



## CITY COUNCIL STAFF REPORT

<b>File Nos.</b>	C19-011, H19-020, ET19-003
<b>Applicant</b>	Berryessa Property, LLC. (William Chan)
<b>Location</b>	Southeastern corner of Jackson Avenue and Berryessa Road
<b>Existing Zoning</b>	A(PD), Planned Development Zoning District (PDC07-033)
<b>Proposed Zoning</b>	CP Commercial Pedestrian
<b>Council District</b>	4
<b>Historic Resource</b>	No
<b>Annexation Date</b>	March 19, 1974, August 8, 1975 (Berryessa No. 25, Berryessa Road Strip 75-1)
<b>CEQA</b>	Berryessa-Jackson Commercial Project Mitigated Negative Declaration

### APPLICATION SUMMARY:

Conforming Rezoning from the PD Planned Development Zoning District to the CP Commercial Pedestrian Zoning District; Site Development Permit to allow the construction of a 47,000-square-foot, retail plaza consisting of two buildings; and a release of the Covenant of Easement to remove parking, ingress and egress, emergency access, and access to and/or operation and maintenance of stormwater treatment measure easements on an approximately 2.7-gross-acre site.

### RECOMMENDATION:

Staff recommends that the City Council:

1. Consider the Berryessa-Jackson Commercial Project Mitigated Negative Declaration, in accordance with CEQA; and
2. Approve an Ordinance rezoning the approximately 2.7-gross-acre site located on the southeastern corner of Berryessa Road and Jackson Avenue from the PD Planned Development Zoning District to the CP Commercial Pedestrian Zoning District; and
3. Approve a Site Development Permit allowing the construction of a commercial plaza consisting of two buildings totaling approximately 47,000 square feet on an approximately 2.7-gross-acre site; and
4. Approve the requested release of a Covenant of Easement to facilitate the development of the subject site.

## PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Neighborhood/Community Commercial <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		Implementation Policies LU-1.2, LU-4.1, LU-4.3, CD-2.3, IP-1.7, and IP-8.2	
Inconsistent Policies		N/A	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Residential Neighborhood	R-1-8/A(PD)	Residential
South	Mixed Use Neighborhood	A(PD)	Residential
East	Mixed Use Neighborhood/Residential Neighborhood	A(PD)	Residential
West	Residential Neighborhood	R-1-5(PD)	Residential

RELATED APPROVALS	
<b>Date</b>	<b>Action</b>
<b>06/17/08</b>	Planned Development Rezoning (File No. PDC07-033) from the R-1-5(PD) Planned Development and A-Agriculture Zoning Districts to the A(PD) Planned Development Zoning District to allow up to 379 single-family attached residences and 30,000 square feet for commercial uses on a 20.18-gross-acre site.
<b>10/10/08</b>	Planned Development Permit (File No. PD08-001) to allow the construction of 371 residential units, and 30,000 square feet of retail space with a drive-thru pharmacy use on a 20.52-gross-acre site.
<b>10/14/08</b>	Vesting Tentative Map (PT08-001) to reconfigure nine parcels into 105 lots for 371 residential units and 30,000 square feet of commercial floorspace on a 20.52-gross-acre site.
<b>10/17/12</b>	Planned Development Permit Amendment to amend a permit condition of a previously approved Planned Development Permit (File No. PD08-001) allowing the construction of 371 attached residential units, 30,000 square feet of commercial, demolition of two single-family residences and associated accessory buildings, and relocation of one single-family residence to another area on site. The change would allow the construction of up to 300 residential units prior to the construction of 30,000 square feet of commercial on a 20.52-gross-acre site
<b>9/17/14</b>	Planned Development Permit Amendment to amend permit Condition No. 3 of a previously approved Planned Development Permit Amendment (File No. PDA08-001-01) to require the filing of a building permit to construct all site infrastructure and underground improvements for the 30,000 square feet of commercial space prior to the issuance of a building permit for the 301 <sup>st</sup> residential unit on an approximately 20.52-gross-acre site.



## PROJECT DESCRIPTION

### Site Description and Surrounding Uses

The project site is a vacant lot located on the southeastern corner of Berryessa Road and Jackson Avenue (see Figure 1). The subject site consists of three parcels (APNs: 254-80-021, -022, -023) totaling approximately 2.7 gross acres. The vacant lot is adjacent to residential development (Cherry Blossom at Pepper Lane community) under the same Planned Development Zoning District (PDC07-033). The site is surrounded by single- to three-story residences, including detached single-family residences to the west and north, and multiple family and cluster development residences to the northeast, east, and south, with Jackson Avenue to the west, Pepper Road to the east, and Berryessa Road to the north, which connects to Interstate Highway 680, approximately 1,000 feet to the east of the project site.

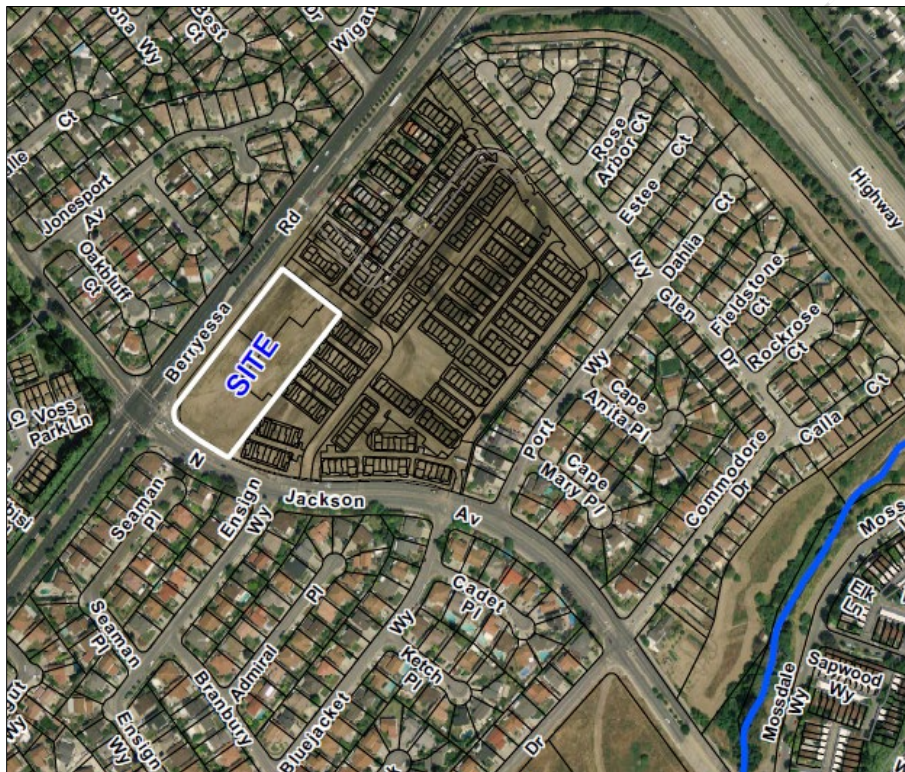


Figure 1: Aerial image of the subject site

### Background

On May 7, 2019, the applicant, William Chan, on behalf of property owner Berryessa Property, LLC., filed two applications for concurrent review: A rezoning application to rezone an approximately 2.7-gross-acre site from the PD Planned Development Zoning District to the CP Commercial Pedestrian Zoning District; and a Site Development Permit to allow the construction of two buildings: Building A, two stories, and Building B, one story, totaling approximately 47,000 square feet and associated paving and landscaping. On June 11, 2019, the applicant also applied for a petition for a release of the Covenant of Easement on the subject site to release parking, emergency access, ingress and egress, and access to and/or operation and maintenance

