SCALE: 1" = 20'-0"



WALL LEGEND - ALL FLOOR PLANS

- | | |
|---|---|
|  | CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS. |
|  | STOREFRONT SYSTEM. SEE DETAIL 16/AD.4 |
|  | 3 5/8" 20GA METAL STUDS, U.N.O. 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14' A.F.F., SEE DETAILS 16/AD.5 AND STUD SCHEDULE FOR SIZES PER HEIGHT. |
| | PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE |
| | • FIRE RATED CONSTRUCTION. SEE DETAIL 15/AD.5 |



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600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:

2334 Lundy Place LLC,
a Delaware limited liability company

Project:

2334 LUNDY
PLACE

SAN JOSE, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: OVERALL FLOOR PLAN

Plan Check Number: H24-057

Project Number: 23445

Drawn by: M.D.

Date: 6/3/2025

Revision:

Sheet:
DAB-A2.1



2334 Lundy Place LLC,
a Delaware limited liability company

2334 LUNDY
PLACE

SAN JOSE, CA

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Plan Check Number: H24-057

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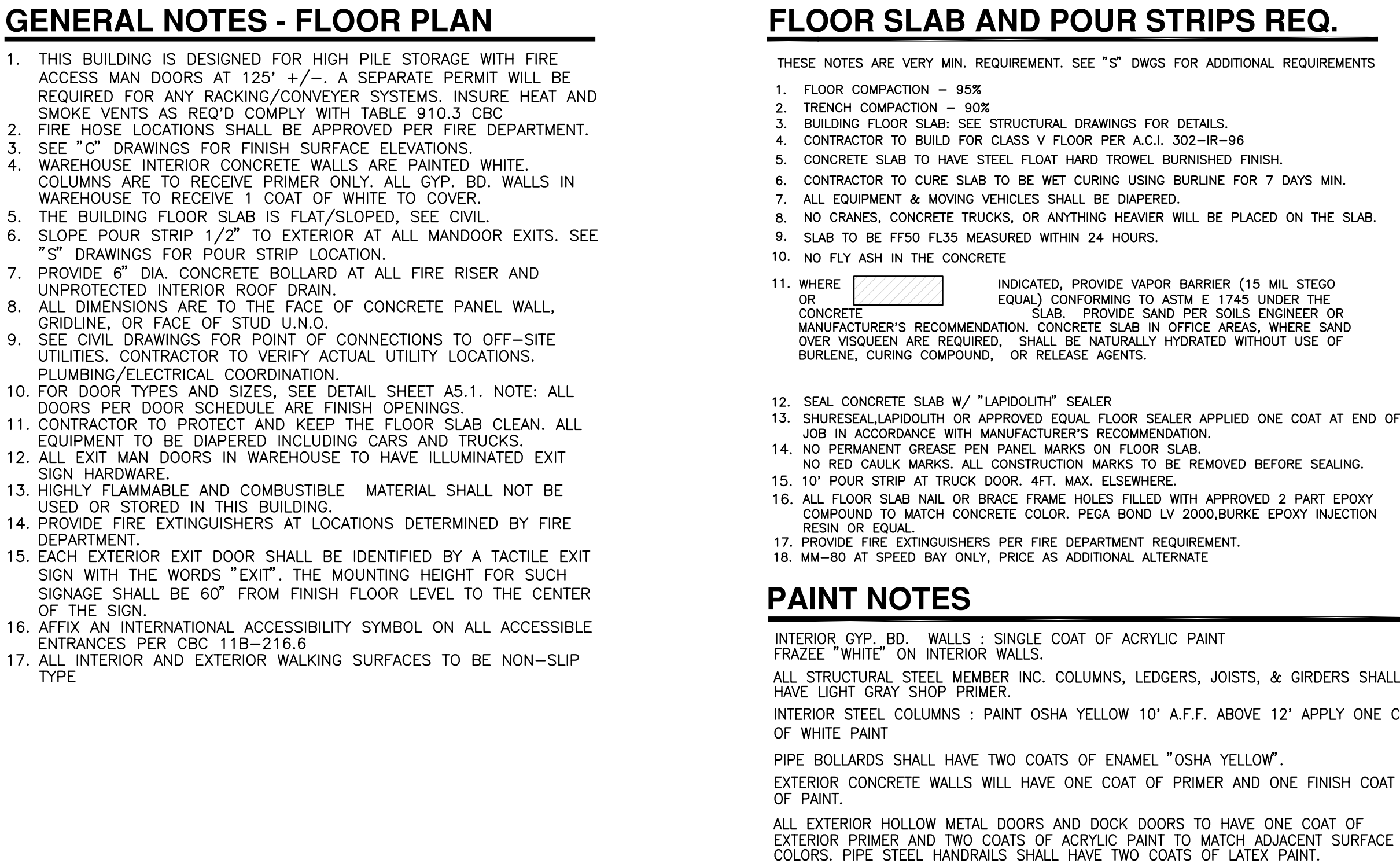
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DTIC 11212



- (1) CONCRETE TILT-UP PANEL.
- (2) STRUCTURAL STEEL COLUMN.
- (3) TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- (4) EXTERIOR RAMP 42" HIGH CONC TILT-UP GARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- (5) 9" X 10" DOCK DOOR, SECTIONAL O.H., STANDARD GRADE. DESIGNED RESIST REQUIRED WIND SPEED.
- (6) EXTERIOR METAL STAIR.
- (7) 5'-6"x5'-8"x4" THICK CONCRETE EXTERIOR LANDING PAD TYPICAL AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREA. FINISH TO BE MEDIUM BLOOM FINISH. SLOPE TO BE 1/4" : 12" MAX.
- (8) 4'X8" METAL LOUVER.
- (9) DOCK DOOR BUMPER.
- (10) 10" X 10" DRIVE THRU, SECTIONAL O.H., STANDARD GRADE. DESIGNED RESIST REQUIRED WIND SPEED.
- (11) 3" X 7" HOLLOW METAL EXTERIOR MAN DOOR. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- (12) CONC. FILLED GARD POST. 6" DIA. U.N.O.. 48"H.
- (13) EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- (14) INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- (15) INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- (16) Z GUARD.
- (17) INTERIOR BIKE RACK.
- (18) ELECTRICAL ROOM.
- (19) METAL CANOPY ABOVE.

3. THIS BUILDING IS DESIGNED FOR HIGH LEVEL STORAGE WITH FIRE ACCESS DOORS AND DOORS TO BE SEPARATE FROM EACH OTHER.
4. PROVIDE ALL NECESSARY DRAINAGE SYSTEMS, INSURE HEAT AND SMOKE VENTS AS REQ'D COMPLY WITH TABLE 9103.3, DEPARTMENT OF FIRE.
5. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
6. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE.
7. FLOOR SHALL BE FINISHED WITH ONLY 1" GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
8. THE BUILDING FLOOR SLAB IS FLAT/SLOPED, SEE CIVIL DRAWINGS.
9. FLOOR SHALL BE FINISHED WITH ONLY 1" GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
10. PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND UNPROTECTED PENETRATIONS.
11. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD UNO.
12. SEE "C" DRAWINGS FOR ALL CONNECTIONS TO OFF-SITE UTILITY LOCATIONS. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PUMPING/ELECTRICAL COORDINATION.
13. PROVIDE 1/2" GYP. BOARD ON ALL INTERIOR SHEET AS 1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
14. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE KEPT OFF FLOOR.
15. ALL EXIST MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN.
16. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
17. PROVIDE ALL UTILITY LOCATIONS DETERMINED BY FIRE DEPARTMENT.
18. EACH EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN. PROVIDE THE WORDS "EXIT," THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
19. PROVIDE INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6.
20. INTERIOR AND EXTERIOR WALKWAYS SHALL BE NON-SLIP TYPE.

THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS.

1. FLOOR COMPLETION - 95%

2. TRENCH COMPLETION - 90%

3. BUILDING FLOOR SLAB SEE STRUCTURAL DRAWINGS FOR DETAILS.

4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302--86

5. CONCRETE SLAB TO HAVE STEEL FLOOR HARD TROWEL FINISHED.

6. CONTRACTOR TO CURE SLAB TO BE WET CONTINUOUSLY FOR 7 DAYS MIN.

7. ALL EQUIPMENT TO BE MOVING VEHICLES SHALL BE DAMPERED.

8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.

9. SLAB TO BE F750 FL3S MEASURED WITHIN 24 HOURS.

10. NO FLY ASH IN THE CONCRETE

11. WHERE _____ INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEGO OR EQUIV.) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE _____ SLAB. PROVIDE SAND FOR SOLIS DRAINAGE OR EQUIV. PROVIDE 1" MIN. SAND UNDER CONCRETE. IF FLOORING IS REQUIRED, OVER INSULATED ARE REQUIRED, SHALL BE NATURALLY DRYHATED WITHOUT USE OF BURELNE, CURING COMPOUND, OR RELEASE AGENTS.

12. SEAL CONCRETE SLAB W/ "LAPDOLITH" SEALER

13. SHURESEAL/LAPDOLITH OR APPROVED EQUIV. FLOOR SEALER APPLIED ONE COAT END TO END IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.

14. NO PERMANENT GRADE PENAL MARKS ON FLOOR SLAB.

15. ALL CASK MARKS AND ALL OTHER MARKS TO BE REMOVED BEFORE SEALING.

16. 10" POUR STRIP AT TRUCK DOOR, 4FT. MAX. ELSEWHERE.

17. ALL FLOOR SLAB NAIL OR BRACE FRAME HOLES FILLED WITH APPROVED 2 PART EPOXY RESIN OR EQUIV. ALL HOLES TO BE FILLED WITH APPROVED EPOXY INJECTION RESIN OR EQUIV.

18. PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.

19. MM-80 AT SPEED, BUY ONLY, PRICE AS ADDITIONAL ALTERNATE.

INTERIOR GY. BD., WALLS : SINGLE COAT OF ACRYLIC PAINT
PAINT "WHITE" ON INTERIOR WALLS.

ALL STRUCTURAL STEEL MEMBERS, COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL
HAVE LIGHT GRAY SHOP PRIMER.

INTERIOR STEEL COLUMNS : PAINT OSHA YELLOW 10' A.F.F. ABOVE 12' APPLY ONE COAT
OF WHITE PAINT

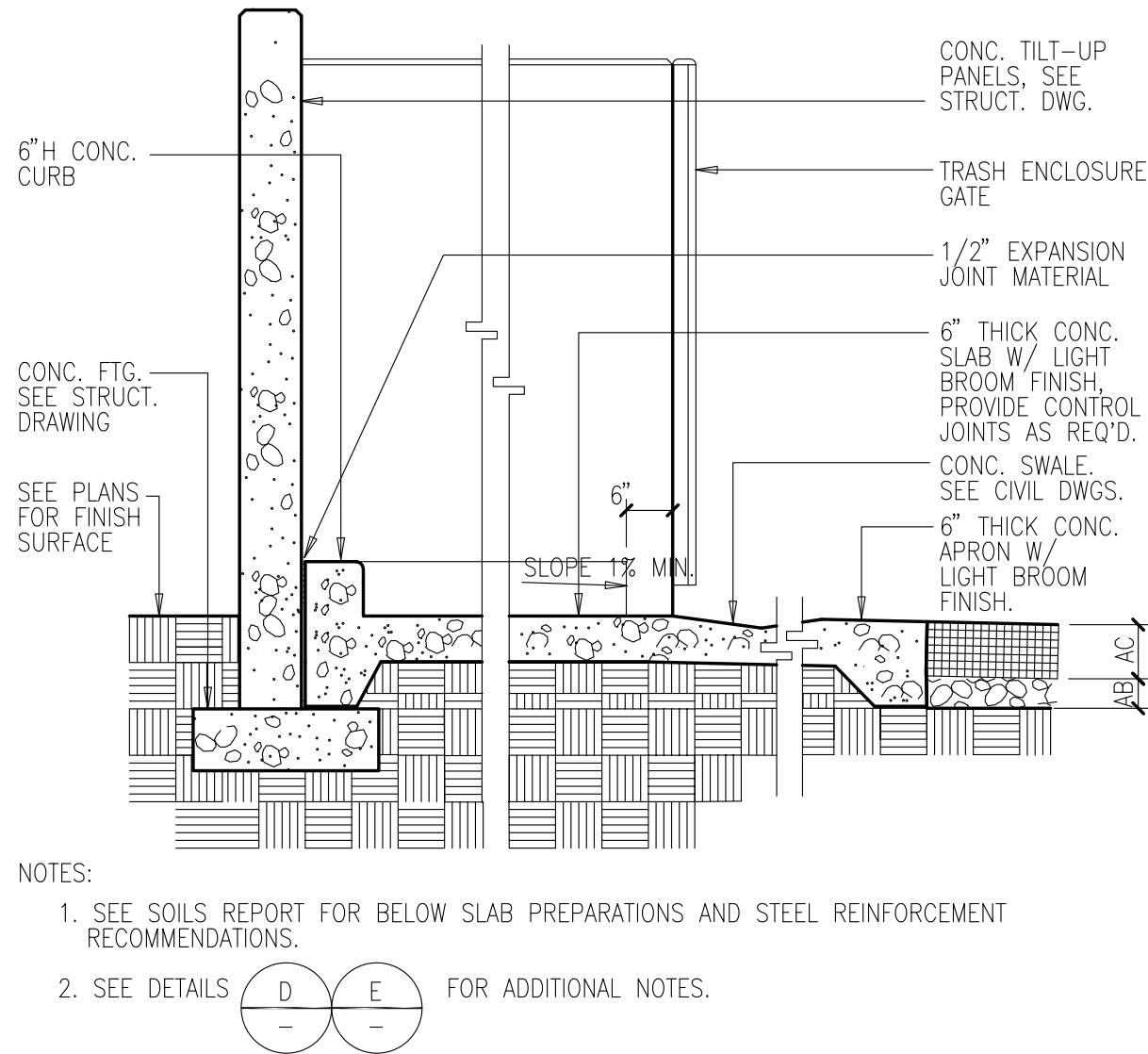
PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".

EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT
OF PAINT.

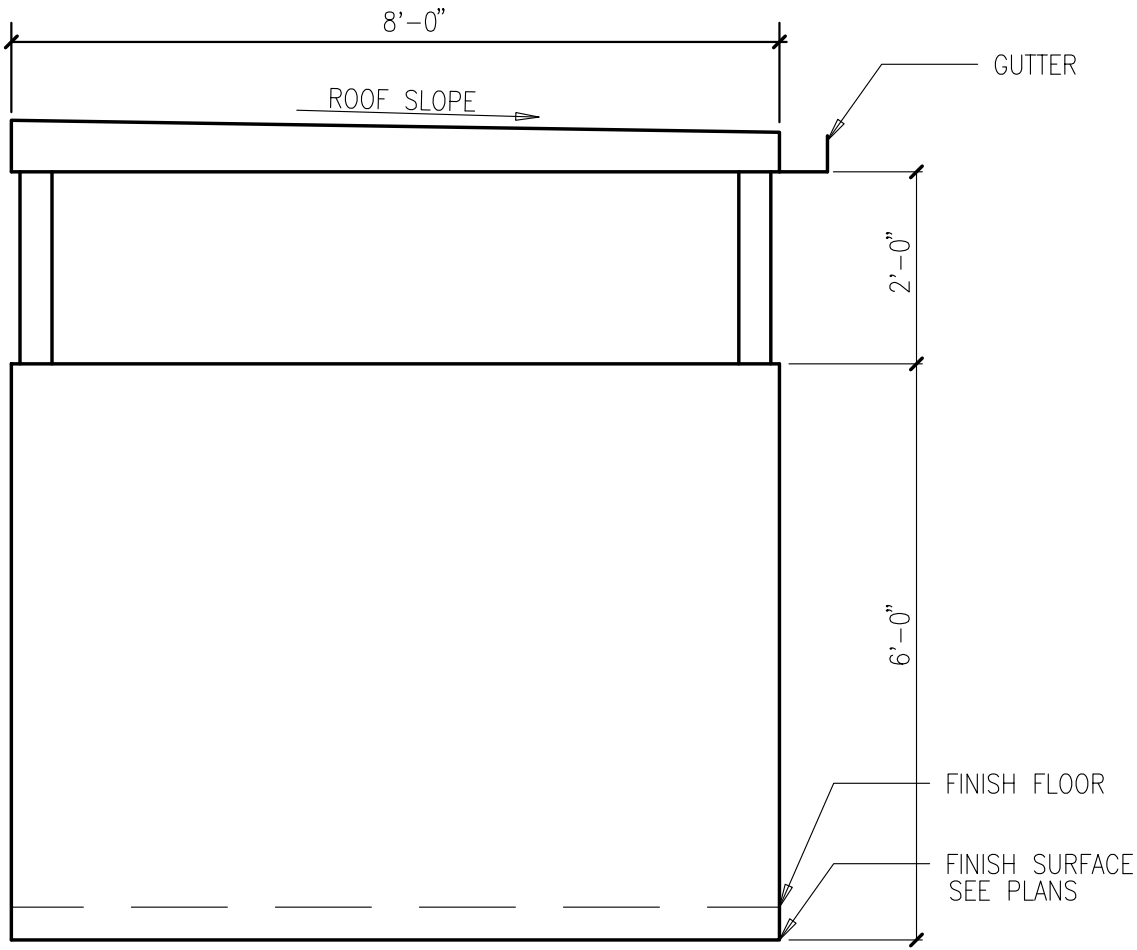
ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF
INTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT MATCH ADJACENT SURFACE
COLORS. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATEX PAINT.

1 3 4A	CONCRETE TILT-UP WALL. SEE "S" DRAWINGS FOR PANEL THICKNESS. STOREFRONT SYSTEM. SEE DETAIL 16/A/4. 3 5/8" x .20GA. METAL STUDS, U.N.O. @ 16" O.C. W/ 5/8" TYPE "X" GYP. BD. TO EXTEND TO 14" A.F. SEE DETAILS 16/A/5.5 AND STUD SCHEDULE FOR SIZES PER HEIGHT. PROVIDE BATT INSULATION AT PUMP ROOM FOR NOISE • FIRE RATED CONSTRUCTION. SEE DETAIL 15/A/5
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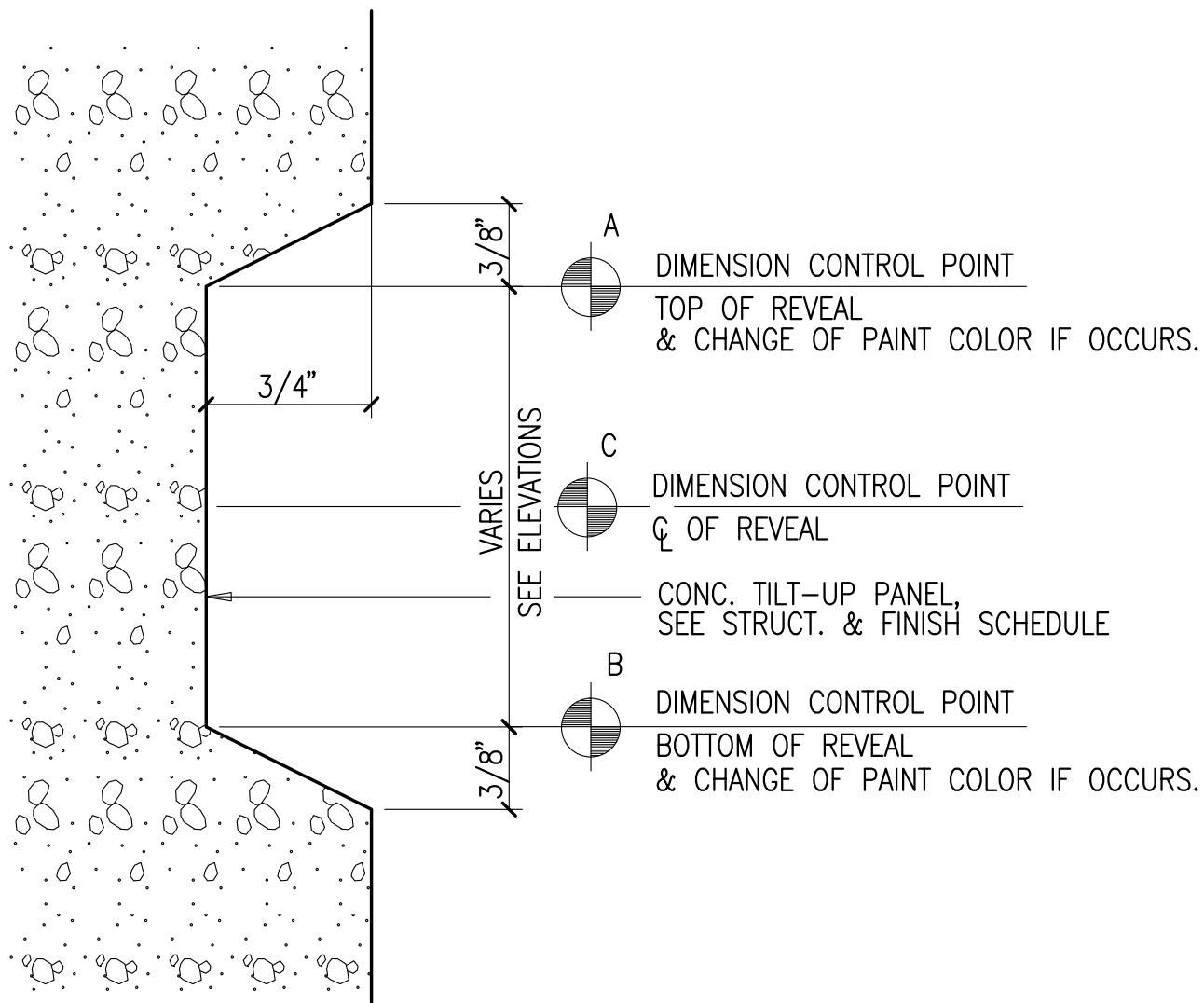
DAB-A2.2



TRASH ENCLOSURE SECTION F
scale: 1/2" = 1'-0"



TRASH ENCLOSURE GATE SECTION E
scale: 1/2" = 1'-0"

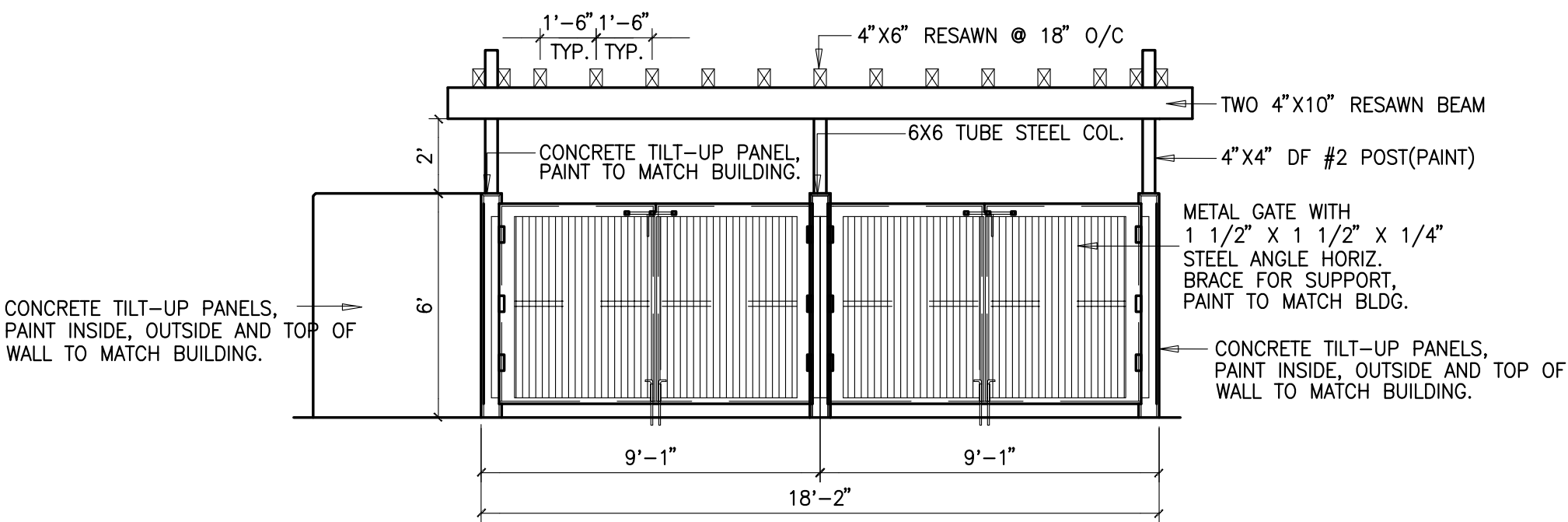


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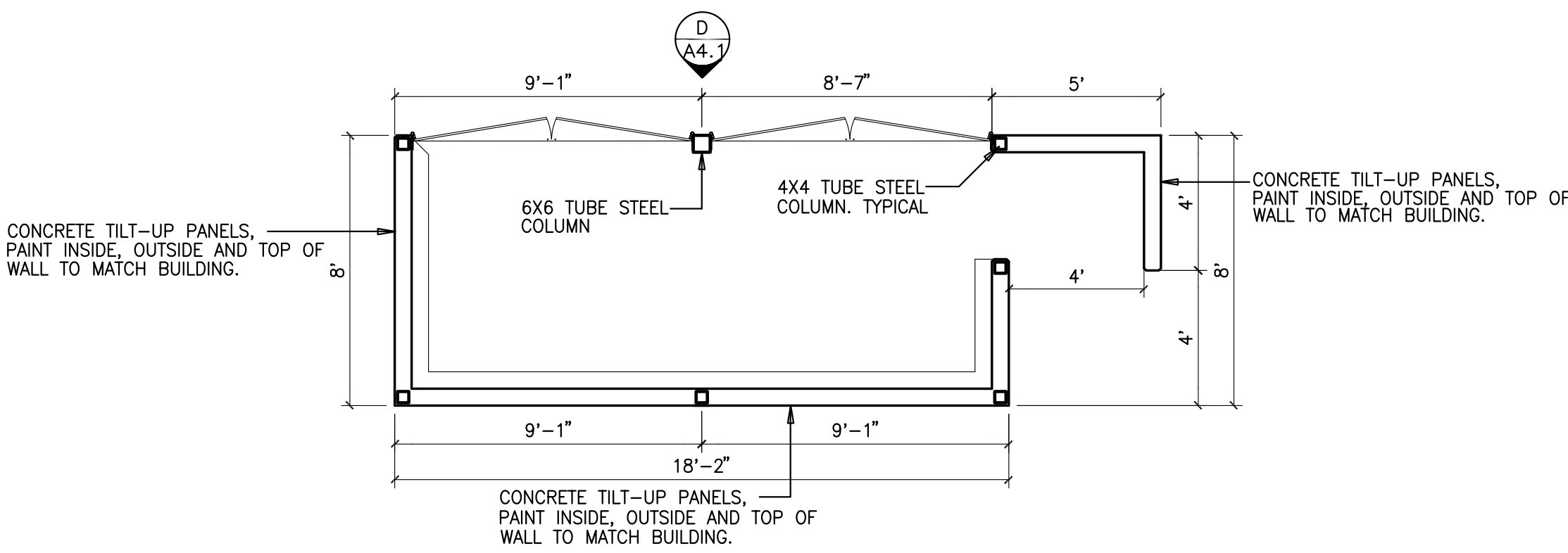
1. DIMENSION CONTROL POINTS AT REVEALS AND EDGE OF CONCRETE OPENINGS WHERE OCCUR, SEE WALL SECTIONS.

2. PAINT COLOR CHANGES TO ALWAYS OCCUR AT CONTROL POINT "A" OR "B"

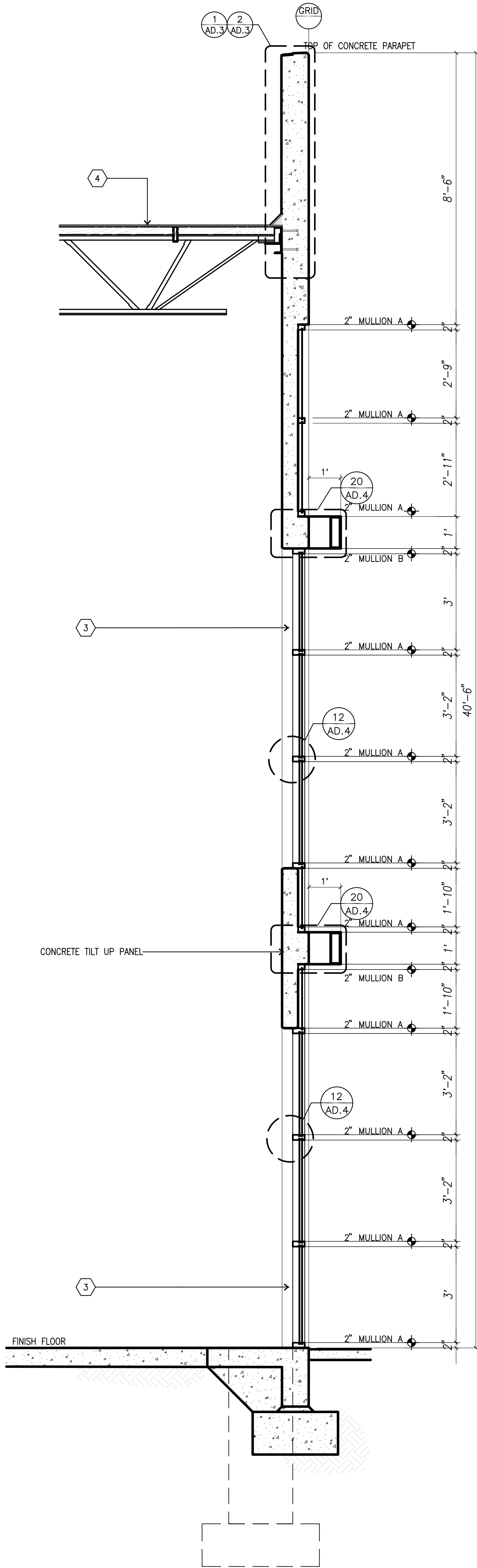
TYP. CONCRETE REVEAL B
scale: N.T.S.



TRASH ENCLOSURE GATE ELEVATION G
scale: 1/4" = 1'-0"



TRASH ENCLOSURE PLAN C
scale: 1/4" = 1'-0"



TYP. STOREFRONT ELEVATION A
scale: 1/2" = 1'-0"



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

Owner:

2334 Lundy Place LLC,
a Delaware limited liability company

Project:

2334 LUNDY
PLACE

SAN JOSE, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: SECTION

Plan Check Number: H24-057
Project Number: 23445
Drawn by: M.D.
Date: 6/3/2025
Revision:

Sheet:
DAB-A4.1

Exhibit D - Permit Plan Set

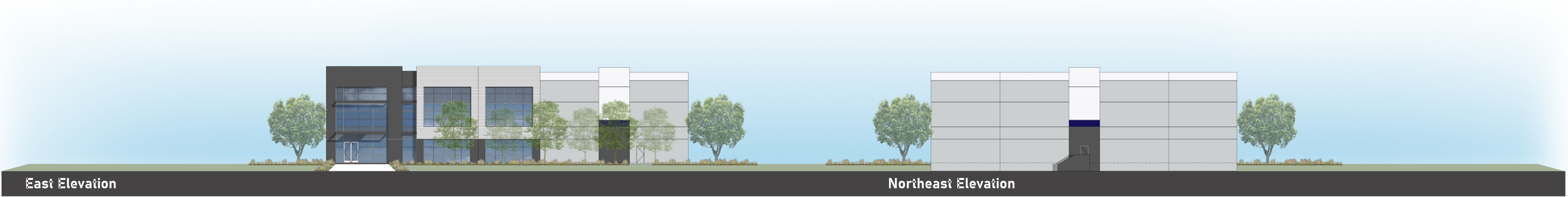
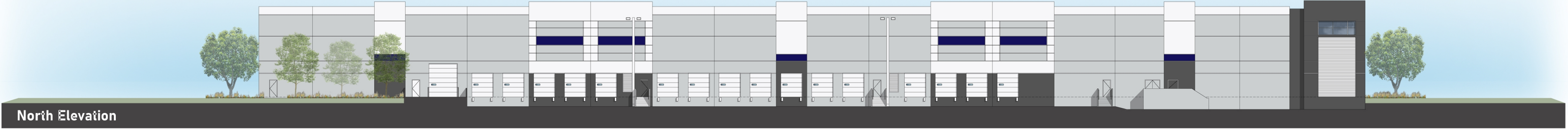
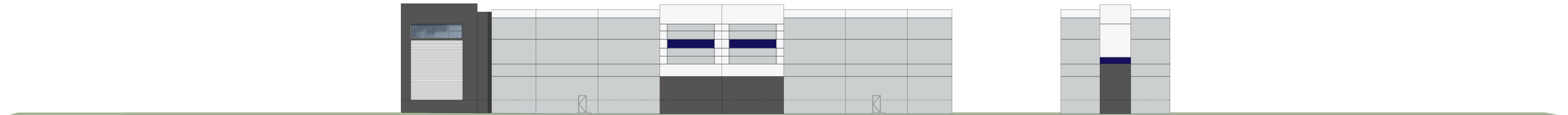


Exhibit D - Permit Plan Set



North Elevation



West Elevation

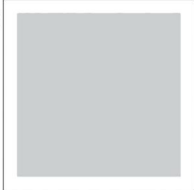
Southwest Elevation

1



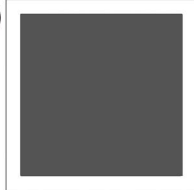
SHERWIN WILLIAMS
SW 7006
EXTRA WHITE

2



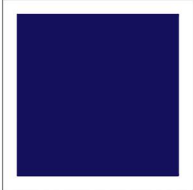
SHERWIN WILLIAMS
SW 7072
ONLINE

3



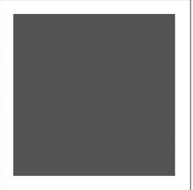
SHERWIN WILLIAMS
SW 7020
BLACK FOX

4



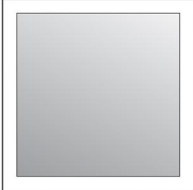
SHERWIN WILLIAMS
SW 6244
NAVAL

5



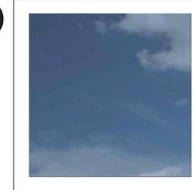
SHERWIN-WILLIAMS
METALLICS
SW 7020
BLACK FOX (CLEAR COAT)
@CANOPY

6

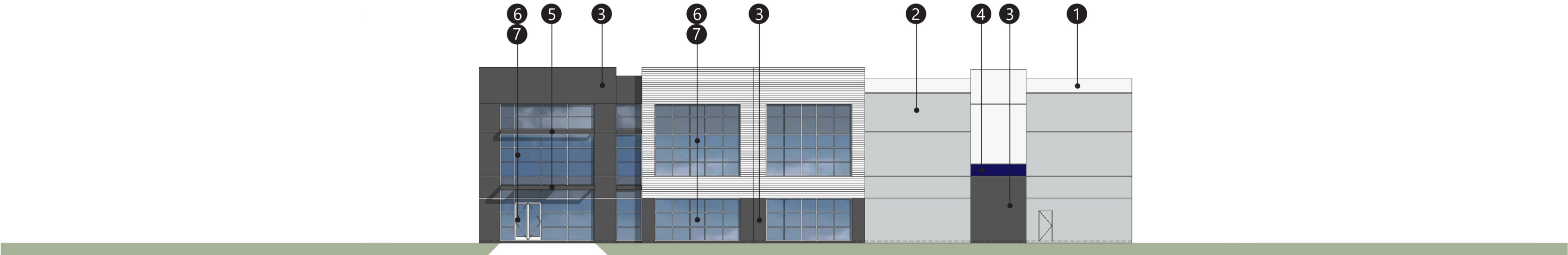


CLEAR ANODIZED
MULLIONS

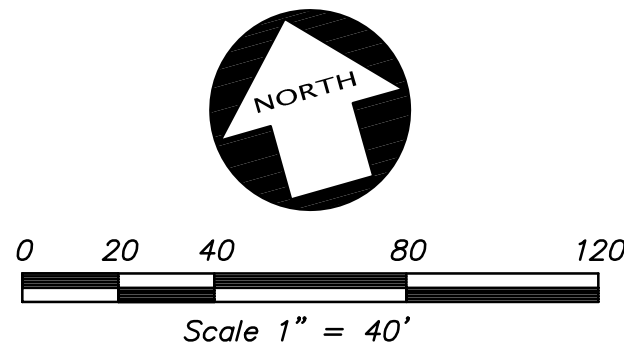
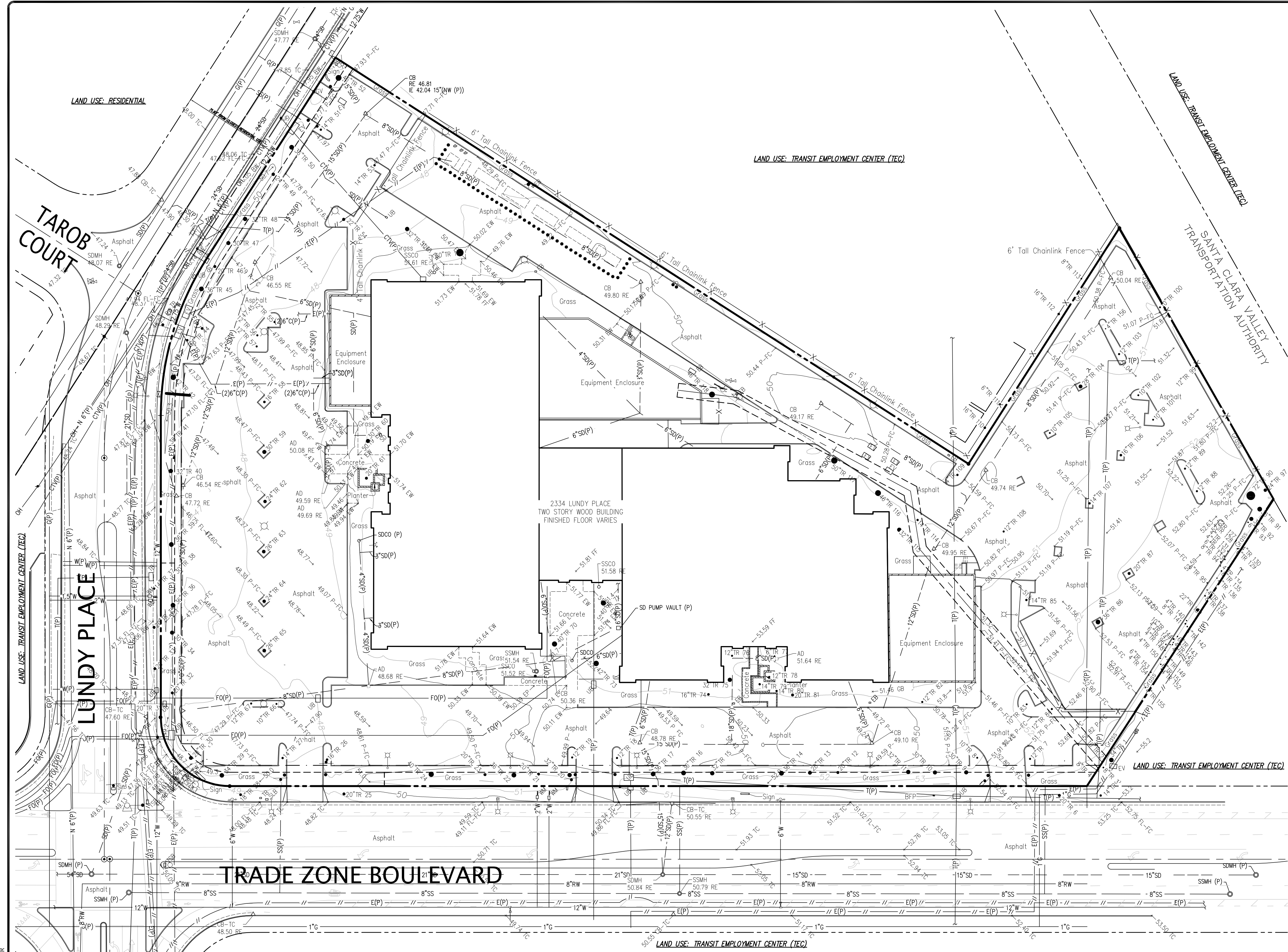
7



BLUE
GLAZING



Enlarged View of East Elevation



NOTES

- THIS PLOT WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED JUNE 7, 2024, NUMBER 30043659-991-991-KD9. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0069H FOR COMMUNITY NUMBER 060349 (CITY OF SAN JOSE), WITH AN EFFECTIVE DATE OF MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "AO".

ACCORDING TO FEMA THE DEFINITION OF ZONE "AO" IS: FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

AVERAGE DEPTH HAS BEEN DETERMINED TO BE 1 FOOT

INFORMATION WAS OBTAINED FROM FEMA WEBSITE ([HTTPS://MSC.FEMA.GOV/PORTAL/HOME](https://MSC.FEMA.GOV/PORTAL/HOME)) ON JULY 25, 2024.