of stormwater treatment measure easements to facilitate a lot merger of the three parcels and the proposed commercial development. Per staff's recommendation, the applicant requests a conforming rezoning to the CP Commercial Pedestrian Zoning District to align with the Neighborhood/Community Commercial General Plan designation. The previous PD Planning Development Zoning District (PDC-07033), as detailed above, was approved by City Council on June 17, 2008, and dedicated approximately 30,000 square feet of commercial space and anticipated the development of retail space with an incidental drive-thru use. Although the current proposal does not include a drive-thru, it is a larger commercial use that meets the development standards of the CP Commercial Pedestrian Zoning District and is consistent with the Neighborhood/Community Commercial designation. Furthermore, the commercial project would complete the corner of this city block and improve the vacant lot. As shown in Figure 2 (Site Plan), the Berryessa Plaza building would be sited in the front lot, creating a storefront experience along Berryessa Road with pedestrian and vehicle entrances along North Jackson Avenue, Berryessa Road, and Pepper Road. Surface parking would be provided in the rear lot area abutting the Cherry Blossom at Pepper Lane residential subdivision with pedestrian connections and pathways to the plaza. The Berryessa Plaza would accommodate retail and commercial uses allowed in the CP Commercial Pedestrian Zoning District, such as retail bakery, retail art studio, retail sales, goods and merchandise, health club, and public eating establishments. In addition to the rezoning and Site Development Permit, the applicant is requesting the release of the existing covenants from each parcel to allow a lot merger of the three existing parcels (through a separate Lot Line Adjustment Permit process) to facilitate the proposed project. The 2.7-gross-acre project site has a historical covenant of easement for parking, emergency access, ingress and egress, and access to and/or operation and maintenance of stormwater treatment measure easements. These easements would no longer be necessary as the project would be assembled and operate under one parcel.

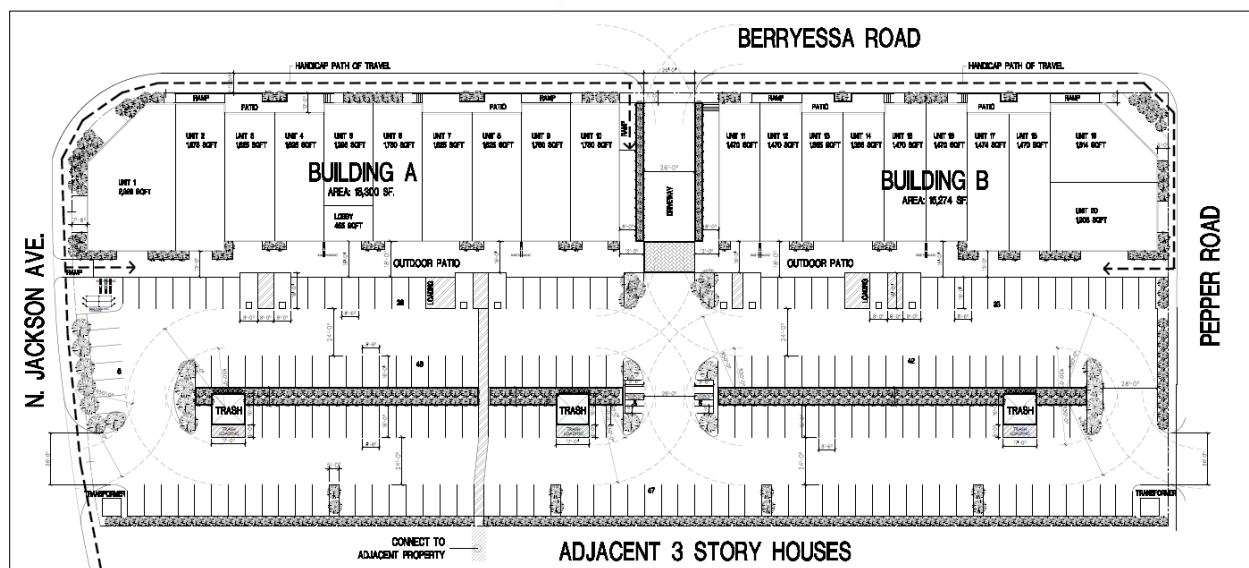


Figure 2: Berryessa Plaza Site Plan

## ANALYSIS

### Envision San José 2040 General Plan Conformance

The subject property has an [Envision San José 2040 General Plan](#) Land Use/Transportation Diagram land use designation of Neighborhood/Community Commercial (see Figure 3).

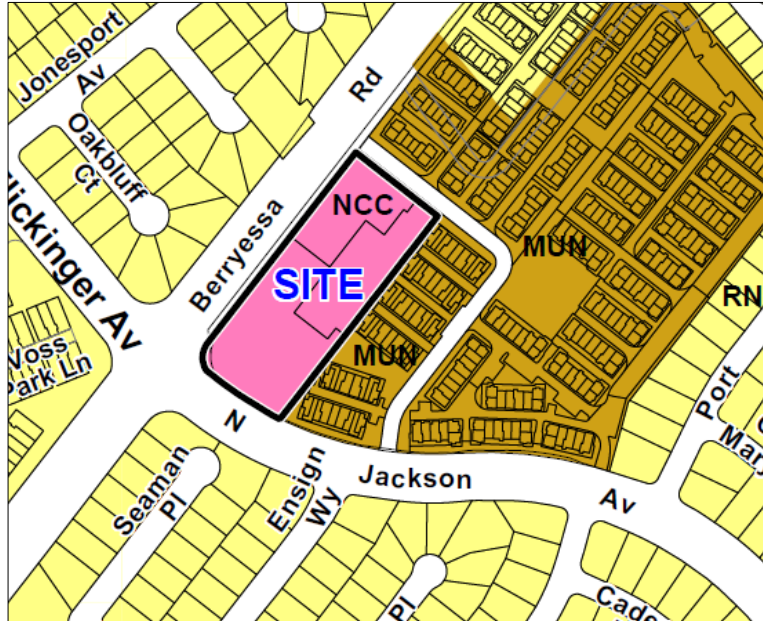


Figure 3: General Plan Land Use/Transportation Diagram

This designation supports a very broad range of commercial activity, including commercial uses that serve the communities in neighboring areas, such as neighborhood-serving retail and services and commercial/professional office development. Neighborhood/Community Commercial uses typically have a strong connection to and provide services and amenities for the nearby community and should be designed to promote that connection with an appropriate urban form that supports walking, transit use, and public interaction. General office uses, hospitals, and private community gathering facilities are also allowed in this designation. The allowable Floor Area Ratio (FAR) is up to 3.5 in the Neighborhood/Community Commercial designation. The proposed 47,000-square-foot commercial plaza is consistent with the commercial uses supported in the Neighborhood/Community Commercial designation.

The rezoning is also consistent with the following General Plan policies:

1. Implementation (Land Use/Transportation Diagram) Policy IP-1.7: Ensure that proposals to rezone and pre-zone properties conform to the Land Use/Transportation Diagram, and advance *Envision General Plan* vision, goals, and policies.

*Analysis: The CP Commercial Pedestrian Zoning District is a conforming district to the Neighborhood/Community Commercial land use designation, pursuant to [Section 20.120.110](#) of the San José Municipal Code.*

2. Implementation (Zoning) Policy IP-8.2: Use the City's conventional zoning districts, contained in its Zoning Ordinance, to implement the *Envision General Plan* Land Use/Transportation Diagram. These districts include a range of allowed land uses, development intensities and standards within major land use categories (residential, commercial, and industrial) together with zoning districts for other land uses such as mixed-use and open space. The various ranges of allowed use and development intensity



correspond generally to the respective *Envision General Plan* land use designations while providing greater detail as to the appropriate land uses and form of development.

*Analysis: The proposed commercial center and any future uses and development at the subject site would be required to conform with the development standards of the CP Commercial Pedestrian Zoning District. The allowed uses and development standards of the CP Commercial Pedestrian Zoning District generally correspond to the Neighborhood/Community Commercial land use designation and would implement the Envision General Plan Land Use/Transportation Diagram.*

3. Land Use Policy LU-1.2: Encourage Walking. Create safe, attractive, and accessible pedestrian connections between developments and adjacent public streets to minimize vehicular miles traveled.