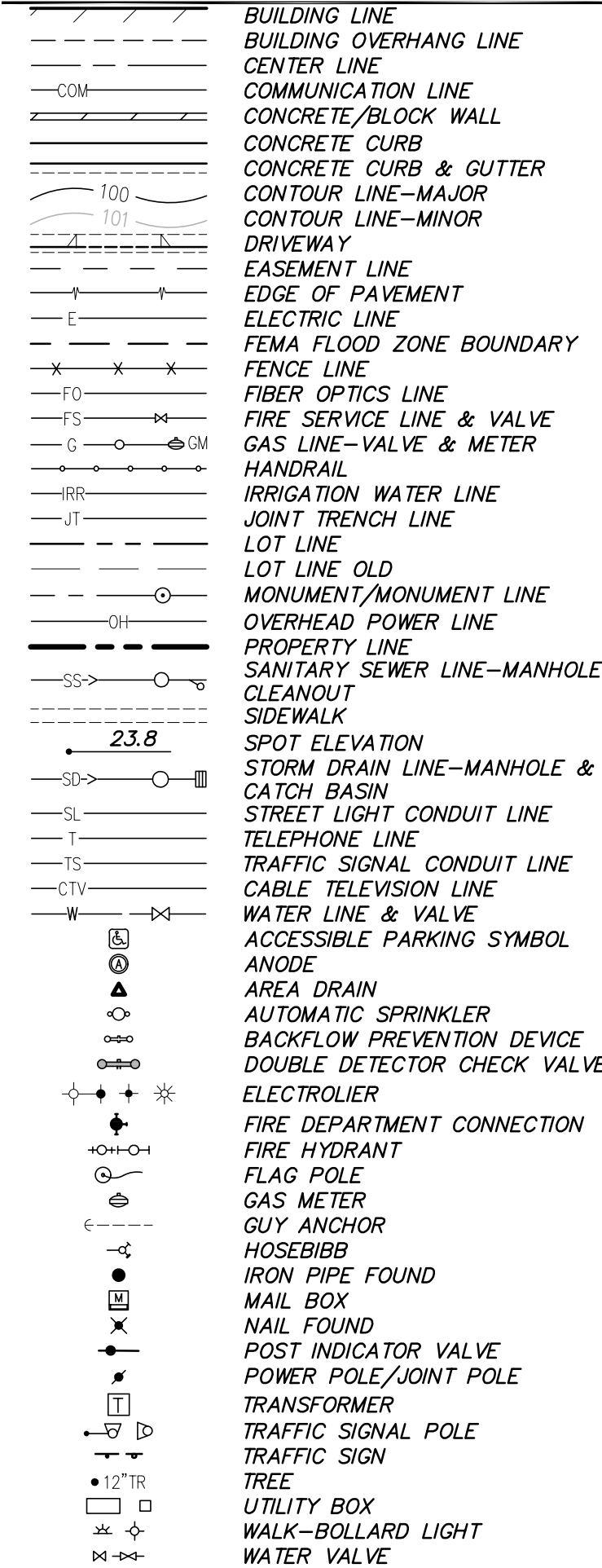
FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

- BENCHMARK:
LETTER "F" IN FOUNDRY ON THE CATCH BASIN AT THE SOUTHEAST RETURN OF LUNDY AT FORTUNE DRIVE.
ELEVATION = 51.07 FEET CITY OF SAN JOSE DATUM (NGVD 1929)

- BASIS OF BEARINGS:
THE BEARING OF N 84°10'36" W TAKEN ON THE MONUMENT LINE OF TRADE ZONE BOULEVARD AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON APRIL 1, 1975, IN BOOK 353 OF MAPS AT PAGE(S) 40-48, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FLING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.

LEGEND



ABBREVIATIONS

AD	AREA DRAIN
BC	BEGINNING OF CURVE
BEG	BEGINNING
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
BOL	BOLLARD
BTM	BOTTOM
CB	CATCH BASIN
CL	CENTERLINE
DI	DROP INLET
DWY	DRIVEWAY
EB	ELECTRIC BOX
EC	END OF CURVE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FC	FACE OF CURB
FO	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FF	FIRE HYDRANT
FL	FLOW LINE
FNC	FENCE
FND	FOUND
FW	FACE OF WALL
GB	GRADE BREAK
GM	GAS METER
GRN	GROUND
GUY	GUY WIRE
GV	GAS VALVE
IP	IRON PIPE
JP	JOINT POLE
LIP	LIP OF GUTTER
LT	LIGHT
MON	MONUMENT
PCC	POINT OF COMPOUND CURVE
PGE	PACIFIC GAS & ELECTRIC
PIV	POST INDICATOR VALVE
POC	POINT OF CURVE
PRC	POINT OF REVERSE CURVE
RE	RIM ELEVATION
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
TB	TELEPHONE BOX
TC	TOP OF CURB
TOP	TOP OF SLOPE
TR	TREE
TS	TOP OF SLAB
TSP	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TW	TOP OF WALL
UB	UTILITY BOX
WB	WATER BOX
WM	WATER METER
WV	WATER VALVE

DEMOLITION NOTE: A DEMOLITION PLAN SHALL BE PROVIDED UPON APPROVAL OF THESE PRELIMINARY GRADING PLANS BY THE PLANNING DEPARTMENT. A BUILDING DEMOLITION PERMIT APPLICATION SHALL BE FILED ALONG WITH A GRADING & DRAINAGE PERMIT APPLICATION UPON ENTITLEMENT APPROVAL.

UTILITY NOTE: THIS SITE HAS FIBER OPTIC LINES LOCATED ON OR ADJACENT TO IT.

NO.	REVISIONS	BY
1	1st PLANNING SUBMITTAL 09.25.2024	DGR
2	2nd PLANNING SUBMITTAL 01.28.2025	DGR
3	3rd PLANNING SUBMITTAL 06.03.2025	DGR
4	4th PLANNING SUBMITTAL 07.17.2025	DGR

KIER+WRIGHT

Phone: (949) 508-0202
www.kierwright.com

8955 Research Drive
Irvine, CA 92618

--

TOPOGRAPHIC SURVEY

PRELIMINARY GRADING PLANS OF
2334 LUNDY PLACE
FOR
2334 LUNDY PLACE LLC, A DELAWARE
LIMITED LIABILITY COMPANY
SAN JOSE, CALIFORNIA

DRAWN BY: AMC CHECKED BY: DGR DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: 09.25.2024

CURRENT SET ISSUE
DATE: 7.15.2025

PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

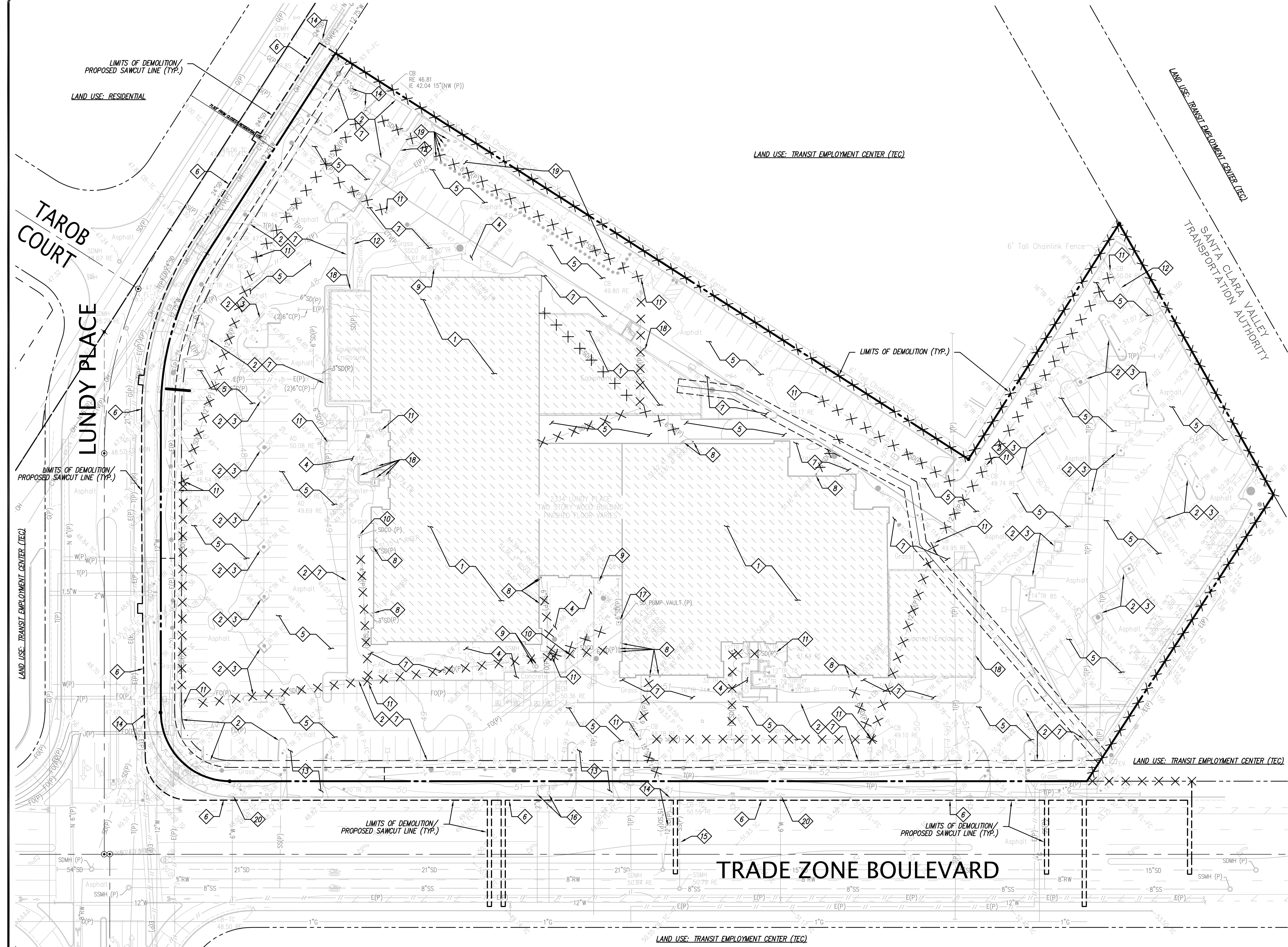
DRAWING NUMBER:

C1.0

1 OF 9 SHEETS

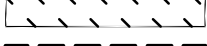
Page 9

KIER + WRIGHT PROJECT NUMBER: A24286




0 20 40 80 120
Scale 1" = 40'

LEGEND


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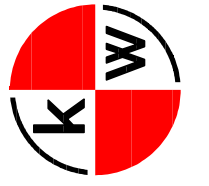
EXISTING BUILDING TO BE DEMOLISHED
SAWCUT LINE
UNDERGROUND UTILITIES TO BE REMOVED.
UNDERGROUND UTILITIES TO BE ABANDONED.
EXISTING BUILDING TO BE DEMOLISHED & REMOVED.
REMOVE CONCRETE CURB.
REMOVE IRRIGATION AND LANDSCAPING IN PARKING ISLAND.
REMOVE CONCRETE SIDEWALK.
REMOVE 12"± OF AC CONCRETE & AGGREGATE BASE ROCK FROM ALL EXISTING AC PAVEMENT AREAS
REMOVE & REPLACE CONCRETE CURB & GUTTER ALONG SITE FRONTAGE.
REMOVE IRRIGATION & LANDSCAPING.
REMOVE EXISTING ROOF DRAIN CONNECTIONS OR PLUG WITH 2 SACK SLURRY MIX.
LOCATE AND REMOVE ALL EXISTING SANITARY SEWER CLEANOUTS (SSCO) & MANHOLES (SSMH).
LOCATE & REMOVE ALL EXISTING STORM DRAIN CLEANOUTS (SDCO) & MANHOLES (SDMP).
REMOVE EXISTING AREA DRAINS & CATCH BASINS.
REMOVE EXISTING FENCE.
REMOVE EXISTING DRIVEWAY ENTRANCE.
PROTECT EXISTING CATCH BASIN/STORM DRAIN LINE IN PLACE.
PROTECT EXISTING SANITARY SEWER LINE IN PLACE.
PROTECT EXISTING WATER METERS IN PLACE.
REMOVE EXISTING STORM DRAIN PUMP VAULT.
REMOVE EXISTING WALLS.
REMOVE EXISTING ELECTRICAL EQUIPMENT & BOLLARDS.
PROTECT EXISTING FIRE HYDRANT IN PLACE.

PERMITTING NOTE:
CONSTRUCTION ACTIVITIES IN THE
PUBLIC RIGHT-OF-WAY MAY REQUIRE AN
ENCROACHMENT PERMIT.

EXISTING VEGETATION NOTE:
REFER TO LANDSCAPE PLANS &
ARBORIST'S REPORT FOR FURTHER
INFORMATION ON EXISTING TREES &
VEGETATION TO BE PRESERVED OR
REMOVED AS PART OF THIS PROJECT.

DEMOLITION NOTE:
THIS DEMOLITION PLAN IS PRELIMINARY
IN NATURE AND FURTHER DEMOLITION
RECOMMENDATIONS & NOTES MAY BE
PROPOSED UPON ENTITLEMENT
APPROVAL FROM THE CITY OF SAN JOSE.
FURTHER DETAIL PERTAINING TO THE
PROTECTION OR REMOVAL OF EXISTING
SITE FEATURES, STRUCTURES, UTILITIES
(ABOVE & BELOW GROUND) AND SO ON
MAY BE PROVIDED UPON SUBMITTAL OF
CONSTRUCTION DOCUMENTS FOR
BUILDING DEMOLITION & GRADING AND
DRAINAGE PERMIT APPROVALS. THE
CONTRACTOR SHALL BE RESPONSIBLE
FOR VERIFYING EXISTING SITE
CONDITIONS AND ADHERING TO THE
DEMOLITION & CONSTRUCTION NOTES &
RECOMMENDATIONS PROVIDED HEREON.

NO.	REVISIONS	BY
1	1st PLANNING SUBMITTAL 09.25.2024	DGR
2	2nd PLANNING SUBMITTAL 01.28.2025	DGR
3	3rd PLANNING SUBMITTAL 06.03.2025	DGR
	4th PLANNING SUBMITTAL 07.17.2025	

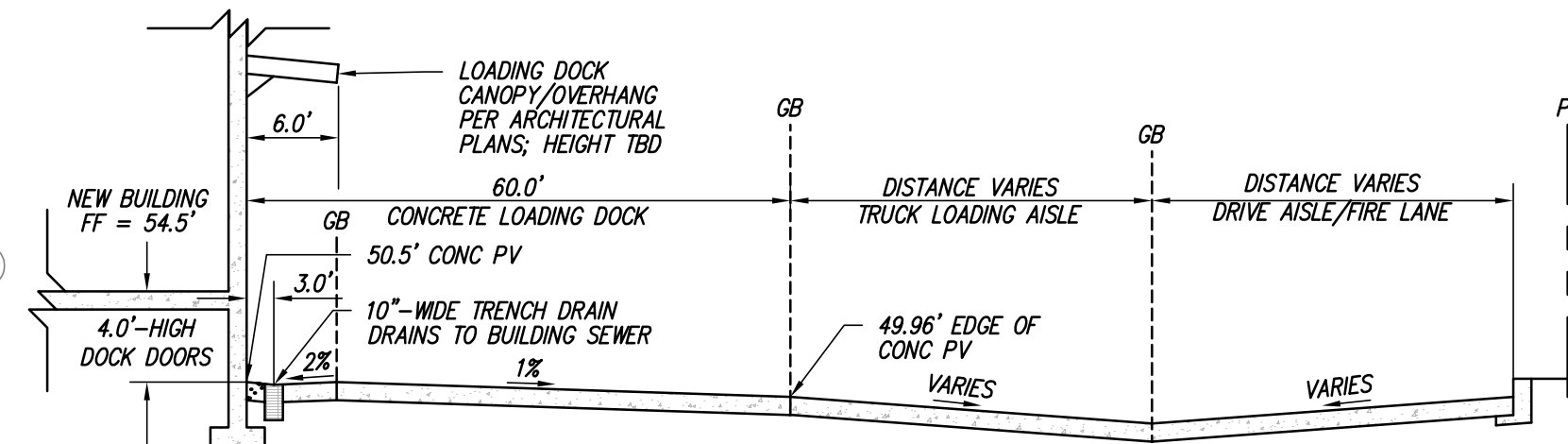
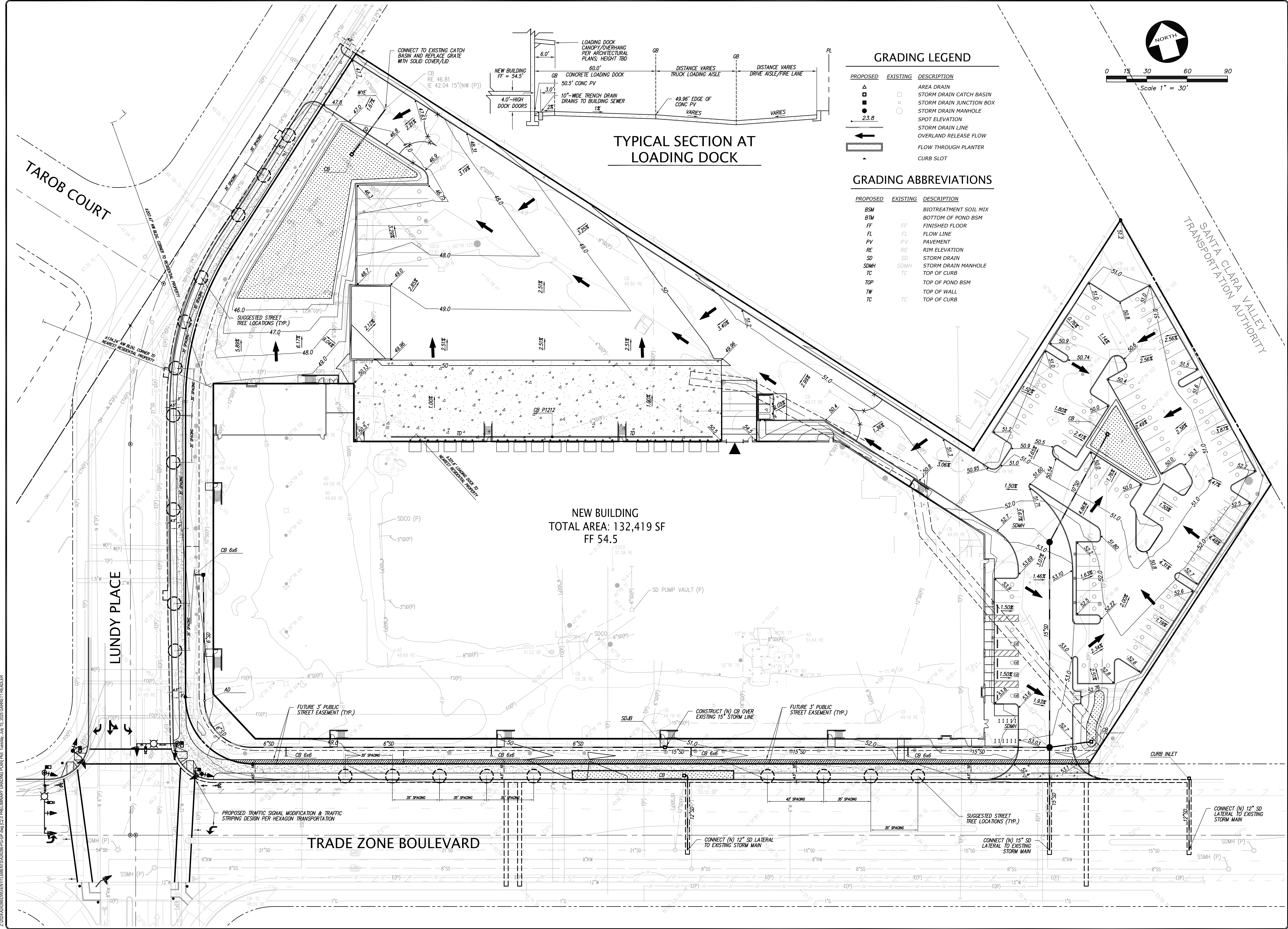
**KIER+WRIGHT**

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Irvine, CA 92618

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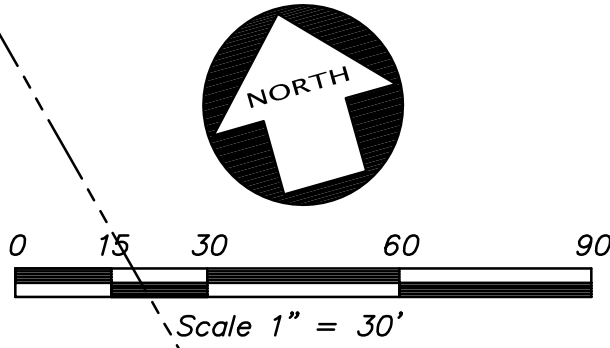
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DEMOLITION PLAN		PRELIMINARY GRADING PLANS OF 2334 LUNDY PLACE FOR 2334 LUNDY PLACE LLC, A DELAWARE LIMITED LIABILITY COMPANY SAN JOSE, CALIFORNIA		DRAWN BY: AMC CHECKED BY: DGR DEPARTMENT: CIVIL
ORIGINAL ISSUE DATE: 09.25.2024				
CURRENT SET ISSUE DATE: 7.15.2025				
PERMIT SET / CONSTRUCTION ISSUE DATE: TBD				
DRAWING NUMBER:				
C1.1				
2	OF	9	SHEETS	

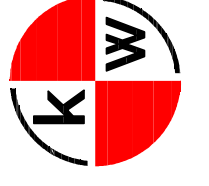


GRADING LEGEND		
PROPOSED	EXISTING	DESCRIPTION
		AREA DRAIN
		STORM DRAIN JUNCTION BOX
		STORM DRAIN MANHOLE
		SPOT ELEVATION
		STORM DRAIN LINE
		OVERLAND RELEASE FLOW
		FLOW THROUGH PLANTER
		CURB SLOT