*Analysis: The project buildings and associated signage would be sited and visible along Berryessa Road. The project design includes a storefront system with ramps and steps for pedestrian and handicapped access to the main entrance. Buildings A and B are separated by a 26-foot driveway for vehicle ingress and egress that leads to and from a surface parking lot. Pedestrian access flanks the 26-foot driveway and is provided via ramps and steps through the middle area and leads to other walkways and the bicycle parking area behind the building. Moreover, there are also defined pedestrian pathways to and from the adjacent residential subdivision to encourage the use of this pedestrian access point. Because this is a commercial plaza with the potential for varied retail/commercial uses, it will be a point of attraction for neighboring residents to walk to and patronize, minimizing vehicle miles traveled.*

### **Zoning Ordinance Conformance**

The project is located within the CP Commercial Pedestrian Zoning District. The rezoning conforms with [Table 20-270](#) (Section 20.120.110) of the San José Municipal Code, which identifies the CP Commercial Pedestrian Zoning District as a conforming district to the General Plan Land Use/Transportation Diagram land use designation of Neighborhood/Community Commercial.

The CP Commercial Pedestrian Zoning District would allow the property to be used and developed in accordance with the allowed uses in [Table 20-90](#) (Section 20.40.100), which include but are not limited to pedestrian-oriented retail activity at a scale compatible with surrounding residential neighborhoods. This rezoning would facilitate the development of a commercial plaza consisting of two buildings that would accommodate the commercial uses allowed under the CP Commercial Pedestrian Zoning District, incorporating a pedestrian-oriented design where the buildings are oriented toward public streets and include features to provide an enhanced pedestrian environment, such as a widened sidewalk, street trees, canopies, and decks. Therefore, the project is consistent with the uses allowed in the CP Commercial Pedestrian Zoning District.

### Setbacks and Height

[Table 20-100](#) (Section 20.40.200) of the San José Municipal Code establishes the following development standards for the CP Commercial Pedestrian Zoning District.

Standard	CP Commercial Pedestrian	Berryessa Plaza (Project)
Front Setback	10-foot maximum	5 feet
Side, Corner Setback	None	7 feet, 8 inches
Rear, Corner Setback	25 feet minimum	125 feet
Building Height	50 feet maximum	48 feet, 7 inches at the highest point

The CP Commercial Zoning District has a maximum front setback of 10 feet, no minimum side setback, a minimum rear setback of 25 feet, and a maximum height of 50 feet. As shown in the approved development plans, the Berryessa Plaza project has a five-foot front setback, an approximately eight-foot side setback, a 125-foot rear setback, and a maximum height of 48 feet, seven inches. As detailed above, the project meets the development standards for the CP Commercial Pedestrian Zoning District.

### Allowed Uses

The project would be required to adhere to the allowed uses established in the CP Commercial Pedestrian Zoning District pursuant to [Table 20-90](#) (Section 20.40.100) of the San José Municipal Zoning Code. As discussed above, uses could include a retail bakery, retail art studio, retail sales, goods and merchandise, health club, and public eating establishments.

### Vehicle Parking

Use	Ratio	Required
Neighborhood shopping center (minimum 20,000 square feet in size)	1 per 200 square feet of floor area	200 parking spaces
<b>Total Provided</b>		200 parking spaces

Pursuant to [Section 20.90.060](#) of the Zoning Code, one vehicle parking space per 200 square feet of floor area is required for a neighborhood shopping center. The floor area is 85% of the total gross floor area of a building. The project, therefore, would have a floor area of 39,950 square feet requiring a total of 200 vehicle parking spaces are required. As shown in the approved development plans, a total of 200 vehicle parking spaces are provided, meeting the requirement.

### Motorcycle Parking

Use	Ratio	Required
Commercial	1 per 20 code required spaces	10 spaces
<b>Total Provided</b>		10 spaces

Pursuant to [Section 20.90.350](#), [Table 20-250](#) of the Zoning Code, commercial uses are required to provide one motorcycle space per 20 code required vehicle parking spaces. Therefore, the project is required to provide 10 motorcycle spaces. Per the approved plans, a total of 10 motorcycle spaces would be provided, meeting the requirement.

### Bicycle Parking

Use	Ratio	Required
Neighborhood shopping center	1 per 3,000 square feet of floor area	14 spaces
<b>Total Provided</b>		14 spaces

Pursuant to [Section 20.90.060](#) of the Zoning Code, a neighborhood shopping center is to provide one bicycle parking space per 3,000 square feet of floor area. Therefore, the project is required to provide 14 bicycle parking spaces. In addition, a minimum of one long-term bicycle parking space shall be provided for each site that has a non-residential use. Per the approved plans, a total of 14 short-term bicycle parking spaces and four long-term bicycle parking spaces are provided directly behind the commercial buildings, meeting the requirement.

### Noise Standards

*Outdoor uses within 150 feet of residentially zoned property.*

Per [Section 20.40.520](#) of the Municipal Code, no use, which in whole or in part, consists of, includes or involves any outdoor activity or sale or storage of goods, products, merchandise or food outdoors shall occur on any lands if any part of such lands or any part of the lot on which such buildings are located is situated within 150 feet of residentially zoned property situated within or outside the city except with a special use permit as provided in Chapter 20.100, except for the following:

- A. Seasonal sales in accordance with the provisions in Part 14, Chapter 20.80.
- B. Service windows for pedestrians or automatic teller machines for pedestrians both of which are associated with financial institutions.
- C. Cigarettes, ice, candy, food, and soft drinks dispensed from self-service, coin-operated automatic vending machines.
- D. Plant nursery sales.

- E. Outdoor dining incidental to a public eating establishment or a retail establishment that conforms to all of the following criteria:
1. The outdoor dining area is completely separated from residentially zoned property by a non-residential building or by a minimum distance of 100 feet that includes a public street with a minimum public right-of-way dimension of 80 feet; and
  2. The outdoor dining area does not include any equipment to produce any noise that does not comply with Section 20.40.600 of this chapter; and
  3. The outdoor dining area does not operate between the hours of 10:00 p.m. and 6:00 a.m.
- F. Outdoor vending of whole, uncut, fresh fruits and vegetables in conformance with the provisions of Part 10, Chapter 20.80.
- G. Small certified farmers' markets in conformance with the provisions of Part 3.5, Chapter 20.80.
- H. Neighborhood agriculture in compliance with the provisions of this title.

*Analysis: The project includes two commercial buildings with outdoor seating and covered patio areas. The subject entitlement does not allow outdoor dining pursuant to Section 20.40.520 (E) because the outdoor seating area is not separated from the residentially zoned property (to the south) by a minimum distance of 100 feet that includes a public street with a minimum public right-of-way dimension of 80 feet. Therefore, if in the future the applicant chooses to pursue the outdoor dining option, a Special Use Permit would be required.*

Noise Standard	
	Maximum Noise Level in Decibels at Property Line
Commercial or PQP use adjacent to a property used or zoned for residential purposes	55 decibels

Pursuant to [Section 20.40.600](#) of the Zoning Code, the maximum allowable noise level (in decibels) for commercial uses adjacent to properties used or zoned for residential purposes is 55 decibels.