PROPOSED	EXISTING	DESCRIPTION
BSM		BIOTREATMENT SOIL MIX
BTM		BOTTOM OF POND BSM
FF	FF	FINISHED FLOOR
FL	FL	FLOW LINE
PV	PV	PAVEMENT
RE	RE	RIM ELEVATION
SD	SD	STORM DRAIN
SDMH	SDMH	STORM DRAIN MANHOLE
TC	TC	TOP OF CURB
TOP		TOP OF POND BSM
TW		TOP OF WALL
TC	TC	TOP OF CURB

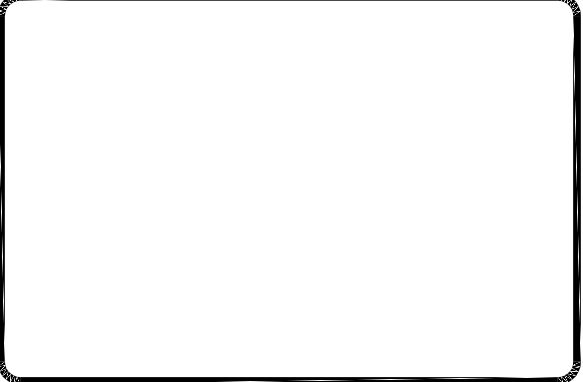


NO.	REVISIONS	BY
1	1st PLANNING SUBMITTAL 09.25.2024	DGR
2	2nd PLANNING SUBMITTAL 01.28.2025	DGR
3	3rd PLANNING SUBMITTAL 06.03.2025	DGR
4	4th PLANNING SUBMITTAL 07.17.2025	DGR

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GRADING PLAN

PRELIMINARY GRADING PLANS OF
2334 LUNDY PLACE
FOR
2334 LUNDY PLACE LLC, A DELAWARE
LIMITED LIABILITY COMPANY
SAN JOSE, CALIFORNIA

DRAWN BY: AMC | CHECKED BY: DGR | DEPARTMENT: CIVIL

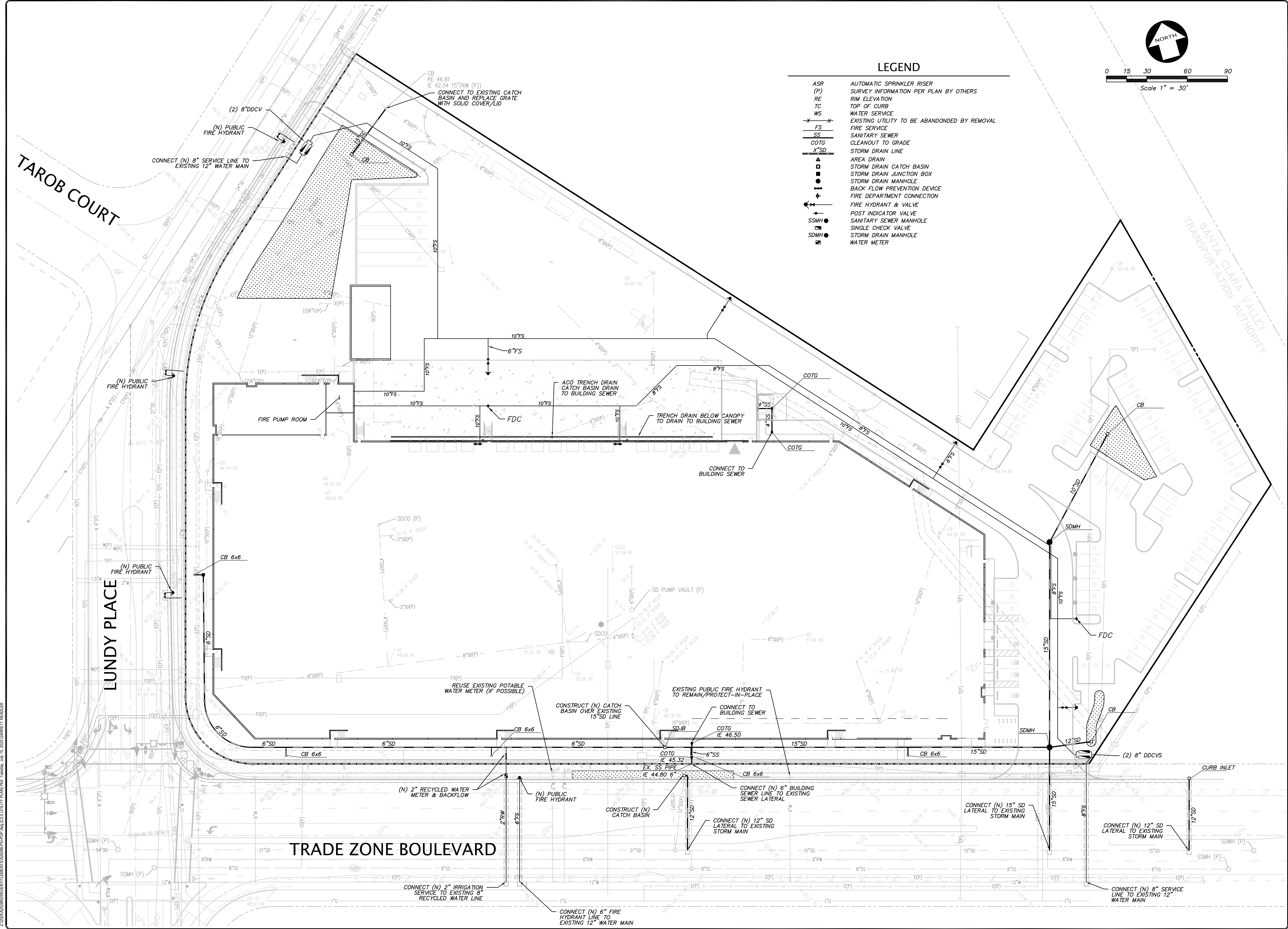
ORIGINAL ISSUE
DATE: 09.25.2024

CURRENT SET ISSUE
DATE: 7.15.2025

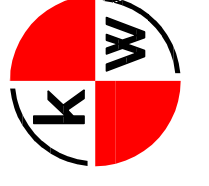
PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

DRAWING NUMBER:
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3 OF 9 SHEETS

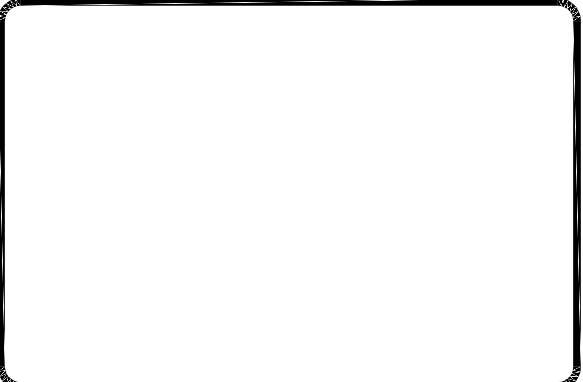


NO.	REVISIONS	BY
1	1st PLANNING SUBMITTAL 09.25.2024	DGR
2	2nd PLANNING SUBMITTAL 01.28.2025	DGR
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4	4th PLANNING SUBMITTAL 07.17.2025	DGR

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UTILITY PLAN

PRELIMINARY GRADING PLANS OF 2334 LUNDY PLACE FOR 2334 LUNDY PLACE LLC, A DELAWARE LIMITED LIABILITY COMPANY SAN JOSE, CALIFORNIA

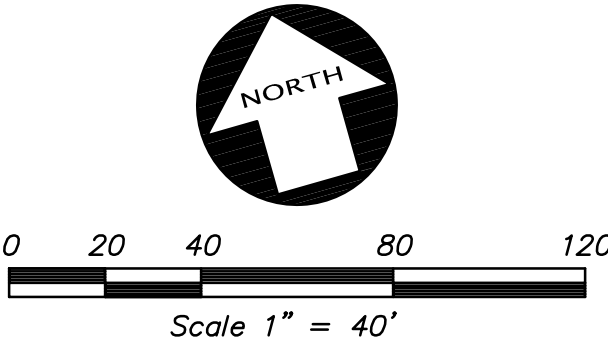
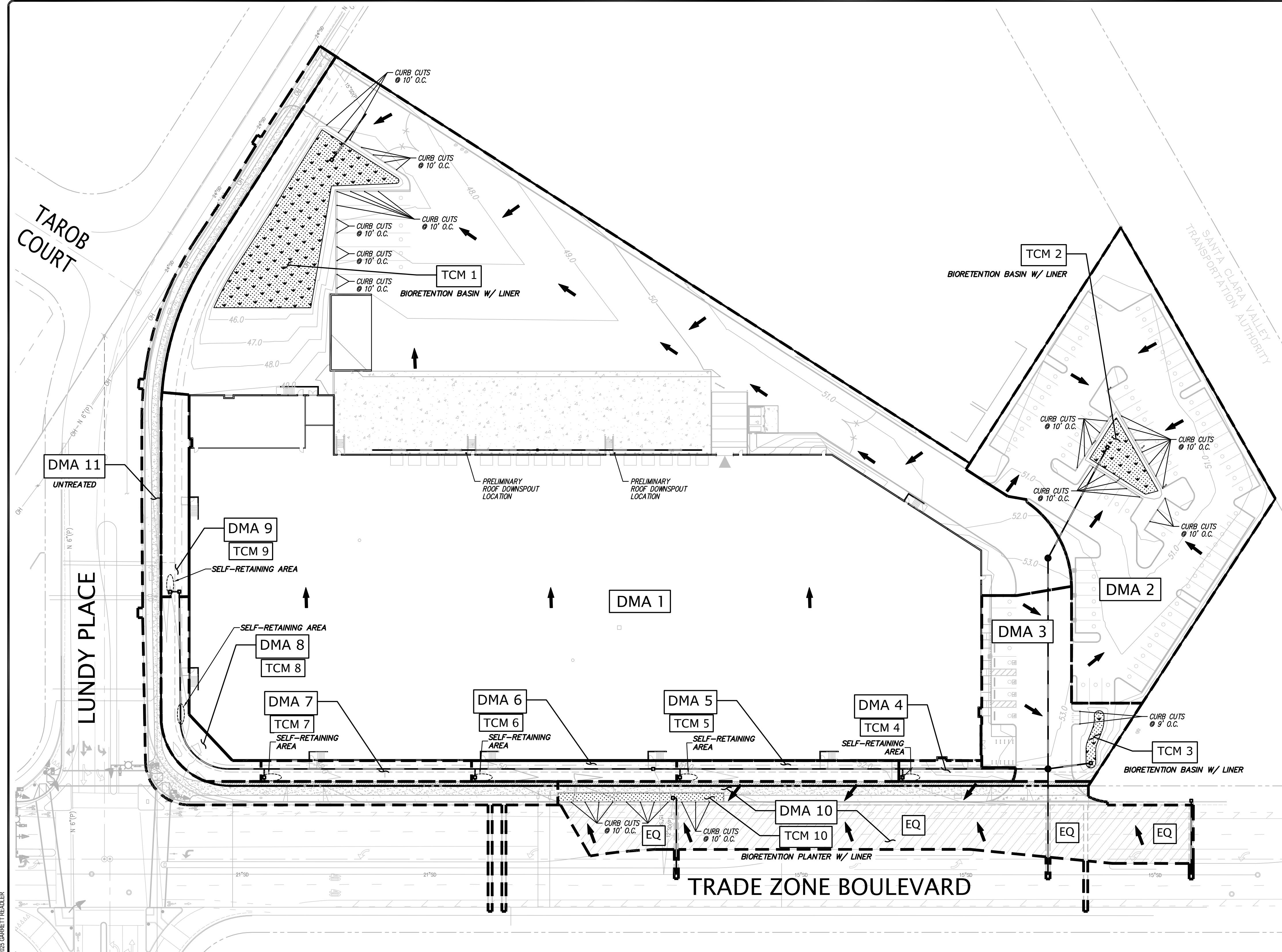
ORIGINAL ISSUE DATE: 09.25.2024

CURRENT SET ISSUE DATE: 7.15.2025

PERMIT SET / CONSTRUCTION ISSUE DATE: TBD

DRAWING NUMBER: C3.0

4 OF 9 SHEETS



STORMWATER LEGEND

- TRIBUTARY AREA LIMITS
- BIO-RETENTION TREATMENT AREA
- DMA DRAINAGE MANAGEMENT AREA
- TCM TREATMENT CONTROL MEASURE
- RUNOFF FLOW DIRECTION

FORM #138 - Stormwater Evaluation Form page 2 of 5

1.1 Check the watershed in which your project is located. See the [Watershed Maps](#) webpage

☐ Baylands
☐ Calabazas
☒ Coyote (including Lower Penitencia)
☐ Guadalupe
☐ San Tomas Aquino

1.j Old Industrial Area
Is your project in an Old Industrial Area?
See the [Old Industrial Area Map](#) webpage to confirm if your project is in an Old Industrial Area.
☐ Yes (at future stages, sediment sampling may be conditioned at your property)
☒ No

1.k Special Project Status
Use the online [Special Project Worksheet](#) and the [Affordable Housing calculator](#) to determine if your project qualifies as a Special Project. Does your project qualify?
☐ Yes, but it is feasible for the project to incorporate 100% LID.
☐ Yes, and it is infeasible for the project to incorporate 100% LID. Attach the following to this application: Special Project Worksheet, Affordable Housing Calculator (if applicable), and Feasibility/Infeasibility Narrative justifying the use of non-LID.
☒ No

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: 6.9280 acres

2.c Total area of site that will be disturbed: 6.9280 acres

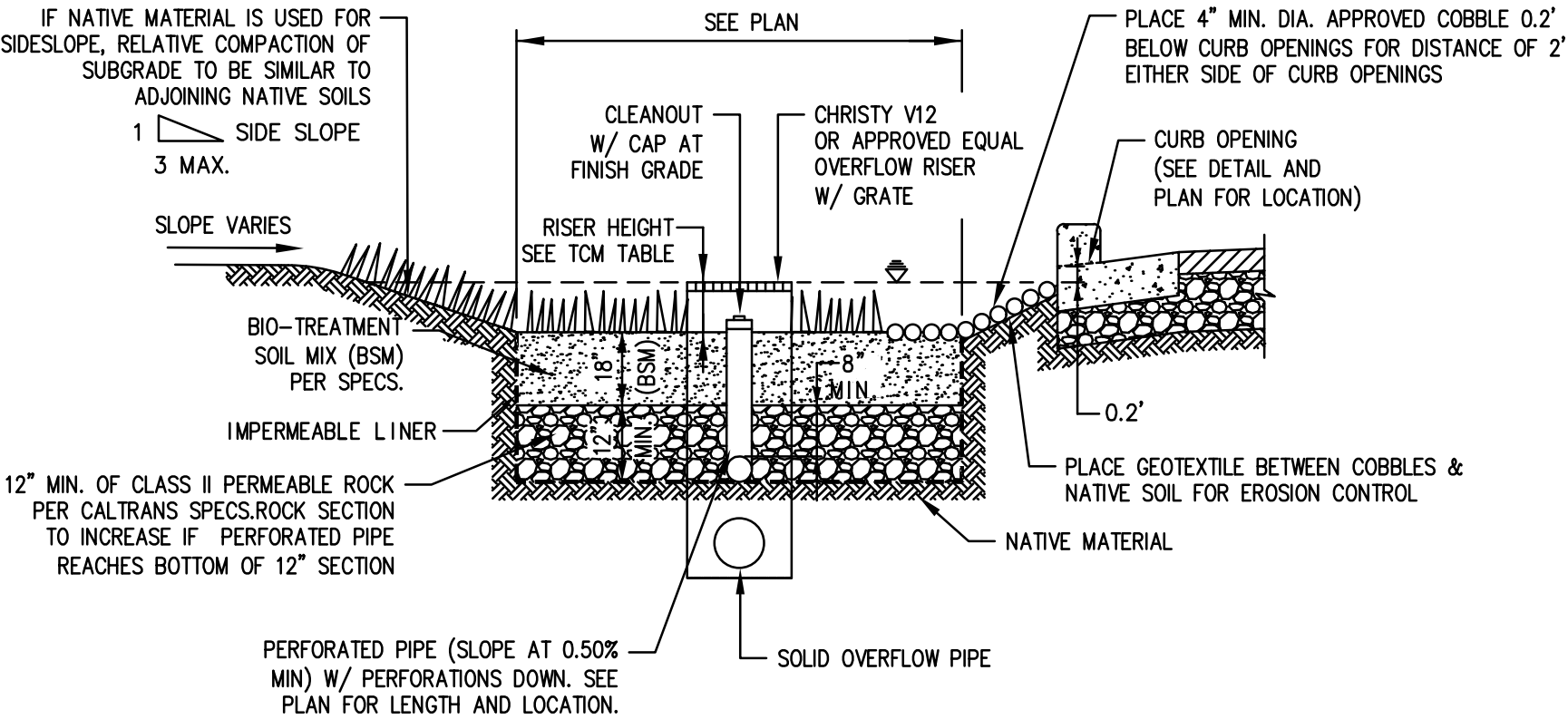
COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

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 ₂ 225,602	d ₂	d ₂ 225,602	d ₂ 224	d ₂ 225,826 (+d.4)
Total off-site IA ²	d ₆ 11,840	d ₇ 15,898	d ₈ 11,840	d ₉ 932	d ₁₀ 47,470 (+d.9)
Total project IA	d ₁₃ 14,142 (+d.6)	d ₁₂ (d.2 +d.7)	d ₁₃ 14,343 (+d.8)	d ₁₄ (d.4 +d.9)	d ₁₅ 45,145 (+d.10)
Total New and Replaced IA			d ₁₄ 14,343 (+d.14)		d ₁₅ 45,145 (+d.10)
Percent Replacement of onsite IA in Redevelopment Projects (d.3+d.1) x 100:					d ₁₇ 100 %
2.e PERVIOUS AREAS - PA ⁵	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total on-site PA	e ₃ 55,075				e ₂ 48,168
Total off-site PA	e ₉ 9,268				e ₆ 6,019
Total PA ⁵	e ₅ (e ₃ +e ₉) 64,343				e ₆ (e ₂ +e ₆) 54,187
2.f Total Area (IA + PA)	f ₁ 101,185 (+d.5)				f ₂ 101,332 (+d.6)

continued>

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

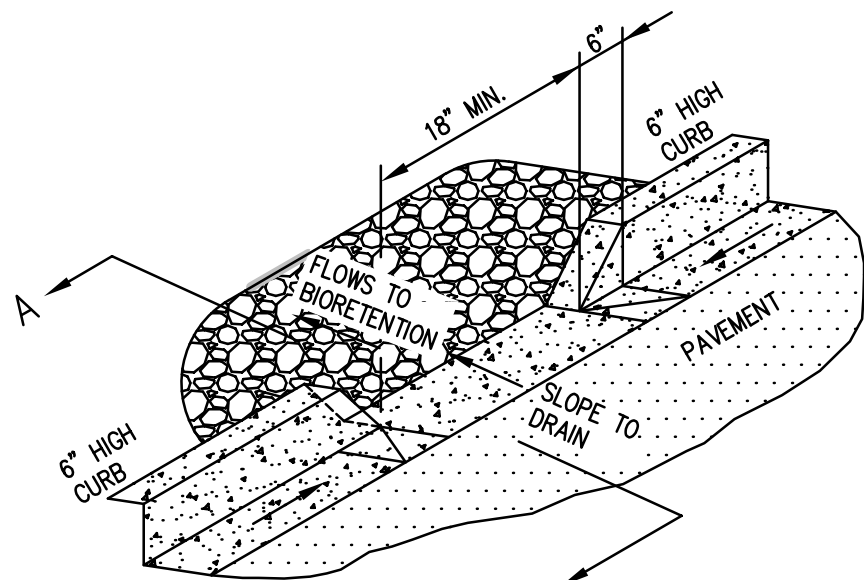
2:20240420BIORETENTIONELEMENTS.dwg C:\A\STORMWATER\QUALITY CONTROL\PLAN\Pln Tuesday, July 15, 2025 GARRETT READER