*Analysis: To determine noise impacts of the proposed project, a Noise and Vibration Study (Exhibit D of the Berryessa-Jackson Commercial Project IS/MND, posted to the City's Environmental Review Documents website) was prepared by Illingworth and Rodkin, dated August 6, 2020. The noise study measured general operational and construction noise. The operational noise analysis included mechanical equipment, parking lot activity, and on-site truck circulation and loading activities. As discussed above, the surface parking lot abuts the Cherry Blossom at Pepper Lane residential subdivision to the south, with a distance of over 100 feet between the existing sound wall and the proposed building. Given the distance to adjacent properties, truck deliveries would not exceed 55 decibels at any property line. The noise study assumed the parking lot would primarily be used between the hours of 7:00 a.m. and 10:00 p.m.*

*and would include parking lot activities such as on-site circulation, loud engines, car alarms, door slams, and human voices. Based on these assumptions, the noise analysis concluded that the parking lot activities would result in a noise level of approximately 51 dBA, which is below the City's 55 dBA DNL noise level threshold. Therefore, the noise study concluded that parking lot noise levels would be below ambient traffic noise levels generated along Berryessa Road and lower at sensitive receptors located further from the site or shielded by noise barriers.*

*When measuring the noise level pertinent to mechanical equipment, the noise study determined that noise levels could reach 52 dBA at the nearest property line if unshielded equipment were located along the eastern portion of the building. In addition, the noise levels, assuming 24-hour per day operation of the rooftop mechanical equipment, could reach 58 dBA. Therefore, the noise study included, and the project incorporated, mitigation measures to ensure that project rooftop equipment meet the noise standard. Specifically, the mitigation measure requires the applicant to commission a detailed acoustical study during building design to evaluate the noise generated by the mechanical equipment and to identify the necessary noise controls to meet the City's 55 dBA DNL noise limit at the shared property line.*

*Because no outdoor dining is proposed, the noise study did not analyze it. The proposed outdoor seating is not anticipated to generate long-term noise as the outdoor seating is not intended to support the commercial uses that would generate significant noise activity (e.g., outdoor dining), but rather would be used to sit in a temporary fashion.*

*Moreover, the commercial uses of the project would not include activity on the site that causes ground vibration that is perceptible without instruments at the property line as the project would be limited to uses allowed in the CP Commercial Pedestrian Zoning District.*

*Therefore, the project conforms to the noise standard outlined in the Municipal Code for commercial uses adjacent to residential uses.*

#### Lighting and Screening adjacent to residential properties

Pursuant to Section [20.40.540](#) of the Municipal Code, lighting facilities used in connection with any use conducted on any property adjacent to a site or lot used for residential purposes shall be arranged and shielded so that all light will be reflected away from any residential use.

*Analysis: The project includes 25-foot-high, downward-facing and shielded LED light fixtures in the parking area to be set back 50 feet from the adjacent residential uses and 15-foot-high LED lamp fixtures in the pedestrian walkway areas. The lighting fixtures are arranged and shielded to be reflected away from adjacent residential uses.*

Pursuant to Section [20.40.560](#), any use conducted on any property shall be effectively screened at the property line from any abutting property in a residential district. The screening required shall be a masonry wall or a solid wooden fence five feet in height, except that any portion thereof situate in the required setback area from abutting public streets shall be not more than four feet; and in the event such use included any outdoor activity, such screening shall also include such trees or plants as the director deems reasonably necessary to effectively screen such use from the adjoining residence district. Such screening shall at all times be maintained in good condition and be kept free at all times of signs. In addition, where a use involving outdoor activity is on a lot or parcel adjoining a residential district, such lot or parcel shall be landscaped in a manner approved by the director.



*Analysis: There is an existing six-foot masonry wall along the project site's southern property line which abuts the Cherry Blossom at Pepper Lane residential subdivision. In addition, the project's landscaping consists of mid-size trees and street trees to adequately screen the project's parking lot activities. The outdoor seating proposed on the second floor of Building A is enclosed by a covered patio and would be in the interior portion of the site, away from the surrounding residences. Therefore, through the project's landscaping and building design and the existing masonry wall, the project would be effectively screened from abutting property in a residential district.*

### Off-Street Loading

Pursuant to Zoning Code Section [20.90.410](#), any building, or part thereof, constructed, erected, or moved within or into any lot or parcel of land in any district for any use having a floor area of ten thousand square feet or more shall provide at a minimum one off-street loading space, plus one additional such loading space for each twenty thousand square feet of floor area. The project is approximately 47,000 square feet; therefore, three off-street loading spaces would be required. As shown in the approved development plans, the project would provide three off-street loading spaces, meeting the requirement. Section 20.90.440 of the Municipal Code also has specific provisions regarding the location of off-street loading in relation to residential districts: No off-street loading space shall be closer than fifty feet to any lot or parcel of land in a residence district unless such off-street loading space is wholly within a completely enclosed building or unless enclosed on all sides by a wall not less than eight feet in height.

The off-street loading spaces would be located more than 75 feet from residential uses to the east and south. Therefore, no off-street loading space is closer than 50 feet to any lot or parcel of land in a residential district.

### **Commercial Design Guidelines**

Per the Director of Planning, Building and Code Enforcement, the Commercial Design Guidelines are applicable to Planning permit applications and permit amendment applications submitted before March 24, 2021. The project application was received by the Planning Division in May 2019, therefore, the project is subject to the Commercial Design Guidelines. The Commercial Design Guidelines was adopted by the Planning Commission of the City of San José in May 1988 and published in May 1990.

Neighborhood Centers are typified by the grocery store/drug store anchor with a series of smaller shops. They may also have one or more freestanding building sites. Because they are located in or next to residential areas, the major design problem related to Neighborhood Centers is the interface between the center's service activities and adjacent residences. Proximity of loading and storage to residences should be avoided if possible. The Neighborhood Centers guidelines apply to centers having a gross square footage of under 300,000 square feet.

### Site Organization

- All buildings on the same site should have a strong spatial and functional relationship to each other.
- Parking should be provided within convenient walking distances of all tenants.
- In a small scale neighborhood, the apparent scale of the center must also be small. This may be achieved in a number of ways, for example: keeping buildings as small as

possible, particularly in height; reducing scale through building articulation and ornamentation; avoiding large planar walls and large scale design elements and distributing the project floor area among a complex of smaller buildings.

*Analysis: The project consists of two commercial buildings: Building A and Building B, which are sited in the front northern portion of the project site and the surface vehicle and bicycle parking is located in the rear part of the approximately 2.7-acre lot. The project frontage is along Berryessa Road with the highest point of Building A's second floor reaching approximately 49 feet. The project site is surrounded by residential uses with structures that are one- to- three stories in height. The commercial project serves as a small-scale neighborhood commercial center that is accessible via walking, bicycling, and driving, and respects the character of existing residential development by including buildings that are similar in scale, using appropriate setbacks, a cohesive and stylistically consistent architectural design, and utilizing colors and materials that are compatible with its surroundings.*

### Building Design

- An 'extruded' appearance should be avoided in the design of long linear buildings. Where long buildings are unavoidable, their linearity should be mitigated by changes in the building height, wall plane, and spatial volumes and by varied use of window areas, arcades, materials, and roof elements.
- Portions of buildings adjacent to and visible from residential properties should always be stylistically consistent with the more public portions of the buildings. In addition, these building faces should be reduced as far as possible toward residential scale by reducing wall height, articulating wall and roof planes, generating strong shadows, and/or by employing architectural decoration and sloped roofs.
- Retail shops should be provided with clear glass display windows.

*Analysis: The buildings' design creates movement by utilizing small offsets on the buildings' facades and articulating the buildings' openings. The buildings' planes are accented with masonry veneer, wood textured siding, and metal awnings. The project buildings are anchored by the largest commercial spaces, defining their presence with large clear glass windows set facing the street at a diagonal. The massing is broken up further by providing a change in height and scale from Building A to Building B for retail spaces that vary in size from the smallest 1,295-square-foot space to the largest 2,926-square-foot space.*

### Signs

- Neighborhood shopping center sign programs should include one detached project identity sign per major street frontage and an individual attached sign for each tenant.
- Pedestrian oriented under-canopy signs are encouraged beneath arcades or arbors along walkways. These signs should be mounted perpendicular to the building, should leave clear pedestrian headroom, should not be visible from outside the arcade, and should not exceed six square feet in area.

*Analysis: The subject Site Development does not approve specific project signage; however, the conceptual signage shown in the approved plans is consistent with the Commercial Design Guidelines for neighborhood centers in that they are pedestrian oriented, typically right above a canopy, and vary in size according to the length of the building façade. The main project signage*

*for the Berryessa Plaza is featured in the middle of the two buildings and is differentiated in color and size of the block letters for the rest of the subordinate project sign programming.*

## **Permit Findings**

In order for this application to be approved, the City Council must be able to make all required findings for a Site Development Permit and a Release of Covenants of Easements.

### Site Development Permit Findings

To make the Site Development Permit findings pursuant to San José Municipal Code [Section 20.100.630](#), and the City Council must determine that:

1. The Site Development Permit, as approved, is consistent with and will further the policies of the General Plan, applicable specific plans and area development policies; and

*Analysis: As explained above, the project is consistent with the Neighborhood/Community Commercial General Plan land use designation. A broad range of commercial uses are supported within the land use designation. Specifically, this designation encourages commercial uses to have a strong connection to and provide services and amenities for the nearby community and be designed to promote that connection with an appropriate urban form that supports walking, transit use, and public interaction. The allowable Floor Area Ratio (FAR) is up to 3.5 in the Neighborhood/Community Commercial designation. The Berryessa Plaza project consists of two commercial buildings totaling approximately 47,000 square feet with a FAR of 0.39, below the maximum 3.5 FAR. The project is designed to promote a connection at the pedestrian level with a storefront system, patios and ramps, and walkways along Berryessa Road. In addition, the project also includes other pedestrian and vehicle connections at existing openings at the property lines, encouraging the adjacent residential communities to access the project site via walking, bicycling, or driving. As discussed above, the project is consistent with General Plan policies relative to land use and employment, business growth and retention, vibrant neighborhoods, and community design.*

2. The Site Development Permit, as approved, conforms with the Zoning Code and all other Provisions of the San José Municipal Code applicable to the project; and

*Analysis: The project conforms with all applicable development and noise standards of the CP Commercial Pedestrian Zoning District. The project is consistent with the permitted uses in the CP Commercial Pedestrian Zoning District as it is a commercial plaza consisting of two buildings accommodating commercial uses. As outlined above, the maximum allowed height in the Commercial Pedestrian Zoning District is 50 feet and the highest point of Building A would reach approximately 49 feet. The project also meets the required parking requirements for vehicles (200 spaces), bicycles (14), and motorcycles (10) in conformance with Chapter 20.90 of the Zoning Code. Based on the Noise and Vibration Study prepared by Illingworth and Rodkin (Exhibit D of the Berryessa-Jackson Commercial Project IS/MND, posted to the City's Environmental Review Documents website), the project operations would not exceed the noise standards. City staff through the environmental review process and preparation of the Berryessa-Jackson Commercial Project IS/MND has reviewed the Noise and Vibration study and agrees with the report's conclusions. In addition, the project meets the lighting and screening requirements for the CP Commercial Pedestrian Zoning District in that there is an existing masonry wall along the southern property line; project*

*landscaping would further screen parking lot activities; the commercial buildings are set back from the southern property line and closest to residences at least 100 feet in excess of the Municipal Code's setback requirements; and the project lighting is downward facing and fully shielded to prevent light spillage outside of the property in conformance with the Municipal Code.*

3. The Site Development Permit, as approved, is consistent with applicable City Council policies, or counterbalancing considerations justify the inconsistency; and

*Analysis: The project is consistent with City Council policies, including City Council Policy 6-30: Public Outreach Policy and Lighting: Outdoor lighting on private developments. To inform the public of the project, staff publicly noticed two community meetings (i.e., mailers, City's News and Stories website), the first was held on Wednesday, May 29, 2019, to introduce the proposed project to the community, and the second community meeting was held on Thursday, October 27, 2022, to provide the community an update on the project's review status and to present the current design. An on-site Notice of Development sign was posted on the project's frontage and a notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City's Planning Division website. The staff report is also posted on the City's City Council Meetings and Agendas website. Staff has also been available to respond to questions from the public. As discussed above, the project conforms to the outdoor lighting policy for private developments as it aligns with the lighting standard for the CP Commercial Pedestrian Zoning District; the project lighting fixtures are LED, downward-facing, and shielded to avoid light spillage.*

4. The interrelationship between the orientation, location, and elevations of the proposed buildings and structures and other uses on-site are mutually compatible and aesthetically harmonious; and

*Analysis: As detailed above, the project site is a vacant lot consisting of three parcels totaling approximately 2.7 gross acres. The project site's southern property line abuts a residential subdivision and is generally surrounded by other residences, separated by Pepper Road to the east, Berryessa Road to the north, and Jackson Avenue to the west. The project is located and oriented towards Berryessa Road, away from adjacent residences and complements the scale of neighboring buildings in that the commercial buildings (Buildings A and B) would be one to two stories high and the surrounding development is one to three stories high. The project is a commercial project that would be constructed in one phase to accommodate the commercial uses permitted in the CP Commercial Pedestrian Zoning District. Therefore, the on-site uses would be compatible and aesthetically harmonious.*

5. The orientation, location, and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood; and

*Analysis: While the subject site is surrounded primarily by residences, the project conforms to the scale and character of the neighborhood. Specifically, the buildings' design and massing represent a coherent architectural theme with neutral earth-toned colors that are compatible with the neighboring structures. The surface parking lot is sited behind the project buildings and would include landscaping consistent with the Commercial Design Guidelines and the CP Commercial Pedestrian Zoning District. The project would also*

*include design elements to enhance the pedestrian experience along Berryessa Road, including a widened sidewalk, street trees with decorative tree grates, ramps, and a pedestrian-scale storefront system.*

6. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative effect on adjacent property or properties; and

*Analysis: All identified environmental impacts, as analyzed in the Berryessa-Jackson Commercial Project IS/MND, related to construction noise, vibration, dust, drainage, are temporary. Per the analysis in the IS/MND, the operational noise, specifically the noise related to the rooftop mechanical equipment, is the only noise activity that has the potential to exceed the maximum decibels allowed for commercial uses adjacent to residential uses. To ensure the noise does not exceed the maximum decibels allowed in the zoning district, the project applicant is required to submit a noise assessment for the selected project rooftop equipment prior to issuance of building permits. The commercial use is not anticipated to generate unacceptable odors, water runoff, drainage, erosion, or vibration to surrounding properties. The Department of Public Works staff reviewed the preliminary grading and drainage plans and will finalize their review through the Grading Permit process, prior to issuance of Building Permits to ensure on-site stormwater, erosion, and drainage is treated in conformance with Public Works requirements.*

*To ensure the construction would not have an unacceptable negative effect on adjacent properties, the project applicant is required to prepare and implement a construction operations plan and retain a qualified environmental professional to complete a Site Management Plan in compliance with the project's Mitigation Monitoring and Reporting Program. The project also includes standard permit conditions regarding best management practices for construction-related air quality, construction-related noise, construction-related water quality, asbestos and lead-based paint, and seismic hazards, that will be required for project approval.*

*Because no outdoor dining is proposed, the noise study did not analyze it; however, the proposed outdoor seating is not anticipated to generate long-term noise. Outdoor seating is intended to be used in a temporary fashion and is not intended to support the commercial uses for noise-generating activity, such as outdoor dining. As shown on the approved plan set, the outdoor seating is not attached to any particular commercial space.*

7. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility, and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood; and

*Analysis: The approved project plans include a detailed landscaping plan for the approximately 2.70-gross-acre site. All areas not covered by driveways, parking, or utilities would be fully landscaped with a mix of trees, shrubs, groundcover, seating, lighting, and other landscape elements. Per the Site Plan, all commercial loading activities would be located approximately 100 feet away from the nearest residences; three trash bins and loading locations would be in the center of the parking lot, approximately 16 feet from the nearest residences. Three transformer pads for new transformers would be located along the southern property line. As stated above, outdoor seating would be located interior to*

*Building A in a covered patio area and along Berryessa Road. The outdoor seating would complement the commercial uses and provide pedestrian amenities but would not support an outdoor use such as outdoor dining. All rooftop equipment would be fully screened from view by the parapet. Any changes to the rooftop mechanical equipment screening would require the issuance of a permit adjustment.*

8. Traffic access, pedestrian access, and parking are adequate.

*Analysis: As discussed above, there are two primary vehicular entry points into Berryessa Plaza; a right-in, right-out from Jackson Avenue, and right-in, right-out from Berryessa Road; the Pepper Road vehicular entrance point is primarily for emergency vehicles and for trash collection trucks. The project site is bordered by public sidewalks on the east, west, and north. As such, pedestrian access would be provided via sidewalks to entrances along Berryessa Road and via walkways from Jackson Avenue and Pepper Road. The VTA Route 61 bus stop is located approximately 200 feet west of the project. As outlined above, the project provides all required vehicle, bicycle, and motorcycle parking in conformance with Chapter 20.90 of the San José Municipal Code.*

#### Release of Covenant of Easement

Pursuant to San José Municipal Code Section 20.110.150, the City Council concludes and finds that:

1. The Covenant of Easement is not necessary for the development of the properties or to achieve the land use goals of the City, and a request for release was properly applied for.