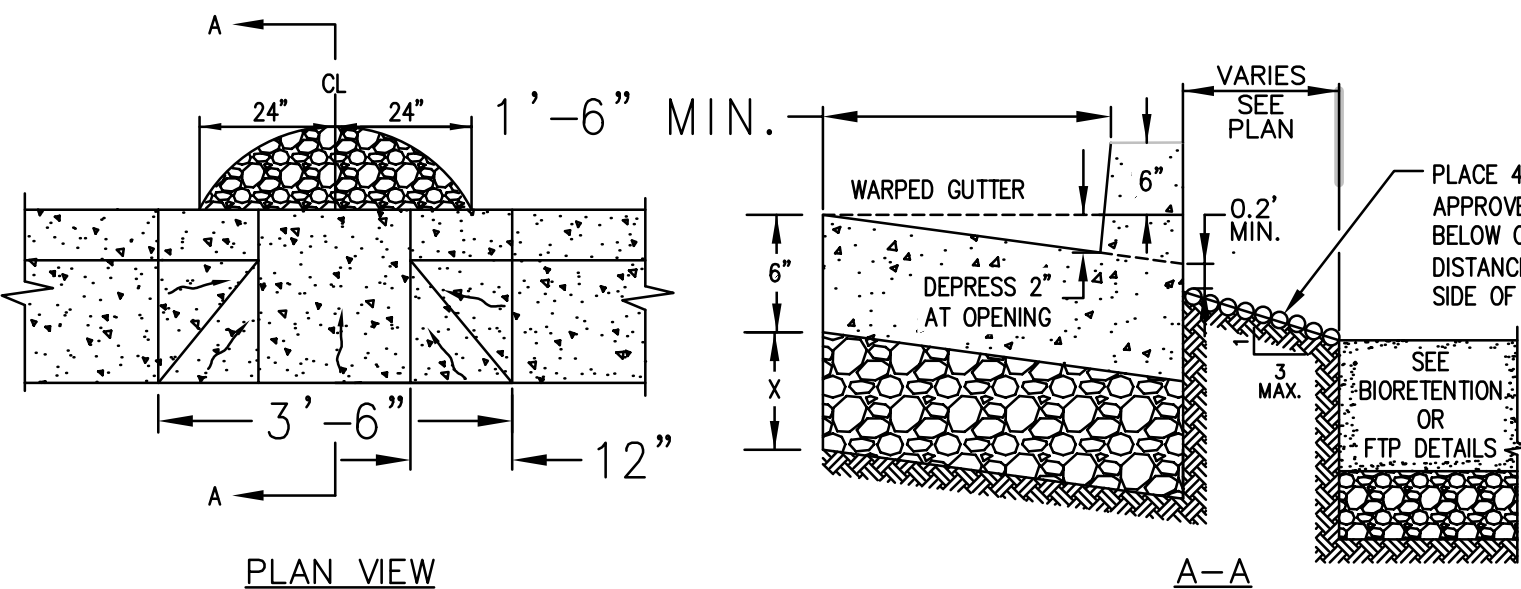
BIORETENTION BASIN W/ LINER

SIZING METHOD:
FLOW-COMBO

N. T. S.



SECTION VIEW



CURB OPENING

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STORM WATER QUALITY CONTROL PLAN

PRELIMINARY GRADING PLANS OF 2334 LUNDY PLACE FOR 2334 LUNDY PLACE LLC, A DELAWARE LIMITED LIABILITY COMPANY SAN JOSE, CALIFORNIA

DRAWN BY: AMC CHECKED BY: DGR DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: 09.25.2024

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DATE: 7.15.2025

PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

DRAWING NUMBER:

C4.0

5 OF 9 SHEETS

OPERATION AND MAINTENANCE INFORMATION

- A. PROPERTY INFORMATION:
A.A. PROPERTY ADDRESS:
2334 LUNDY PLACE
SAN JOSE, CA 95131
- A.B. PROPERTY OWNER:
2334 LUNDY PLACE LLC,
A DELAWARE LIMITED LIABILITY COMPANY
5707 SOUTHWEST PARKWAY
BUILDING 1, SUITE 275
AUSTIN, TEXAS 78735
- B. RESPONSIBLE PARTY FOR MAINTENANCE:
B.A. CONTACT: JENNIFER FREEDMAN
B.B. PHONE NUMBER OF CONTACT: (310) 323-9100
B.C. EMAIL: JFREEDMAN@MPROP.COM
B.D. ADDRESS: 19700 S VERMONT AVE., STE. 101
TORRANCE, CA 90502

SITE DESIGN MEASURES:

- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- REDUCE EXISTING IMPERVIOUS SURFACES.
- CLUSTER STRUCTURES/PAVEMENT.
- CREATE NEW PERVIOUS AREAS:
 - LANDSCAPING

PROJECT SITE INFORMATION

- SOILS TYPE: SITE CLASS D
- GROUND WATER DEPTH: 8.5' BELOW GROUND SURFACE
- NAME OF RECEIVING BODY: LOWER PENITENCIA CREEK TO LOWER COYOTE CREEK
- FLOOD ZONE: AO
- FLOOD ELEVATION (IF APPLICABLE): N/A

SOURCE CONTROL MEASURES:

- BENEFICIAL LANDSCAPING.
- USE WATER EFFICIENT IRRIGATION SYSTEMS.
- GOOD HOUSEKEEPING (E.G. SWEEP PAVEMENT, CATCH BASIN CLEANING)
- LABEL STORM DRAINS.
- CONNECT TO THE SANITARY SEWER:
 - COVERED TRASH/ RECYCLING ENCLOSURES.
 - COVERED LOADING DOCKS AND MAINTENANCE BAYS.
- INDUSTRIAL, OUTDOOR MATERIAL STORAGE, AND RECYCLING FACILITIES (MUST INCLUDE ALL FOUR BELOW):
 - STOCKPILE MATERIAL ON AN IMPERVIOUS SURFACE OR UNDER A PERMANENT ROOF OR COVERING.
 - DIRECT PONDED WATER TO THE SANITARY SEWER, AN ON-SITE TREATMENT SYSTEM, OR OFF-SITE DISPOSAL.
 - INSTALL BERMS OR CURBS TO PREVENT RUNOFF FROM THE STORAGE/PROCESSING AREAS.
 - SEGREGATE POLLUTANT-GENERATING ACTIVITIES INTO A DISTINCT DRAINAGE MANAGEMENT AREA AND PROVIDE TREATMENT.

BIOTREATMENT SOIL REQUIREMENTS:

- BIOTRETENTION 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 : https://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXCIB461/FILES/SCVURPPP_C.PDF
- 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:

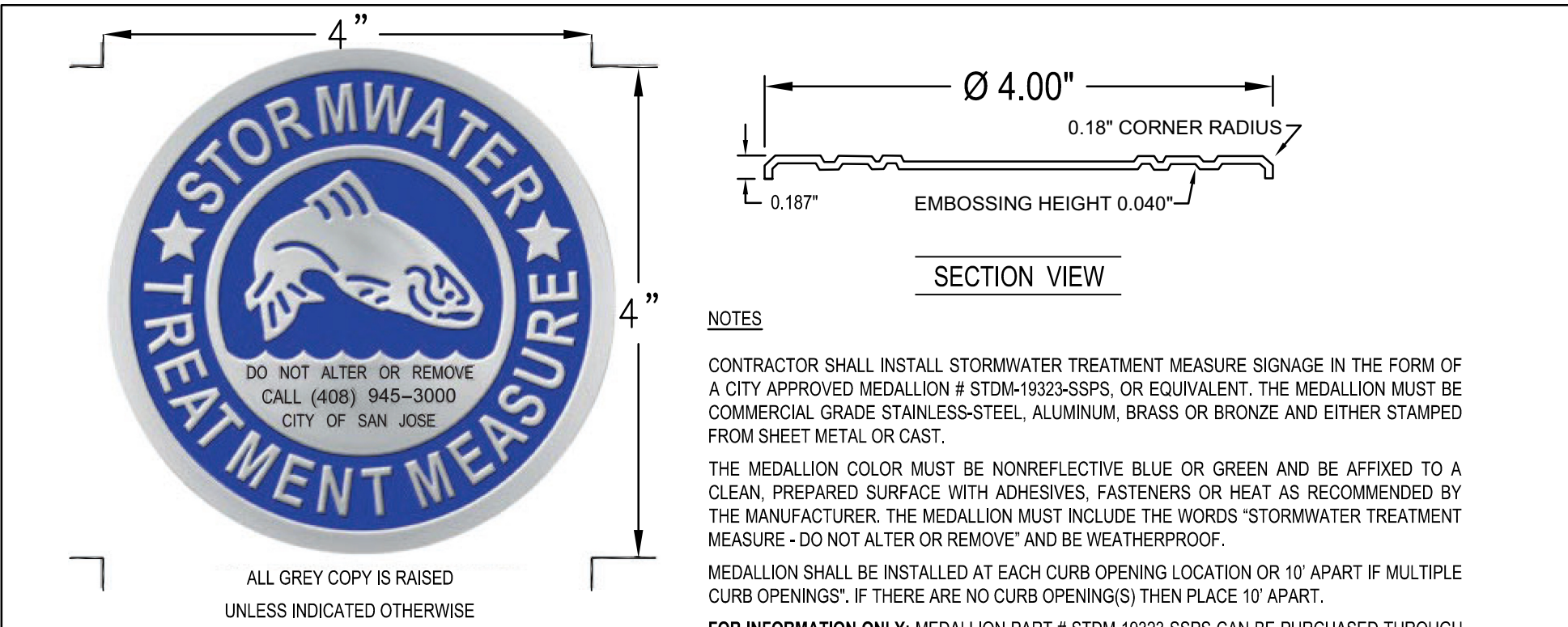
- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE 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.

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.

WEBSITE: [HTTPS://VECTOR.SCCGOV.ORG/HOME](https://VECTOR.SCCGOV.ORG/HOME)

PHONE: (408) 918-4770
- 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.



STORMWATER TREATMENT MEASURE MEDALLION

N.T.S.

TREATMENT CONTROL MEASURE SUMMARY TABLE																								
DMA #	TCM #	Location ¹	Treatment Type ²	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area ⁴ (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite / Offsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	Treatment Credit (s.f.)	Comments			
1	1	Onsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	217,591	194,870	0	22,721	71.70%	5,846	6,330	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
2	2	Onsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	38,176	28,753	0	9,423	12.58%	960	1,131	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
3	3	Onsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	10,514	8,624	0	1,890	3.46%	270	286	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A				
4	4	Onsite	Self-retaining areas (landscaped)	LID	N/A	1,158	313	0	845	0.38%	N/A	N/A	N/A	0.25	0.25	N/A	N/A	N/A	N/A	N/A	Self-Retaining Area = 1,158 s.f.			
5	5	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,426	106	0	2,320	0.80%	N/A	N/A	N/A	0.25	0.25	N/A	N/A	N/A	N/A	N/A	Self-Retaining Area = 2,426 s.f.			
6	6	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,237	60	0	2,177	0.74%	N/A	N/A	N/A	0.25	0.25	N/A	N/A	N/A	N/A	N/A	Self-Retaining Area = 2,237 s.f.			
7	7	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,296	31	0	2,265	0.76%	N/A	N/A	N/A	0.25	0.25	N/A	N/A	N/A	N/A	N/A	Self-Retaining Area = 2,296 s.f.			
8	8	Onsite	Self-retaining areas (landscaped)	LID	N/A	3,601	31	0	3,570	1.19%	N/A	N/A	N/A	0.25	0.25	N/A	N/A	N/A	N/A	N/A	Self-Retaining Area = 3,601 s.f.			
9	9	Onsite	Self-retaining areas (landscaped)	LID	N/A	2,986	31	0	2,955	0.98%	N/A	N/A	N/A	0.25	0.25	N/A	N/A	N/A	N/A	N/A	Self-Retaining Area = 2,986 s.f.			
10	10	Offsite	Bioretention lined w/ underdrain	LID	3. Flow-Volume Combo	22,469	20,871	0	1,598	7.40%	715	715	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	TCM 10 in DMA 10 is capturing 20,871 SF of runoff from impervious surfaces. Of that 20,871 SF, 15,898 SF is existing runoff from existing impervious surfaces not being disturbed (portion of Trade Zone Blvd. pavement draining into TCM 10). Runoff within this DMA will be used as an in-lieu treatment for untreated runoff within DMA 11. DMA 10's existing undisturbed impervious surface tributary drainage area of 15,898 SF is greater than or equal to the 8,958 SF of impervious surface area within untreated DMA 11.			
11	10	Offsite	Untreated	N/A	N/A	13,378	8,958	0	4,420	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DMA 11 is being equivalently treated in-lieu by TCM 10 in DMA 10.			
Totals:						303,454	253,690	0	49,764	100.00%														

- Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "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.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
4 Gravel is considered as an impervious surface unless it is part of an infiltration trench.
5 DMA 11 is not being treated, but will be treated by DMA 10 (EQ). DMA 10 (EQ) is equal to or greater than the required treatment area of DMA 11.
6 Treatment type of Self-Treating or Self-Retaining should only be used with landscape based treatment. If pervious pavement is proposed for Self-Treating or Retaining, use the Pervious Pavement selection.

SIZING FOR VOLUME BASED TREATMENT				SIZING FOR VOLUME BASED TREATMENT				SIZING FOR VOLUME BASED TREATMENT				SIZING FOR VOLUME BASED TREATMENT			
DMA # 1	A= 217,591 s.f.	Impervious Area = 194,870 s.f.	% Imperviousness= 89.56%	DMA # 2	A= 38,176 s.f.	Impervious Area = 28,753 s.f.	% Imperviousness= 75.32%	DMA # 3	A= 10,514 s.f.	Impervious Area = 8,624 s.f.	% Imperviousness= 82.02%	DMA # 10	A= 22,469 s.f.	Impervious Area = 20,871 s.f.	% Imperviousness= 92.89%
MAPsite = 13 MAPgage = 13.9	Correction Factor= 0.9353	Clay (D): Sandy Clay (D): Clay Loam (D): Silt Loam/Loam (B): X	Not Applicable (100% Impervious):	MAPsite = 13 MAPgage = 13.9	Correction Factor= 0.9353	Clay (D): Sandy Clay (D): Clay Loam (D): Silt Loam/Loam (B): X	Not Applicable (100% Impervious):	MAPsite = 13 MAPgage = 13.9	Correction Factor= 0.9353	Clay (D): Sandy Clay (D): Clay Loam (D): Silt Loam/Loam (B): X	Not Applicable (100% Impervious):	MAPsite = 13 MAPgage = 13.9	Correction Factor= 0.9353	Clay (D): Sandy Clay (D): Clay Loam (D): Silt Loam/Loam (B): X	Not Applicable (100% Impervious):
Are the soils outside the building footprint graded/compacted? Yes	Yes/No	If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	Modified Soil Type: Silt Loam	Are the soils outside the building footprint graded/compacted? Yes	Yes/No	If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	Modified Soil Type: Silt Loam	Are the soils outside the building footprint graded/compacted? Yes	Yes/No	If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	Modified Soil Type: Silt Loam	Are the soils outside the building footprint graded/compacted? Yes	Yes/No	If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)	Modified Soil Type: Silt Loam
S= 1.00%	UBS Volume for 1% Slope (UBS1%) = 0.52183768 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.53386948 inches (Use Figure B-5)	UBS Volume for X% Slope (UBSX%) = 0.52183768 inches (Corrected Slope for the site)	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	S= 1.00%	UBS Volume for 1% Slope (UBS1%) = 0.44251543 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.45535734 inches (Use Figure B-5)	UBS Volume for X% Slope (UBSX%) = 0.44251543 inches (Corrected Slope for the site)	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	S= 1.00%	UBS Volume for 1% Slope (UBS1%) = 0.4798735 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.49466045 inches (Use Figure B-5)	UBS Volume for X% Slope (UBSX%) = 0.4798735 inches (Corrected Slope for the site)	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)	S= 1.00%	UBS Volume for 1% Slope (UBS1%) = 0.54038604 inches (Use Figure B-2) UBS Volume for 15% Slope (UBS15%) = 0.55832356 inches (Use Figure B-5)	UBS Volume for X% Slope (UBSX%) = 0.54038604 inches (Corrected Slope for the site)	Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.4880496 inches	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	Design Volume = 8.849.60 ft³		Adjusted UBS = 0.4138634 inches	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	Design Volume = 1.316.64 ft³		Adjusted UBS = 0.4488026 inches	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	Design Volume = 393.23 ft³		Adjusted UBS = 0.505397 inches	Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch	Design Volume = 946.31 ft³	
COMBO FLOW & VOLUME BIORETENTION CALCULATION				COMBO FLOW & VOLUME BIORETENTION CALCULATION				COMBO FLOW & VOLUME BIORETENTION CALCULATION				COMBO FLOW & VOLUME BIORETENTION CALCULATION			
Total Drainage Area = 217,591 sq. ft	Impervious Area = 194,870 sq. ft	Pervious Area = 22,721 sq. ft	Equivalent Impervious Area = 2,272 sq. ft	Total Drainage Area = 38,176 sq. ft	Impervious Area = 28,753 sq. ft	Pervious Area = 9,423 sq. ft	Equivalent Impervious Area = 942 sq. ft	Total Drainage Area = 10,514 sq. ft	Impervious Area = 8,624 sq. ft	Pervious Area = 1,890 sq. ft	Equivalent Impervious Area = 189 sq. ft	Total Drainage Area = 22,469 sq. ft	Impervious Area = 20,871 sq. ft	Pervious Area = 1,598 sq. ft	Equivalent Impervious Area = 160 sq. ft
Rainfall Intensity = 0.2 in/hr	Duration = Adjusted UBS (Step 6) / Rainfall Intensity	Duration = 2.4402482 hrs		Rainfall Intensity = 0.2 in/hr	Duration = Adjusted UBS (Step 6) / Rainfall Intensity	Duration = 2.0693168 hrs		Rainfall Intensity = 0.2 in/hr	Duration = Adjusted UBS (Step 6) / Rainfall Intensity	Duration = 2.2440128 hrs		Rainfall Intensity = 0.2 in/hr	Duration = Adjusted UBS (Step 6) / Rainfall Intensity	Duration = 2.5269851 hrs	
Estimate the Surface Area = 5846 sq. ft	Volume of Treated Runoff = 5944.0378 cu. ft	Volume in Ponding Area = 2905.5628 cu. ft	Depth of Ponding = 0.4970172 ft	Estimate the Surface Area = 960 sq. ft	Volume of Treated Runoff = 827.7267 cu. ft	Volume in Ponding Area = 488.91057 cu. ft	Depth of Ponding = 0.5092818 ft	Estimate the Surface Area = 270 sq. ft	Volume of Treated Runoff = 252.45144 cu. ft	Volume in Ponding Area = 140.7744 cu. ft	Depth of Ponding = 0.5213867 ft	Estimate the Surface Area = 715 sq. ft	Volume of Treated Runoff = 752.83098 cu. ft	Volume in Ponding Area = 193.48283 cu. ft	Depth of Ponding = 0.2706054 ft
If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)				If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)				If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)				If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)			
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)				If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)				If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)				If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)			
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.				If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.				If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.				If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.			

NO.	REVISIONS	BY
1	1st PLANNING SUBMITTAL 09.25.2024	DGR
2	2nd PLANNING SUBMITTAL 01.28.2025	DGR
3	3rd PLANNING SUBMITTAL 06.03.2025	DGR
4	4th PLANNING SUBMITTAL 07.17.2025	DGR

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PRELIMINARY STORM WATER QUALITY CONTROL CALCULATIONS AND NOTES

PRELIMINARY GRADING PLANS OF 2334 LUNDY PLACE FOR 2334 LUNDY PLACE LLC, A DELAWARE LIMITED LIABILITY COMPANY SAN JOSE, CALIFORNIA

DRAWN BY: AMC CHECKED BY: DGR DEPARTMENT: CIVIL

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PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

DRAWING NUMBER:
C4.1

6 OF 9 SHEETS



N.T.S.

- NOTES:
1. REFER TO SPECIFIC BIORETENTION DETAILS FOR STREETS WITH OR WITHOUT PARKING FOR BIORETENTION DESIGN.
 2. EXTEND RETAINING CURB / RAISED CURB AS NEEDED TO ACHIEVE SMOOTH TRANSITION FROM SIDEWALK TO ADJACENT LANDSCAPING.
 3. RETROFIT EXISTING HOODED INLET TO ELIMINATE HOOD. INSTALL SOLID, WATER TIGHT, SUP. RESISTANT, TRAFFIC RATED U/L. IF RETROFIT NOT POSSIBLE CONTRACTOR TO REMOVE INLET STRUCTURE AND CONSTRUCT NEW FLAT GRADE INLET PER CITY STANDARD DETAIL D-6 WITH SOLID, WATER TIGHT, SUP. RESISTANT, TRAFFIC RATED U/L.

The diagram illustrates a Self-Retaining Area (SRA) design. It features a large brown rectangular area labeled "IMPERVIOUS SURFACE 50,000 S.F.". To its right is a green area labeled "PERVIOUS SURFACE 25,000 S.F." and "SELF RETAINING AREA". Two blue arrows labeled "RUNOFF" point from the impervious surface into the pervious area. At the bottom left, a grey structure labeled "BIO TREATMENT" has a blue arrow pointing down to a "STORM DRAIN". The pervious area is bordered by a green dotted line, and text within it states: "AT LEAST 50% SIZE OF THE CONTRIBUTING AREA" and "NO RUNOFF (EXCEPT OVERFLOW)".

Diagram illustrating a self-retaining area. The area is defined by a 12' wide PARK STRIP. The sidewalk is sloped at 2%. The curb and gutter section is shown per plan. The area is labeled "SELF-RETAINING AREA" and "SEE LANDSCAPE PLANS FOR DETAILS".

Figure 4-5: Example Self-Retaining Landscaped Area Cross Section.