*Analysis: The existing Covenant of Easement (COE) conflict with the proposed site design as it was implemented when the project site operated as three separate parcels. The COE was for parking, ingress and egress, emergency access, and access to and/or operation and maintenance of stormwater treatment measure. As stated above, the project proposes to rezone the project site and merge all parcels to facilitate the development of the commercial project. After the required Lot Line Adjustment is processed (under a separate instrument and process) and the lots are merged, the project site would be assembled under one parcel; therefore, the easements for parking, ingress and egress, emergency access, and access to and/or operation and maintenance of stormwater treatment measure would not be necessary because ownership of the property would be the same and non-transferrable without a separate future map action where additional easements could be placed on the site, as needed.*

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

The City of San José, as the lead agency for the proposed project, prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in compliance with the California Environmental Quality Act (CEQA). The Berryessa-Jackson Commercial Project IS/MND was circulated for public review and comment for 20 days from December 12, 2022, through January 5, 2023. Comments were received from the Pacific Gas and Electric Company (PG&E) and the Santa Clara Valley Water District (Valley Water). PG&E responded that the proposed project does not appear to interfere with its ability to provide service or any easements. Valley Water commented that the project site is adjacent to one of its easements and provided recommendations for identifying wells and addressing flood zone design measures. Comments did not identify any new or greater impacts than what was previously identified in the IS/MND.

The IS/MND concluded that with implementation of identified mitigation measures the project would not result in any significant and unavoidable environmental impacts. Analysis in the IS/MND found impacts related to Air Quality, Biological Resources, Hazards and Hazardous Materials, and Noise and Vibration. The project includes mitigation measures presented in the Mitigation Monitoring and Reporting Program that would reduce the identified impacts to a less than significant level. Therefore, an Environmental Impact Report is not required, and an IS/MND is the appropriate level of CEQA clearance for the project.

The entire IS/MND, Responses to Comments, and other related environmental documents are available on the Planning web site at: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents/berryessa-jackson-commercial-project>.

#### **PUBLIC HEARING NOTIFICATION**

Staff followed [Council Policy 6-30: Public Outreach Policy](#). A notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the project site and posted on the City website. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

/s/

CHRISTOPHER BURTON, Director  
Planning, Building and Code Enforcement

For questions, please contact Robert Manford, Deputy Director, at (408) 535-7900.

Attachments: Legal Description  
Plat Map  
Plan Set

**Exhibit 'A'**  
**Legal Description for**  
**General Planning Purposes**

All that certain real property situated in the City of San Jose, County of Santa Clara, State of California being more particularly described as follows:

**Lot 1**

Being all of Lots 1, 2 and 3 as shown on that certain Parcel Map filed for record in the Office of the Recorder on June 15, 2011 in Book 845 of Maps, at Pages 41 and 42, Santa Clara County Records.

Said combined Lot 1 containing 120,319 square feet, (2.762 acres), more or less.

Attached hereto is an exhibit labeled "Exhibit B: Plat to Accompany Legal Description" and by this reference is made a part hereof.

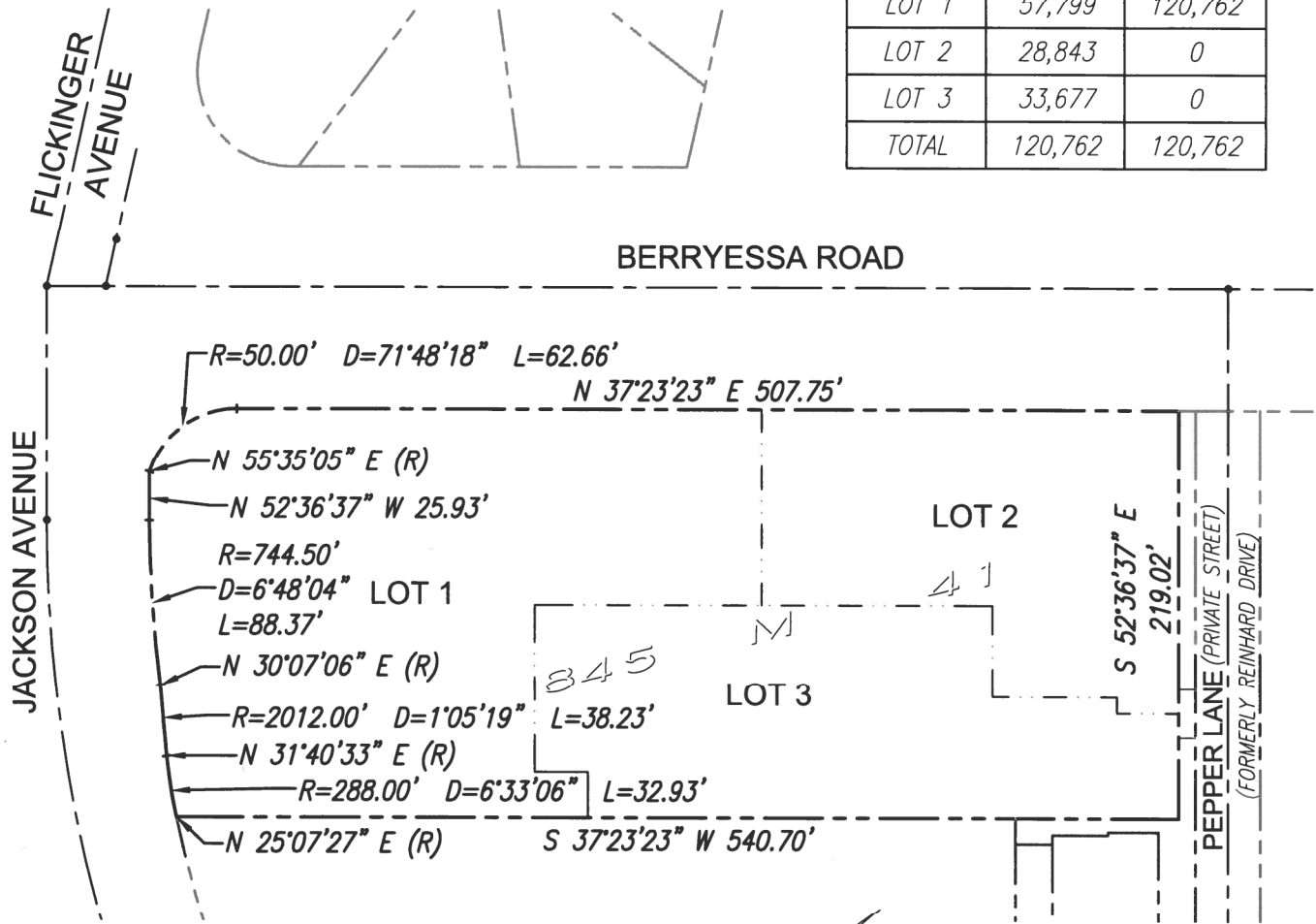


  
Kevin R. Weiss

01-23-2023  
Date

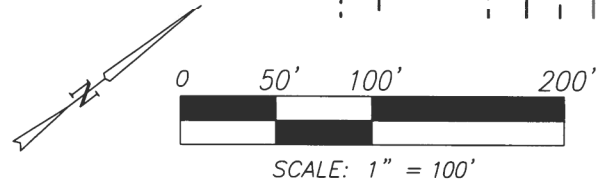


	PRE-LLA	POST-LLA
	AREA (sf)	AREA (sf)
LOT 1	57,799	120,762
LOT 2	28,843	0
LOT 3	33,677	0
TOTAL	120,762	120,762



### BASIS OF BEARINGS:

THE BEARING OF A LINE DRAWN BETWEEN TWO FOUND MONUMENTS IN PEPPER LANE (A PRIVATE STREET); THE BEARING, NORTH 52°36'37" WEST, AS SHOWN ON THAT MAP OF TRACT NO. 10022, RECORDED ON APRIL 18, 2011, IN BOOK 844 OF MAPS, AT PAGES 10-18, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.