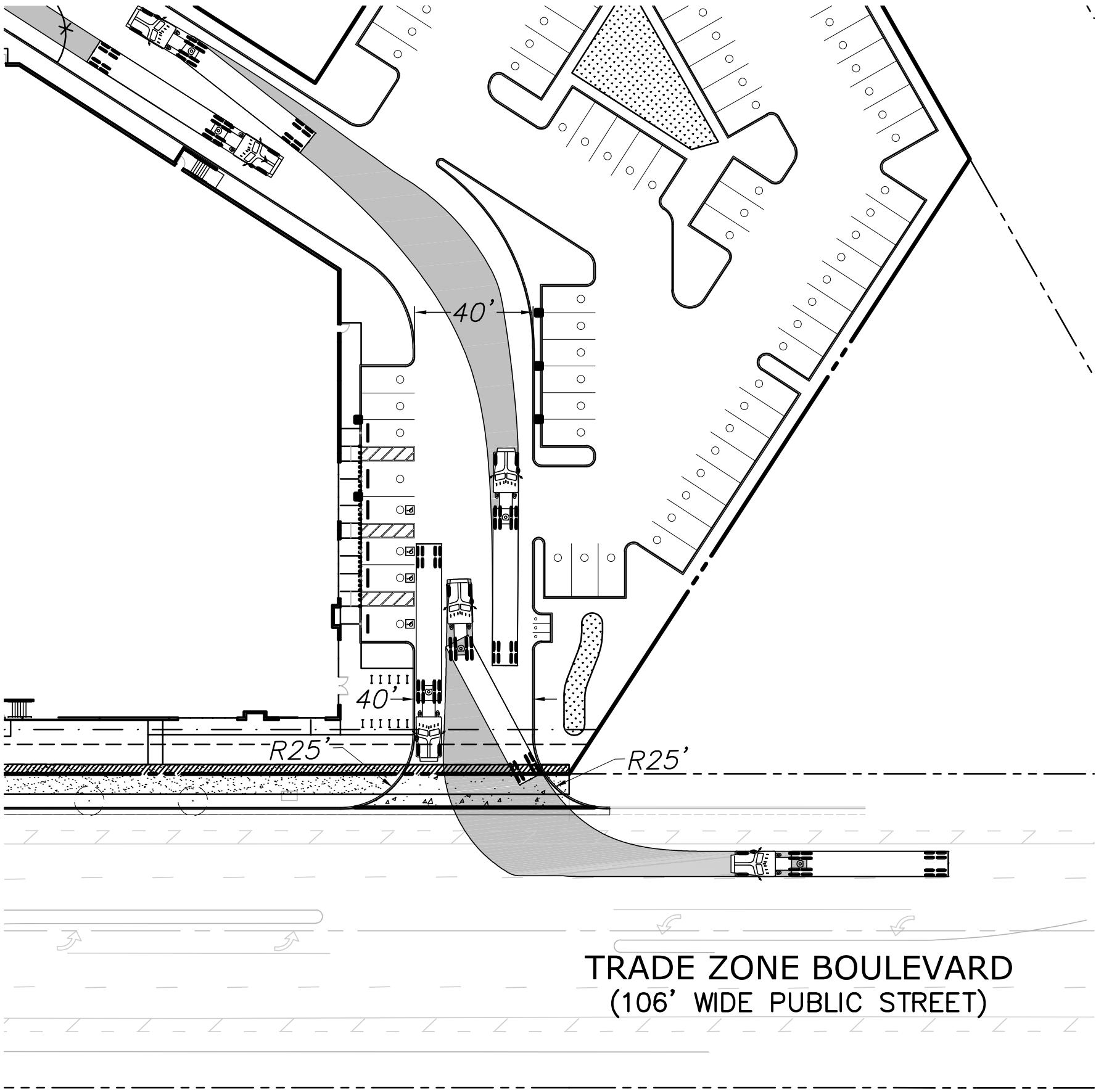


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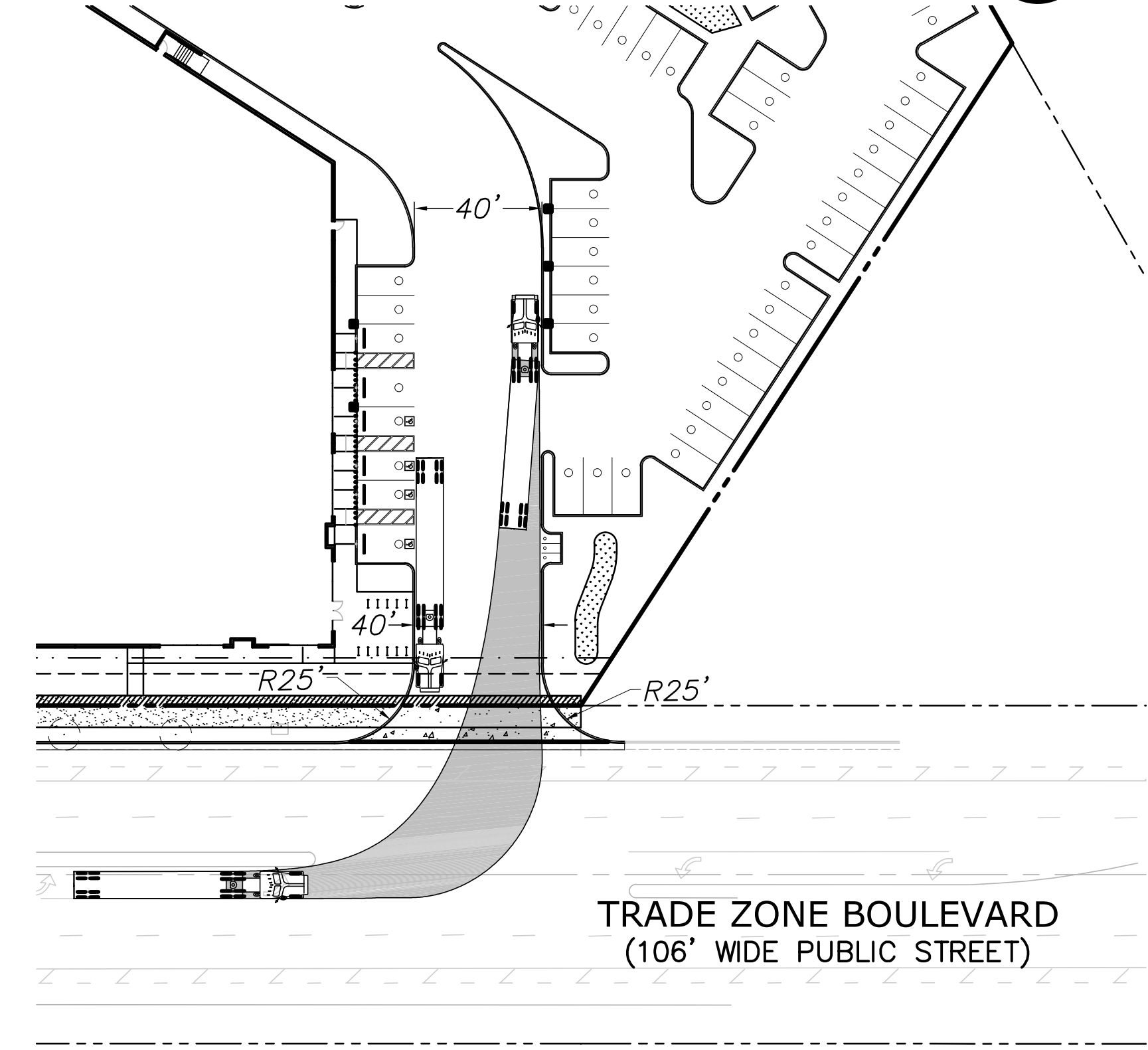
Phone: (949) 508-0202
www.kierwright.com

STORM WATER QUALITY CONTROL DETAILS		PRELIMINARY GRADING PLANS OF 2334 LUNDY PLACE FOR 2334 LUNDY PLACE LLC, A DELAWARE LIMITED LIABILITY COMPANY SAN JOSE, CALIFORNIA		DRAWN BY: AMC CHECKED BY: DGR DEPARTMENT: CIVIL
ORIGINAL ISSUE DATE: 09.25.2024				
CURRENT SET ISSUE DATE: 7.15.2025				
PERMIT SET / CONSTRUCTION ISSUE DATE: TBD				
DRAWING NUMBER:				
7 C4.2 OF 9 SHEETS				



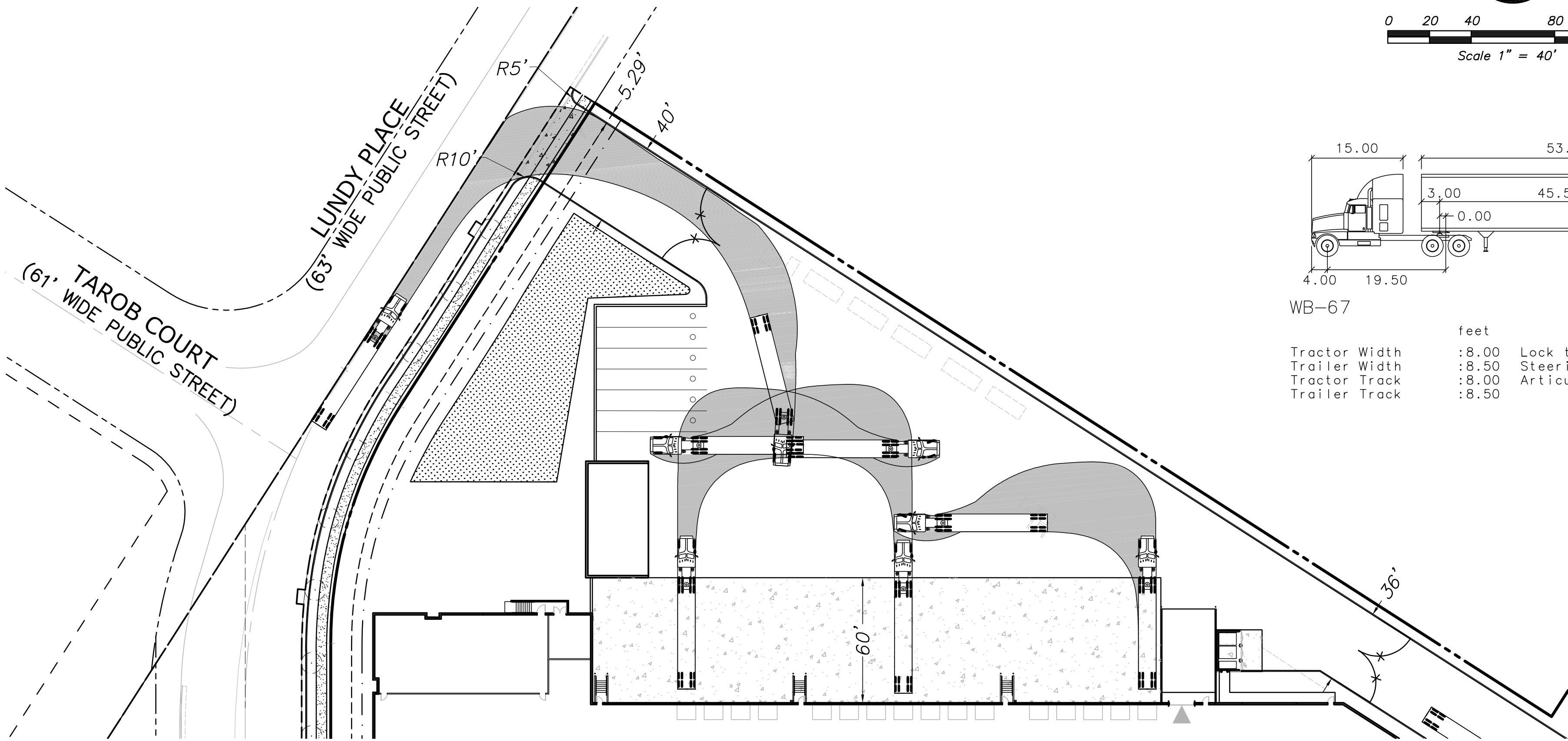
INTERNAL TRUCK DRIVE AISLE MANEUVER & RIGHT TURN IN @ TRADE ZONE BLVD.
SCALE: 1" = 40'

A



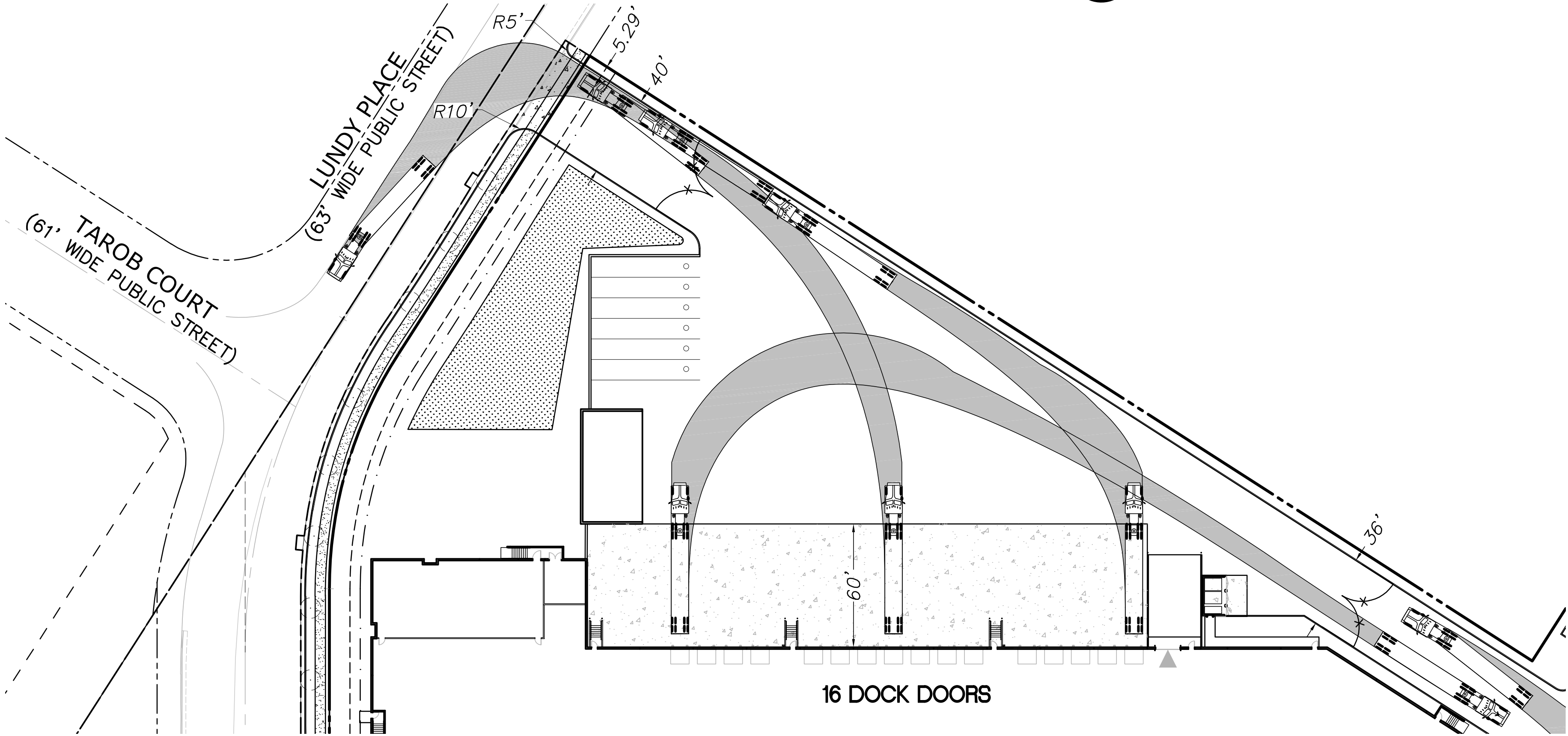
LEFT TURN IN @ TRADE ZONE BLVD.
SCALE: 1" = 40'

B



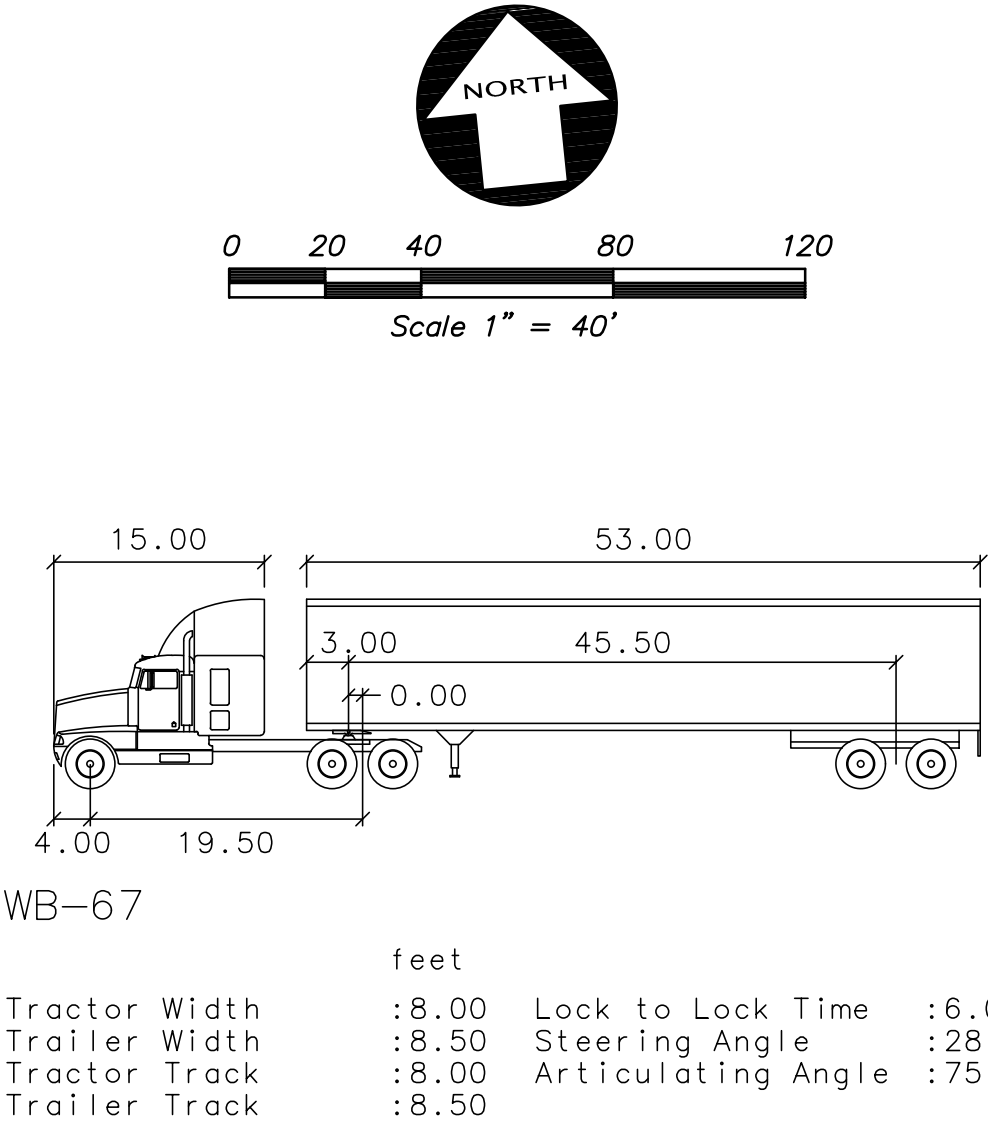
TRUCK LOADING DOCK PARKING MANEUVERS & RIGHT TURN IN @ LUNDY PL.
SCALE: 1" = 40'

C

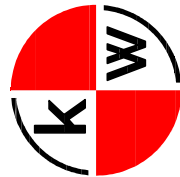


TRUCK LOADING DOCK EXIT MANEUVERS & LEFT TURN OUT @ LUNDY PL.
SCALE: 1" = 40'

D

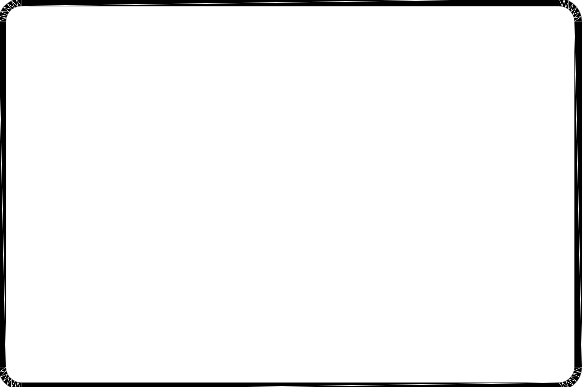


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Irvine, CA 92618

Phone: (949) 508-0202
www.kierwright.com



TRUCK TURNING EXHIBIT

PRELIMINARY GRADING PLANS OF
2334 LUNDY PLACE
FOR
2334 LUNDY PLACE LLC, A DELAWARE
LIMITED LIABILITY COMPANY
SAN JOSE, CALIFORNIA

DRAWN BY: AMC | CHECKED BY: DGR | DEPARTMENT: CIVIL

ORIGINAL ISSUE
DATE: 09.25.2024

CURRENT SET ISSUE
DATE: 7.15.2025

PERMIT SET / CONSTRUCTION ISSUE
DATE: TBD

DRAWING NUMBER:
C5.0

8 OF 9 SHEETS



2022 CFC Section 507.5.1.1—Where a portion of the facility or building hereafter constructed or moved into within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where a fire required by the fire code official. *Exception:* For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2, or 903.3.1.3, the distance requirement shall be not more than 600 feet (183 m).

SI Muni Code 17.12C Part 3—Adopts 2022 CFC Appendix B and Appendix C with modifications represented below.

NOTE: Mixed Construction Fire Flow is to be determined as directed by State Fire Marshal Code Interpretation #11-015 published 12/19/2011.

[illegible]

Version Date: 9/8/22 200 East Santa Clara Street, San José, CA 95113 Phone: (408) 535-7750 www.sjd.org

8955 Research Drive
Irvine, CA 92618

NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION.

STREET TREE 35' O.C. SPECIES TO BE DETERMINED BY CITY ARBORIST

NOTE:

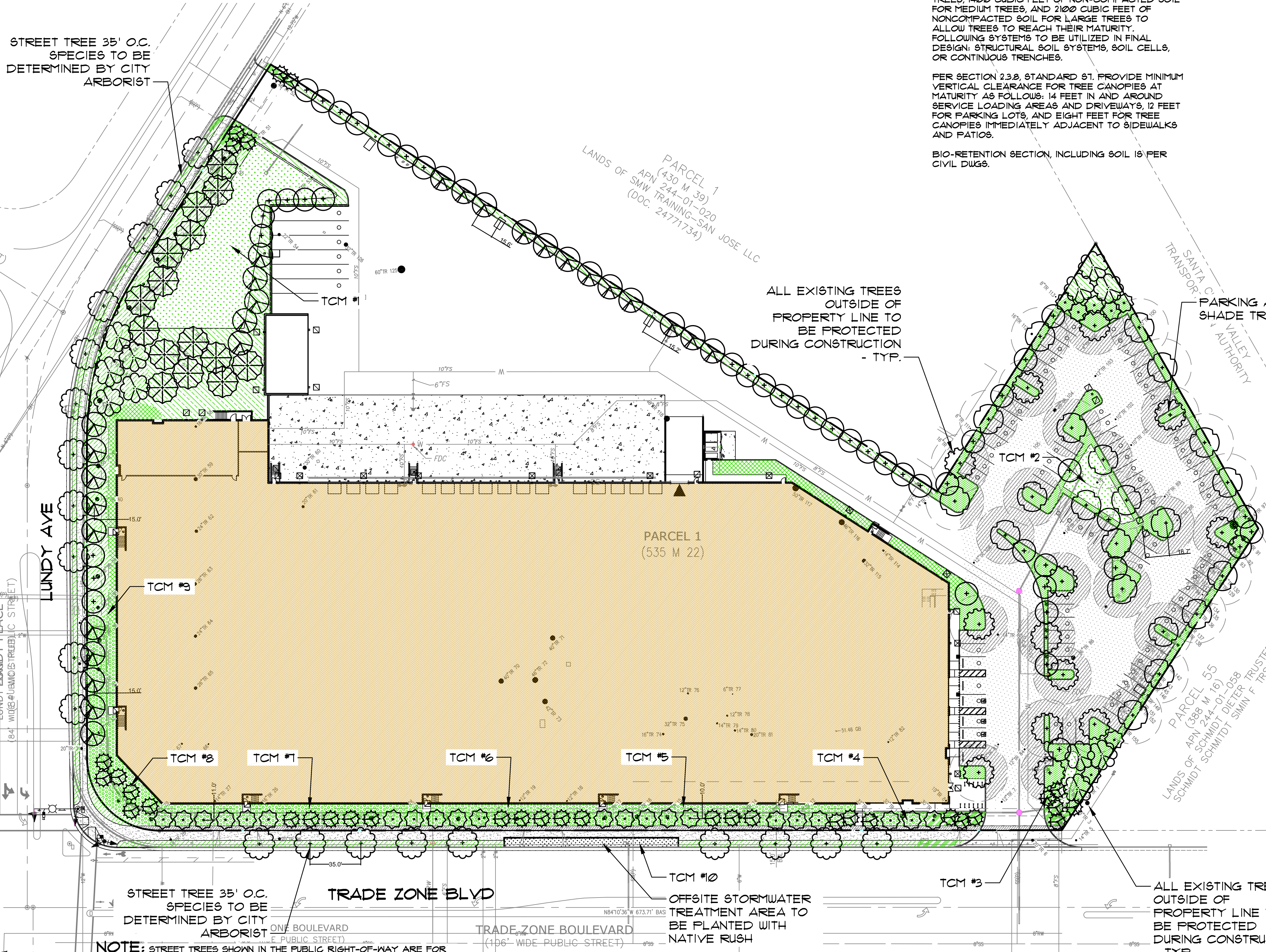
PER SECTION 23.2, STANDARD 93, DESIGNATE 100 CUBIC FEET OF NON-COMPACTED SOIL FOR SMALL TREES, 1400 CUBIC FEET OF NON-COMPACTED SOIL FOR MEDIUM TREES, AND 2100 CUBIC FEET OF NON-COMPACTED SOIL FOR LARGE TREES TO ALLOW TREES TO REACH THEIR MATURITY. FOLLOWING SYSTEMS TO BE UTILIZED IN FINAL DESIGN: STRUCTURAL SOIL SYSTEMS, SOIL CELLS, OR CONTINUOUS TRENCHES.

PER SECTION 23.2, STANDARD 81, PROVIDE MINIMUM VERTICAL CLEARANCE FOR TREE CANOPIES AT MATURITY AS FOLLOWS: 14 FEET IN AND AROUND SERVICE LOADING AREAS AND DRIVEWAYS, 12 FEET FOR PARKING LOTS, AND EIGHT FEET FOR TREE CANOPIES IMMEDIATELY ADJACENT TO SIDEWALKS AND PATIOS.

BIO-RETENTION SECTION, INCLUDING SOIL IS PER CIVIL DUGS.

ALL EXISTING TREES OUTSIDE OF PROPERTY LINE TO BE PROTECTED DURING CONSTRUCTION - TYP.

PARKING AREA SHADE TREE - TYP.



NOTE: STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION.

LANDSCAPE NOTES:

THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR UPON FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE SITE INCLUDING WATER SCHEDULING AND MOWING, FOR THE ONE YEAR GUARANTEE PERIOD. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT. TAG ALL REPLACED PLANT MATERIAL WITH REPLACEMENT DATE.

SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND RECOMMENDATIONS PREPARED BY AN AGRICULTURAL SUITABILITY SOIL TESTING SERVICE AFTER PLANTERS ARE BROUGHT TO GRADE PER CIVIL GRADING PLAN. ALL SOIL ANALYSIS AND REPORTS SHALL SATISFY THE REQUIREMENTS OF 402.5 IN THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE FOR A SOIL MANAGEMENT REPORT. THE RESPONSIBILITY OF PREPARATION THIS REPORT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE GENERAL CONTRACTOR FOR SUBMITTAL TO THE CITY. SHRUB PLANTERS: COLLECT A MINIMUM OF 16 SOIL SAMPLES FROM ON-SITE PLANTER AREAS AFTER PLANTERS HAVE BEEN BROUGHT TO GRADE. THOROUGHLY MIX THE COLLECTED SAMPLES AND SUBMIT ONE MIXED SAMPLE FOR ANALYSIS WITH RECOMMENDATIONS FOR ORGANIC SOIL AMENDMENT. PLANTER AREA SOILS SHALL BE AMENDED PER THE SOIL ANALYSIS RECOMMENDATIONS TO A MIN. DEPTH OF 6" PRIOR TO PLANTING. AT MINIMUM FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF FOUR CUBIC YARDS PER 1000 S.F. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO EXISTING SOIL. PLANTER AREAS: LOOSEN SOIL TO A DEPTH OF 12" PRIOR TO AMENDING. SPREAD AMENDMENT AND INCORPORATE PER SOIL ANALYSIS RECOMMENDATIONS OR MIN. STATED WHICH EVER IS GREATER. RAKE OUT ALL ROCK AND DEBRIS GREATER THAN 1/2" DIA. RAKE TO AN EVEN GRADE. SOIL REPORT SHALL INCLUDE SOIL INFILTRATION RATE FOR IRRIGATION SCHEDULING. PLANT BACKFILL SHALL BE AMENDED AT THE TIME OF PLANTING PER THE SOIL RECOMMENDATIONS. ALL PLANTS SHALL BE SPRAYED WITH VERMIFLEX OR EQUAL ORGANIC FOLIAR FERTILIZER AFTER INSTALLATION. A COPY OF THE SOIL ANALYSIS AND SOIL AMENDMENTS INCORPORATED SHALL BE SUBMITTED. THE OWNER AND THE CITY AS PART OF THE PROJECT LANDSCAPE DOCUMENTATION PACKAGE.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PLANT MATERIAL PER SYMBOLS AND SPACING INDICATED ON THE PLAN. SYMBOLS PREVAIL OVER QUANTITIES LISTED IN THE PLANT LEGEND.

24 HR. MIN. NOTICE TO THE OWNER REPRESENTATIVE REQUIRED FOR PLANT MATERIAL REVIEW PRIOR TO PLANTING. ALL PLANT SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLANTS NOT MEETING OR EXCEEDING REQUIREMENTS AND RECOMMENDATIONS OF ANSI 2601 'AMERICAN STANDARD FOR NURSERY STOCK' SHALL BE REJECTED. THE CONTRACTOR SHALL RECEIVE ON-SITE APPROVAL OF PLANT MATERIAL BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL PRIOR TO PLANTING MAY RESULT IN REJECTION AND THE CONTRACTOR SHALL REPLACE ALL REJECTED PLANT MATERIAL AT HIS EXPENSE. THE OWNER RESERVES THE RIGHT TO INSPECT AND EVALUATE PLANT MATERIAL THROUGHOUT THE CONSTRUCTION AND MAINTENANCE PERIOD.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER'S REPRESENTATIVE A MIN. OF 48 HOURS IN ADVANCE FOR THE FOLLOWING SITE OBSERVATIONS AND/OR MEETINGS. A. PRECONSTRUCTION MEETING WITH ALL PARTIES. B. PLANT MATERIAL ON SITE, PRIOR TO INSTALLATION. C. PLANT LOCATIONS STAKED, PRIOR TO PLANTING. D. FINAL PROJECT WALK-THROUGH. E. ADDITIONAL SITE OBSERVATIONS DETERMINED BY THE OWNER'S REPRESENTATIVE OR CONTRACTOR.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PROVIDE PLANT MATERIAL AS SPECIFIED ON THIS PLAN. THE CONTRACTOR MAY SUBMIT A REQUEST TO PROVIDE SUBSTITUTIONS FOR THE SPECIFIED PLANT MATERIAL UNDER THE FOLLOWING CONDITIONS: A. ANY SUBSTITUTIONS PROPOSED SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE WITHIN TWO WEEKS OF THE AWARD OF CONTRACT. SUBSTITUTIONS MUST MEET EQUIVALENT DESIGN AND FUNCTIONAL GOALS OF THE ORIGINAL PLANT MATERIAL AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ANY CHANGES MUST HAVE THE APPROVAL OF THE OWNER'S REPRESENTATIVE.

B. THE REQUEST MUST BE ACCOMPANIED BY AT LEAST THREE NOTICES FROM PLANT SUPPLIERS THAT THE PLANT MATERIAL SPECIFIED IS NOT AVAILABLE PRIOR TO THE CONSTRUCTION.

LEGEND

N°	CA	SYN. NO.	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME	MATURE HABIT
							/ZONE
TREES							
21			PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX W/ MIN. CAL.	L	35' X 40'
35			LAGERSTROEMIA 'TUSCARORA'	CREPPE MYRTLE	24" BOX W/ MIN. CAL.	L	20' X 12'
28			LAGERSTROEMIA X 'NATCHEZ'	NATCHEZ CREPPE MYRTLE	24" BOX W/ MIN. CAL.	L	20' X 15'
46			LAURUS N. 'SARATOGA'	BAY LAUREL STD. TRUNK	24" BOX W/ MIN. CAL.	L	35' X 25'
13			CELTIS OCCIDENTALIS	HACKBERRY	24" BOX W/ MIN. CAL.	L	50' X 40'
27			GALOCEDRUS DECURRENS	INCENSE CEDAR	24" BOX W/ MIN. CAL.	L	40' X 5'
11			OLEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX W/ MIN. CAL.	L	35' X 30'
15			CEDRUS DEODARA	DEODAR CEDAR	24" BOX W/ MIN. CAL.	L	60' X 40'
21			STREET TREE SPECIES TO BE DETERMINED BY CITY ARBORIST IN FINAL DESIGN				

TOTAL PROPOSED TREES = 218

NOTE: SEE SHEET LC1.2 FOR ARBORIST REPORT & MITIGATION

PARKING LOT PLANTING-LOW SCREEN FLOWERING SHRUBS/ PERENNIAL ACCENTS W/ BARK MULCH

PROJECT ACCENT PLANTING- LOW ACCENT SHRUBS/GRASSES/PERENNIALS WITH LARGE BOLDER ACCENTS W/ BARK MULCH

SCREEN PLANTING MED TO LARGE SHRUBS 10' MAX HEIGHT WITH BARK MULCH

FOUNDATION PLANTING LARGE SHRUBS WITH LOW SHRUB ACCENT BARK MULCH

FRONTAGE PLANTING FULL SHRUBS AND PERENNIALS BARK MULCH W/ ORNAMENTAL GRASSES/ BOLDER ACCENT AREAS

BIO-RETENTION NATIVE SEED MIX SEE NOTE BELOW THIS SHEET

SELF-RETAINING STORMWATER TREATMENT AREA PLANTING SEE PLANT LIST BELOW W/ NON-FLOATABLE BARK MULCH

LANDSCAPE CALCULATIONS

SITE AREA LANDSCAPE REQUIRED: TRADE ZONE BLVD. SETBACK MINIMUM 15' (PROVIDED) LUNDY AVE. SETBACK MINIMUM 15' (PROVIDED) PARKING SPACES PROVIDED: 866 PARKING LOT TREES REQUIRED: 1/4 SPACES: 22 PARKING LOT TREES PROVIDED = 34 TOTAL PARKING AREA = 36,015 S.F. REQUIRED PARKING AREA SHADE = 19,008 S.F. (MIN. 50% OF PARKING AREA) PARKING AREA SHADE PROVIDED AT MATURITY = 21,105 S.F. (58%) STREET TREES REQUIRED 1 PER 35 L.F.: (PROVIDED)

SEE SHEET LC1.2 FOR TREE MITIGATION CALCULATIONS

BIO-RETENTION SEED MIX

Species / Common Name	48 lbs per acre
Festuca rubra, Molue Fescue	28
Deschampsia cespitosa, Tufted Hairgrass	9
Carex divulsa, Berkeley Sedge	7

SEED IS AVAILABLE FROM: PACIFIC COAST SEED 533 HAWTHORN PL. LIVERMORE, CA PHONE: (925) 373-4411

SOIL SHALL BE REGRADED SMOOTH AND ANY DEBRIS REMOVED. IF EXISTING AREAS ARE COMPACTED, THE EXISTING SOIL SHALL BE SCANNED TO A MIN. DEPTH OF 4" AND RAKED SMOOTH PRIOR TO SEEDING. FERTILIZE AT THE RATE OF 10 LBS PER 1000 S.F. WITH 16-20-20 FERTILIZER OR PER SOIL ANALYSIS PRIOR TO APPLYING AND RAKING IN THE SEED. SEEDING AREAS APPLICATION PROCEDURES: ALL SEED SHOULD BE UNIFORMLY BROADCAST AND LIGHTLY COVERED BY RAKING OR DRAGGING. THE DESIGNATED SEEDING AREAS SHALL BE SPRAYED WITH A TACKIFIER AFTER SEED HAS BEEN BROADCAST AND RAKED. THE TACKIFIER SHALL BE 11" BINDER APPLIED @ THE RATE OF 200 LBS. PER ACRE. ALL SEEDING AREAS SHALL BE SECURED WITH A BIODEGRADABLE EROSION CONTROL, BLANKET AEC PREMIER COCONUT FIBERNET OR EQUAL. SUBMIT SAMPLE AND SPEC. FOR APPROVAL. INSTALL WITH AEC BIODEGRADABLE E-STAPLE OR EQUAL PER MFG. SPECIFICATIONS. THE REVEGETATION AREAS SHALL BE SEEDING IN LATE SUMMER AFTER SEPT. 1 TO ESTABLISH PER NATURAL PRECIPITATION OR DEPENDING ON WEATHER AND CONDITION OF DRAINAGE BASIN. THE CONTRACTOR SHALL SEED AND STABILIZE UPON COMPLETION OF GRADING TO AVOID EROSION OF THE CHANNEL DURING INTERMITTENT STORM EVENTS.

PRELIMINARY PLANT LIST : WATER USE IS PER WUCOLS ZONE 1

LARGE SHRUBS

N	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	L	8' X 10'
N	CEANOTHUS CONCHA	CEANOTHUS	5 GAL.	L	6' X 10'
N	ARCTOSTAPHYLOS DENSIFLORA	MANZANITA	5 GAL.	L	3' X 6'
N	ARBUTUS U 'COMPACTA'	DW. STRAWBERRY TREE	5 GAL.	L	6' X 6'

DROUGHT TOLERANT SHRUBS

N	CALLISTEMON 'LITTLE JOHN'	DW. BOTTLEBRUSH	5 GAL.	L	3' X 4'
N	RHAPHOLEPSIS 'CLARA'	INDIAN HAWTHORNE	5 GAL.	L	4' X 4'
N	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GAL.	L	2' X 3'
N	SALVIA C. 'FOZO BLUE'	CLEVELAND SAGE	5 GAL.	L	3' X 4'
N	PHORMIUM 'AMAZING RED'	NZ FLAX	5 GAL.	L	2' X 2'
N	SANTOLINA VIRENS	SANTOLINA	5 GAL.	L	2' X 3'
N	RHAPHOLEPSIS I. 'PINK DANCER'	INDIAN HAWTHORNE	5 GAL.	L	4' X 4'
N	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GAL.	L	2' X 6'

PERENNIALS

N	DIETES HYBRIDA 'LEMON DROPS'	FORTNIGHT LILY	1 GAL.	L	2' X 3'
N	EPILOBIUM CANUM	CA. FUCHSIA	1 GAL.	L	2' X 3'
N	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL.	L	1' X 2'

GRASSES OR GRASS LIKE

N	FESTUCA 'MAIRE'	ATLAS FESCUE	1 GAL.	L	2' X 3'
N	LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
N	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CA RUSH	1 GAL.	L	2' X 2'

SELF-RETAINING STORM WATER TREATMENT AREA

N	NERIUM OLEANDER 'PETITE PINK'	DW. PINK OLEANDER	5 GAL.	L	4' X 5'
N	RHAMNUS CALIFORNICA 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	5 GAL.	L	4' X 4'
N	CALLISTEMON 'LITTLE JOHN'	DW. BOTTLEBRUSH	5 GAL.	L	3' X 4'
N	BACCHARIS PILULARIS 'TUIN PEAKS'	DW. COYOTE BRUSH	5 GAL.	L	1' X 6'
N	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	L	15' X 15'
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
N	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CA RUSH	1 GAL.	L	2' X 2'
N	ARCTOSTAPHYLOS 'PACIFIC MIST'	MANZANITA	5 GAL.	L	2' X 6'

NOTE: INCLUDE 3" MIN. DEPTH OF COMPOSTED, NON-FLOATABLE MULCH BETWEEN PLANTINGS IN STORMWATER TREATMENT AREAS



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

GreenDesign
Landscape Architects, Inc.
1464 Popinjay Drive
Reno, NV.
p: 775 829 1364
email: bhatch00@charter.net

Owner:

2334 Lundy Place LLC,
a Delaware limited liability company

Project:

2334 LUNDY PLACE

SAN JOSE, CA

Consultants:

CIVIL
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

Title: PRELIMINARY LANDSCAPE PLAN

Plan Check Number: H24-057

Project Number: 23445

Drawn by: M.D.