### LEGEND & ABBREVIATIONS

- PROPERTY LINE - SUBJECT PARCEL
- PROPERTY LINE - ADJACENT PARCEL
- PROPERTY LINE TO BE REMOVED
- CENTERLINE/MONUMENT LINE
- FOUND CITY MONUMENT



KEVIN R. WEISS, L.S. 7139  
LICENSE EXPIRES 12/31/2024

01-23-2023  
DATE

### EXHIBIT 'B': PLAT TO ACCOMPANY LEGAL DESCRIPTION

SCALE: DATE: 01/20/2023 BY: DG  
SHEET 1 OF 1 JOB NO. 5138

JMH WEISS, INC.

1731 Technology Drive, Ste #880  
San Jose, CA 95110  
Phone: (408) 286-4555  
www.jmhweiss.com



BERRYESSA PLAZA

CORNER OF BERRYESSA RD. & N. JACKSON AVE

SAN JOSE, CA



PROJECT DIRECTORY

DEVELOPER	BERRYESSA PROPERTY LLC 1261 MARTIN AVENUE SANTA CLARA, CA 95050 WILLIAM CHAN wchan22@hotmail.com 415-948-6326
ARCHITECT	LPMD ARCHITECTS 1288 KIFER ROAD, STE 206 SUNNYVALE, CA 94086 ANTHONY HO Anthony@LPMD-architects.com 408-859-2845
CIVIL	JMH WEISS 1731 TECHNOLOGY DRIVE, STE 880 SAN JOSE, CA 95110 DJ EDWARDS DJedwards@jmhweiss.com 408-315-2084
LANDSCAPE ARCHITECT	ISAACSON WOOD & ASSOCIATES 35802 HIBISCOS COURT FREMONT, CA 94536 JAY ISAACSON jay@isaacsonwood.com 408-838-2329
LAND USE CONSULTANT	SCHOENNAUER COMPANY 90 HAWTHORNE WAY SAN JOSE, CA 95110 ERIK SCHOENNAUER es@stanfordalumni.org 408-947-7774

SHEET INDEX

0	COVER SHEET
2.0	SITE PLAN
3.0	PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
4.0	PRELIMINARY UTILITY AND FIRE PLAN
5.0	STORMWATER CONTROL PLAN
5.1	STORMWATER CONTROL PLAN NOTES
6.0	SECTIONS & DETAILS
7.0	ELEVATIONS
7.1	EXTERIOR PERSPECTIVE
7.2	EXTERIOR PERSPECTIVE
7.3	EXTERIOR PERSPECTIVE
9.1	FLOOR PLANS/ SECTION
9.2	TRASH ENCLOSURE / STAIR / RAMP
10.1	CONCEPTUAL LANDSCAPE PLAN
10.2	CONCEPTUAL LANDSCAPE PLAN
10.3	PLANT PALETTE & PHOTO IMAGERY
10.4	CONCEPTUAL LANDSCAPE DETAILS
10.5	PRELIMINARY IRRIGATION DETAILS
10.6	PRELIMINARY IRRIGATION DETAILS
10.7	PRELIMINARY PLANTING DETAILS
10.8	LANDSCAPE GENERAL NOTES

PROJECT DATA

ADDRESS:	0 BERRYESSA ROAD
APN :	254-80-021, 022, 023
SITE AREA:	120,358 SF (2.76 AC)
EXISTING ZONING:	A(PD)COM 07033
PROPOSED ZONING:	CP
SCOPE OF WORK:	CONSTRUCT TWO COMMERCIAL BUILDINGS ON (E) VACANT SITE TOTALING 47,000 SF GROSS, WITH 200 ON GRADE PARKING.
FAR ALLOWED:	3.50 per NEIGHBORHOOD / COMMUNITY COMMERCIAL
FAR PROPOSED:	0.39 (39%)
BLDG HEIGHT ALLOWED:	1-5 STORIES per NEIGHBORHOOD / COMMUNITY COMMERCIAL
BLDG HEIGHT PROPOSED:	2 STORIES; APPROXIMATELY 40 FEET
COMMERCIAL FLOOR AREA:	47,000 SF GROSS
SETBACKS:	PER ARCHITECTURAL SITE PLAN

CAR PARKING REQUIRED:	(47,000 SF X 85%) / 200 = 199.75 OR 200 CARS per NEIGHBORHOOD SHOPPING CENTERS
CAR PARKING PROVIDED:	200 PARKING SPACES (8 HANDICAP PARKING AND 192 REGULAR PARKING)
MOTORCYCLE PARKING:	10 SPACES
BICYCLE PARKING:	18 SPACES (14 SHORT-TERM AND 4 LONG-TERM)
2 LOADING ZONES	



BERRYESSA PLAZA

CORNER OF BERRYESSA & JACKSON

SAN JOSE - CALIFORNIA

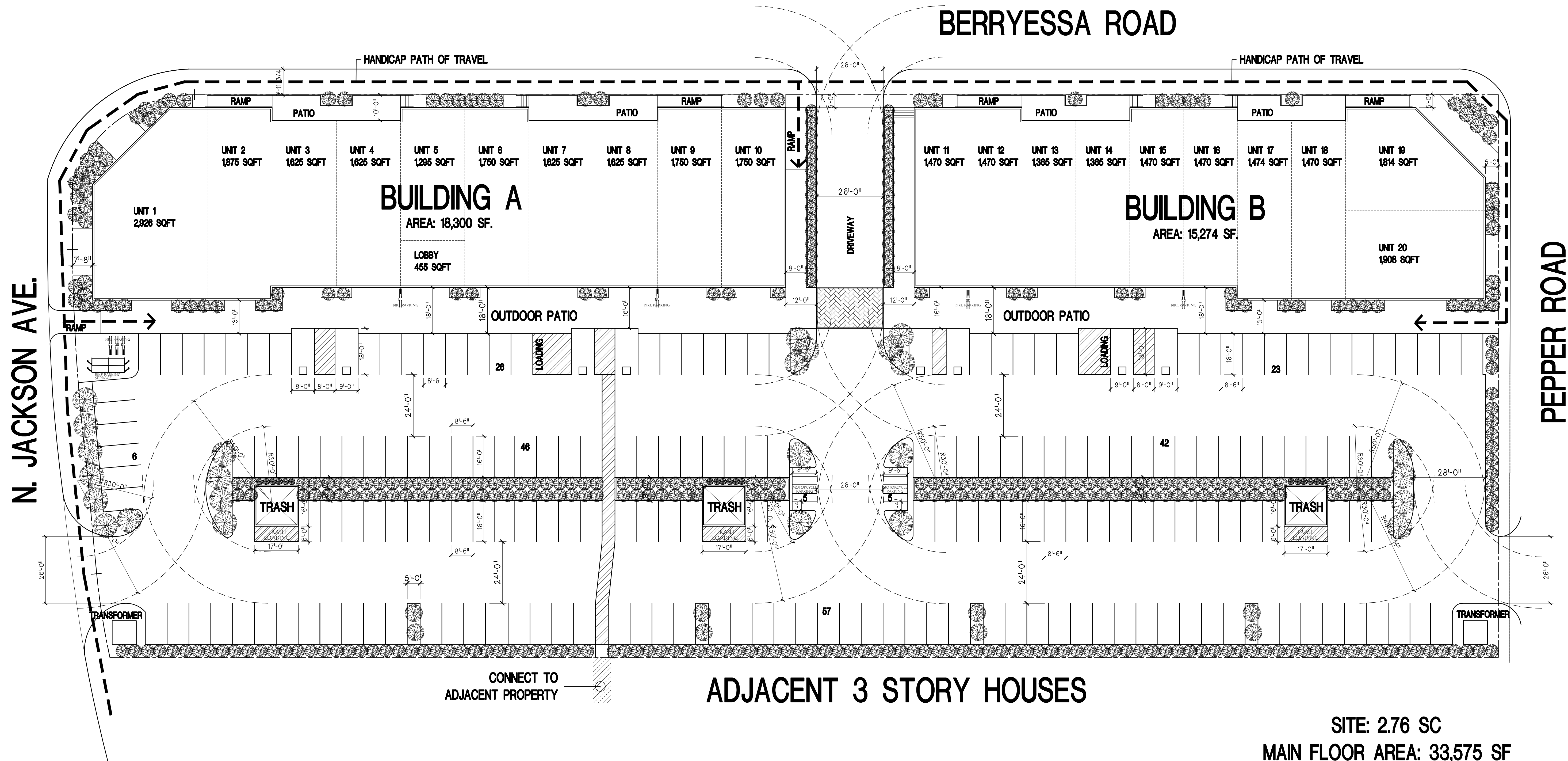
Date:	10-30-18	Drawing Title:	
Scale:		COVER SHEET	
Revisions:		Sheet No:	
		0	
		of	Sheets