Date: 6/3/2025

Revision:

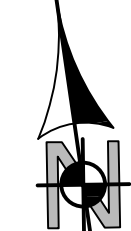
1st Planning Submittal 9/25/2025

2nd Planning Submittal 1/28/2025

3rd Planning Submittal 6/03/2025

Sheet:

LC1.1



2334 Lundy Place
San Jose, CA
January 2025

Tree Disposition 2334 Lundy Place
San Jose, CA
January 2025

HORT SCIENCE
 BARTLETT CONSULTING
Division of The H. Bartlett Tree Expert Company

2334 Lundy Place
San Jose, CA
January 2025



TREE MITIGATION CALCULATIONS

TOTAL EXISTING TREES TO BE PRESERVED = 11 OFF-SITE, NONE ON-SITE
TOTAL EXISTING TREES TO BE REMOVED = 152
REPLACEMENT TREES REQUIRED = 481 1/2 GAL. OR 241 24" BOX
REPLACEMENT TREES PROVIDED = 218 24" BOX.
REMAINING TREES TO BE MITIGATED BY "IN - LIEU FEE" OF \$175 = 46 (\$175 X
46 = \$35650)

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oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com

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2334 LUNDY
PLACE

SAN JOSE, CA

Consultants:

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

Title: **EXIST. TREE REPORT
& MITIGATION PLAN**

Plan Check Number: H24-057

Project Number: 23445

Drawn by: M.D.
Date: 6/3/2025

Revision: _____

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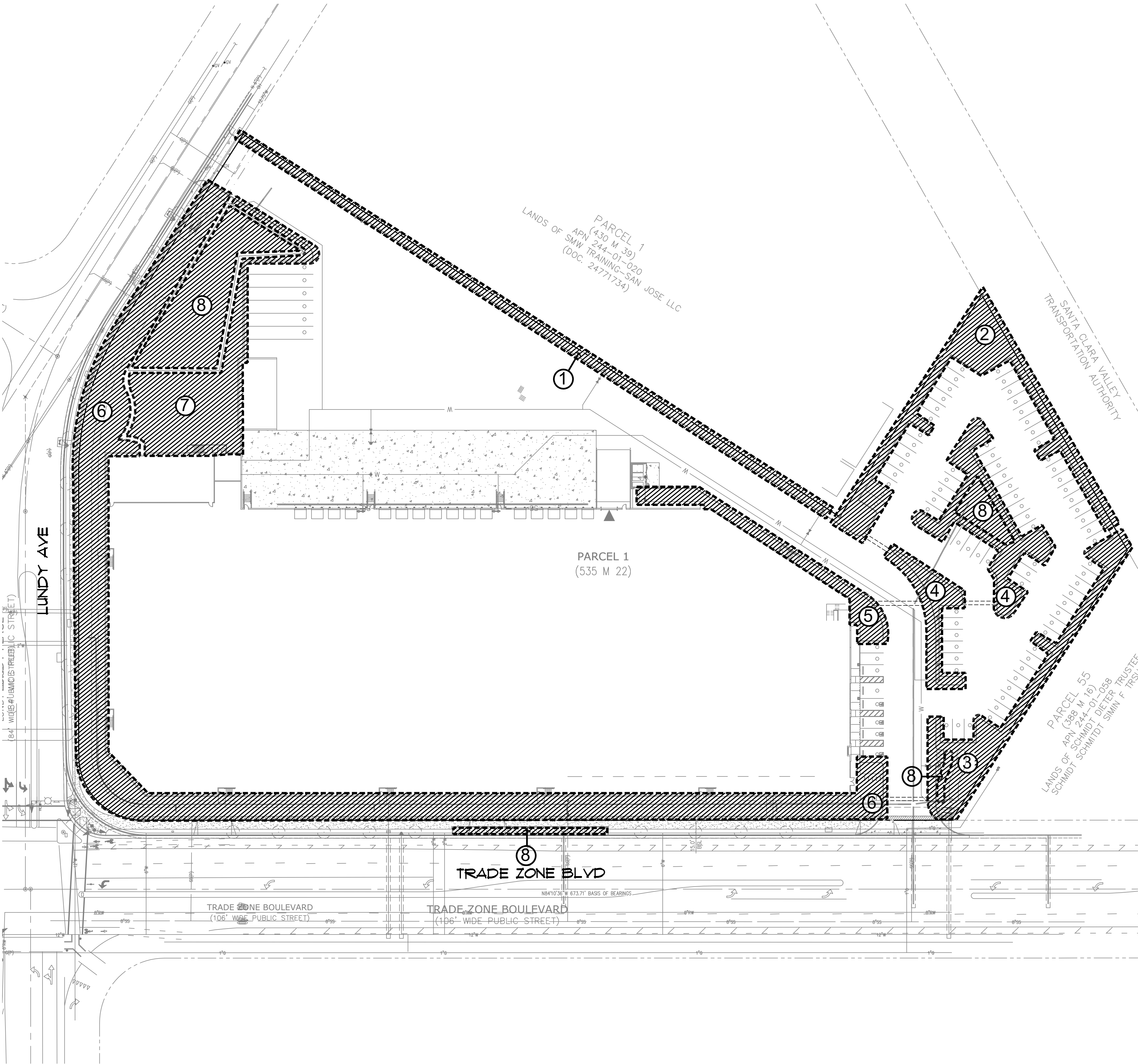
3rd Planning Submittal 6/03/2025

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Sheet:

LC12

LC 1.2



Water Efficient Landscape Budget Calculations

Reference Evapotranspiration (ETo)45.3

MAWA - Regular Landscape Areas

MAWA = (ETo) x (0.62) x ((ETAF x LA)+(1-ETAF x SLA))

landscape area	52,216	s.f.
SLA	0	s.f.
ETAF	0.45	average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas
total area with SLA	52,216	
maawa total	659,942	gallons per year

ETWU - Regular Landscape Areas

ETWU = (ETo) x (0.62) x ((ETAF x LA)+SLA))

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1	low	0.2	drip	0.81	0.247	2,563	632.8	17,774
2	low	0.2	drip	0.81	0.247	4,097	1,011.6	28,412
3	low	0.2	drip	0.81	0.247	3,389	837	23,502
4	low	0.2	drip	0.81	0.247	3,720	919	25,798
5	low	0.2	drip	0.81	0.247	2,056	508	14,258
6	low	0.2	drip	0.81	0.247	21,511	5,311	149,175
7	low	0.2	drip	0.81	0.247	6,738	1,664	46,727
8	low	0.2	overhead spray	0.75	0.267	8,142	2,171	60,980
SLA	---	1.0	---	1.00	1,000	0	0	0
ETWU totals						52,216	13,053.7	366,625
Total area with all zones and SLA						52,216		

ETAF calculations

total ETAF x area	13,053.7
total area	52,216 s.f.
average ETAF	0.250
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.	

ETWU calculations

ETWU = (ETo) x (0.62) x ((PF x HA) / IE) + SLA

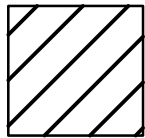
	EtO	conv. factor	PF x Area/IE	SLA
ETWU=	45.30	.62	13,053.7	0
ETWU (gallon per year)=	366,625			

TOTALS

MAWA total	659,942	gallons per year
ETWU total	366,625	gallons per year
44.4	Percentage reduction of Potable Irrigation Water	

IRRIGATION HYDRO-ZONE LEGEND

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS. HYDROZONE DESIGNATION IS DETERMINED BY HIGHEST WATER REQUIREMENT PLANTING IN ZONE.



LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)



hpa, inc.
600 grand ave, suite 302
oakland, ca
94610
tel: 949-862-2113
email: hpa@hparchs.com



Landscape Architects, Inc.
1464 Popinjay Drive
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SAN JOSE, CA

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STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE
FIRE PROTECTION
SOILS ENGINEER

K&W
-
-
-
-
GREEN DESIGN
-
-

Title:
PRELIMINARY
HYDROZONE
PLAN

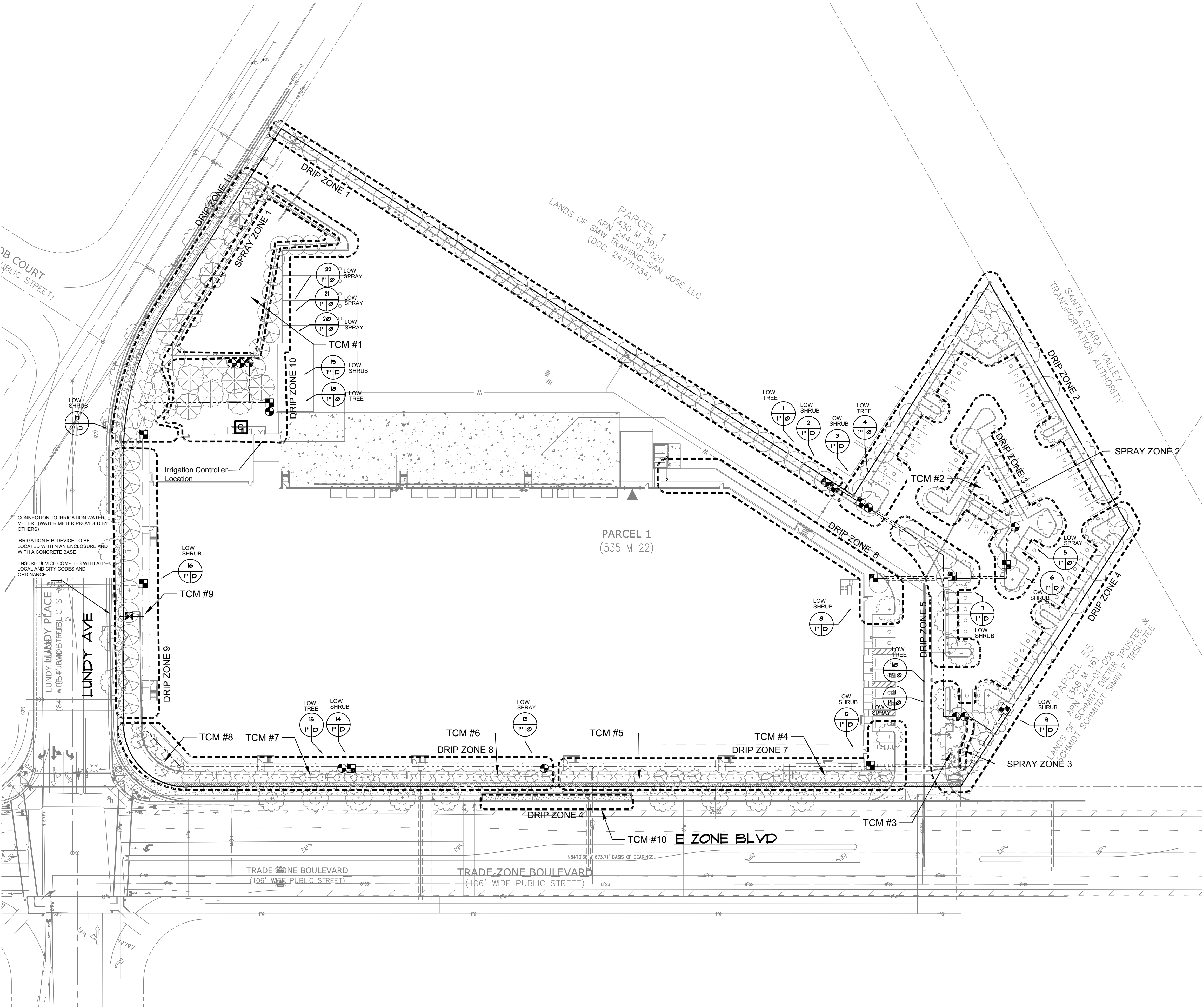
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Sheet:

LC2.1





PRELIMINARY IRRIGATION PLAN
SCALE: 1" = 40'-0"



IRRIGATION LEGEND:

SYMBOL	MFG.	SERIES/MODEL	COMMENTS
P.O.C.			POINT OF CONNECTION (CONNECT TO IRRIGATION WATER METER) IRRIGATION WATER METER - TO BE PROVIDED BY OTHERS IF STATIC PRESSURE AT WATER METER EXCEEDS 100 PSI - USE SCH 40 STEEL PIPE FROM IRRIGATION METER TO IRRIGATION R.F. ASSEMBLY (SIZE AS NOTED ON PLANS)
			VALVE IDENTIFICATION NUMBER AND CONTROLLER LETTER IDENTIFICATION VALVE SIZE - 1" XX - GALLONS PER MINUTE OR 'D' FOR DRIP IRRIGATION
C	HYDROPONT	(UTLC-C-24 - PL.) PLASTIC ENCLOSURE R5500	HYDROPONT (WeatherTRAK LC) CLOUD BASED IRRIGATION CONTROLLER INCLUDES 1 YEAR WEATHERTRAK CENTRAL 'IRRITROL' RAIN SENSOR WIRED
	RAINBIRD	XCZ-100-PRB-COM (10psi min-3 gpm min)	CONTROL ZONE/FILTER KIT - 1" (MAX. FLOW OF 20 GPM)
	RAINBIRD	PEB-R SERIES	REMOTE CONTROL VALVE FOR TREE BUBBLERS/SPRAY HEADS (SIZE AS NOTED)
	AMERICAN	500 SERIES	GATE VALVE / ISOLATION VALVE (SIZE PER MAINLINE)
	RAINBIRD	RW8/2 WITH (1/4") BUBBLER EA.	PRESS. COMP. BUBBLERS 20-30 PSI GPM - 25 ea.
	HYDROPONT	WT-MV-150G-SNO	2" NORMALLY OPEN 'SUPERIOR' 3100 SERIES BRASS GLOBE MASTER VALVE
	HYDROPONT	WT-FS-200-DI	2" FLOW SENSOR

SYMBOL	MFG.	SERIES/MODEL	COMMENTS
---	DRIP LATERAL	3/4" SCH. 40 PVC	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) RUN LATERAL TO ALL INDIVIDUAL PLANTER AREAS PER VALVE.
---	TREE BUBBLER LATERAL		INSTALL 6" MIN. BELOW FINISH GRADE
---	IRRIG. MAIN	1" SCH 40 PVC	INSTALL 36" MIN. BELOW FINISH GRADE ADD WARNING TAPE 6" DEPTH ABOVE PIPE.
	DRIP ZONE	3/4" FLEXIBLE TUBING TORO (or equal) TORO	INSTALL 6" MIN. BELOW FINISH GRADE (NOT SHOWN) SINGLE OUTLET PRESSURE COMPENSATING - INSTALL DRIP TO ALL PLANTS 2" (2) 1 GPH/1 GAL. (2) 1 GPH/5 GAL. (3) 2 GPH/5 GAL. (4) 2 GPH/24" OR 36" BOX (NOT SHOWN)
---	SLEEVE	SCH. 40 PVC	2" (MIN.) LARGER THAN IRRIG. PIPE INSTALL 6" SPECIFIED DEPTH PER MAIN LINE OR LATERAL PIPE. EXTEND SLV. 12" BEYOND PAVEMENT, STAKE TO MARK. (NOT SHOWN FOR LATERALS UNDER PAVING)
	RAINBIRD	44NP	1" QUICK COUPLER VALVE, 2 PIECE BODY W/ LOCKING COVER
PROPOSED STORMWATER TREATMENT AREA SPRAY HEADS			
	HUNTER	MP1000-45d (14"R-0.19 GPM-40PSI) PROS-12-PR540-CV	12" ADJ. SHRUB POP-UP STREAM SPAY HEAD HUNTER IRRIGATION SPRAY BODY
	HUNTER	MP1000-Q (10"R-0.4 GPM-40PSI) PROS-12-PR540-CV	12" ADJ. SHRUB POP-UP STREAM SPAY HEAD HUNTER IRRIGATION SPRAY BODY
	HUNTER	MP1000-H (13"R-0.14 GPM-40PSI) PROS-12-PR540-CV	12" ADJ. SHRUB POP-UP STREAM SPAY HEAD HUNTER IRRIGATION SPRAY BODY
	HUNTER	MP1000-F (13"R-1.41 GPM-40PSI) PROS-12-PR540-CV	12" ADJ. SHRUB POP-UP STREAM SPAY HEAD HUNTER IRRIGATION SPRAY BODY

IRRIGATION PIPE SIZE CHART

SCHEDULE 40		
CONSTANT PRESSURE PIPING 1-1/2 INCHES AND SMALLER.		
INTERMITTENT-PRESSURE LATERAL PIPING		
1/2"	==	0-4 GPM
3/4"	==	5-8 GPM
1"	==	9-13 GPM
1-1/4"	==	14-22 GPM
1-1/2"	==	23-30 GPM
2"	==	31-50 GPM



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Owner:

2334 Lundy Place LLC,
a Delaware limited liability company

Project:
2334 LUNDY PLACE

SAN JOSE, CA

Consultants:

CIVIL K&W
STRUCTURAL
MECHANICAL
PLUMBING
ELECTRICAL
LANDSCAPE GREEN DESIGN
FIRE PROTECTION
SOILS ENGINEER

Title: **PRELIMINARY IRRIGATION PLAN**

Plan Check Number: H24-057
Project Number: 23445
Drawn by: M.D.
Date: 6/3/2025

Revision:
1st Planning Submittal 9/25/2025
2nd Planning Submittal 1/28/2025
3rd Planning Submittal 6/03/2025

Sheet:
LC2.2



2334 Lundy Place LLC,
a Delaware limited liability company

2334 LUNDY
PLACE

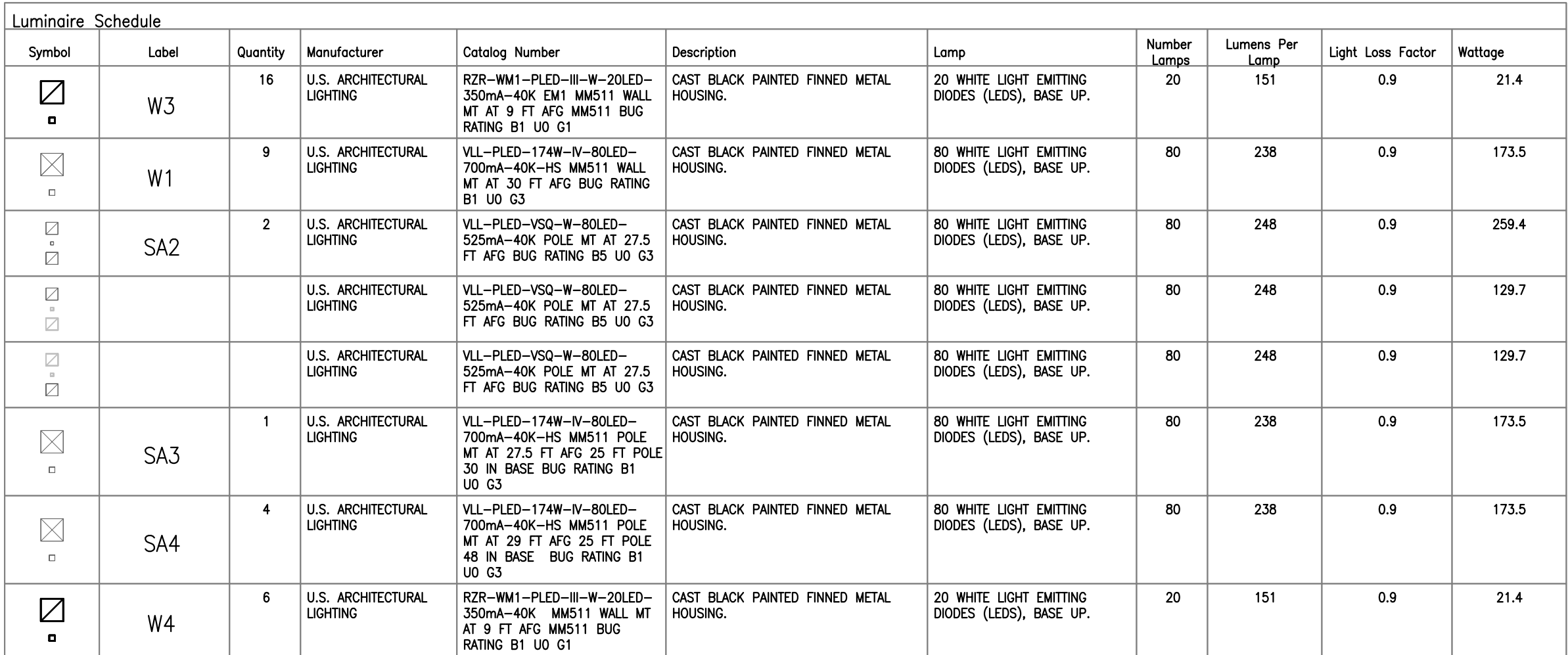
SAN JOSE, CA

CIVIL	K&W
STRUCTURAL	-
MECHANICAL	-
PLUMBING	-
ELECTRICAL	-
LANDSCAPE	GREEN DESIGN
FIRE PROTECTION	-
SOILS ENGINEER	-

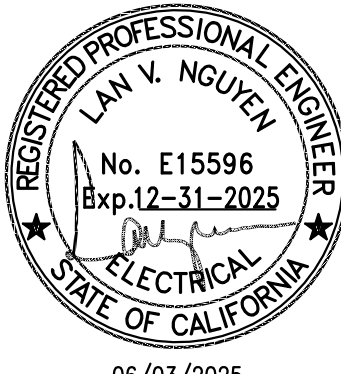
Plan Check Number: H24-051
Project Number: 23443
Drawn by: M.D.
Date: 6/3/2023

Sheet:

RPM#25-03



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Colc Zone #1		2.5 fc	7.3 fc	0.2 fc	36.5:1	12.5:1
Colc Zone #2		0.1 fc	3.0 fc	0.0 fc	N/A	N/A
Colc Zone #3		0.9 fc	3.5 fc	0.0 fc	N/A	N/A
Colc Zone #4		2.1 fc	3.3 fc	1.2 fc	2.8:1	1.8:1
Colc Zone #5		2.9 fc	8.8 fc	0.1 fc	88.0:1	29.0:1



06/03/2025