LPMD

Architects

1288 Kifer Road, Unit 206,  
Sunnyvale, CA 94086  
Telephone : 408-992-0280  
Fax : 408-992-0281





SITE: 2.76 SC  
MAIN FLOOR AREA: 33,575 SF  
SECOND FLOOR AREA: 13,425 SF

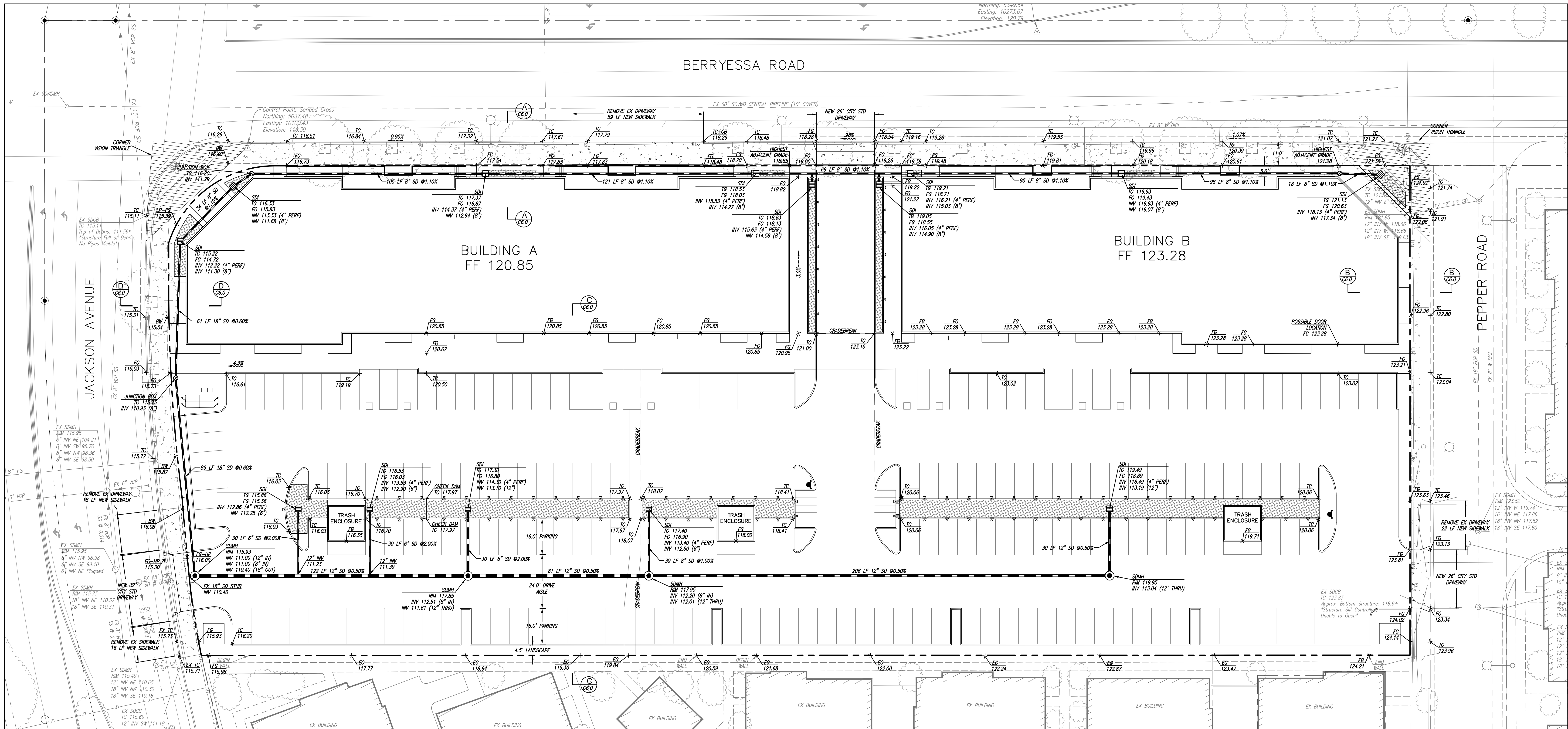
PARKING PROVIDED: 200 SPACES

TOTAL FLOOR AREA  
AREA: 47,000 SF

**BERRYESSA PLAZA**  
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

Date:	10-30-18	Drawing Title:	
Scale:			
Revisions:		SITE PLAN	
		Sheet No:	
		2.0	
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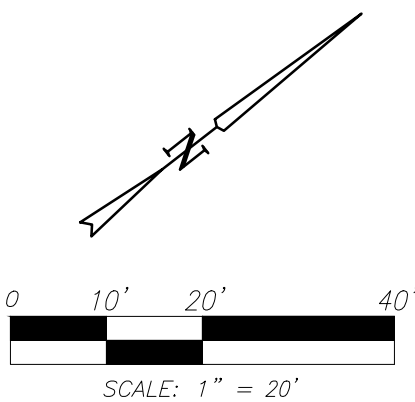
**BENCHMARK:**  
VERTICAL DATUM IS BASED UPON THE CITY OF SAN JOSE BENCHMARK 744, THE LETTER "T" IN  
FOUNDRY ON A CATCH BASIN HOOD LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION  
OF JACKSON AND BERRYESSA ROAD.

ELEVATION OF SAID BENCHMARK TAKEN AT 115.10', NOV2029

**BASIS OF BEARINGS:**  
A BEARING OF A LINE DRAWN BETWEEN TWO FOUND MONUMENTS IN PEPPER LANE (A PRIVATE  
STREET), THE BEARING NORTH 52°35'31" WEST, AS SHOWN ON THAT MAP OF TRACT NO. 10022  
RECORDED ON APRIL 18, 2011, IN BOOK 844 OF MAPS, AT PAGES 10-18, SANTA CLARA COUNTY  
RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS OF THIS SURVEY.

#### LEGEND & ABBREVIATIONS

---	PROPERTY LINE - SUBJECT PARCEL
---	PROPERTY LINE - ADJACENT PARCEL
---	CENTERLINE / MONUMENT LINE, AS NOTED
---	EASEMENT LINE
---	CURB & GUTTER
---	STORM DRAIN



# BERRYESSA PLAZA

CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

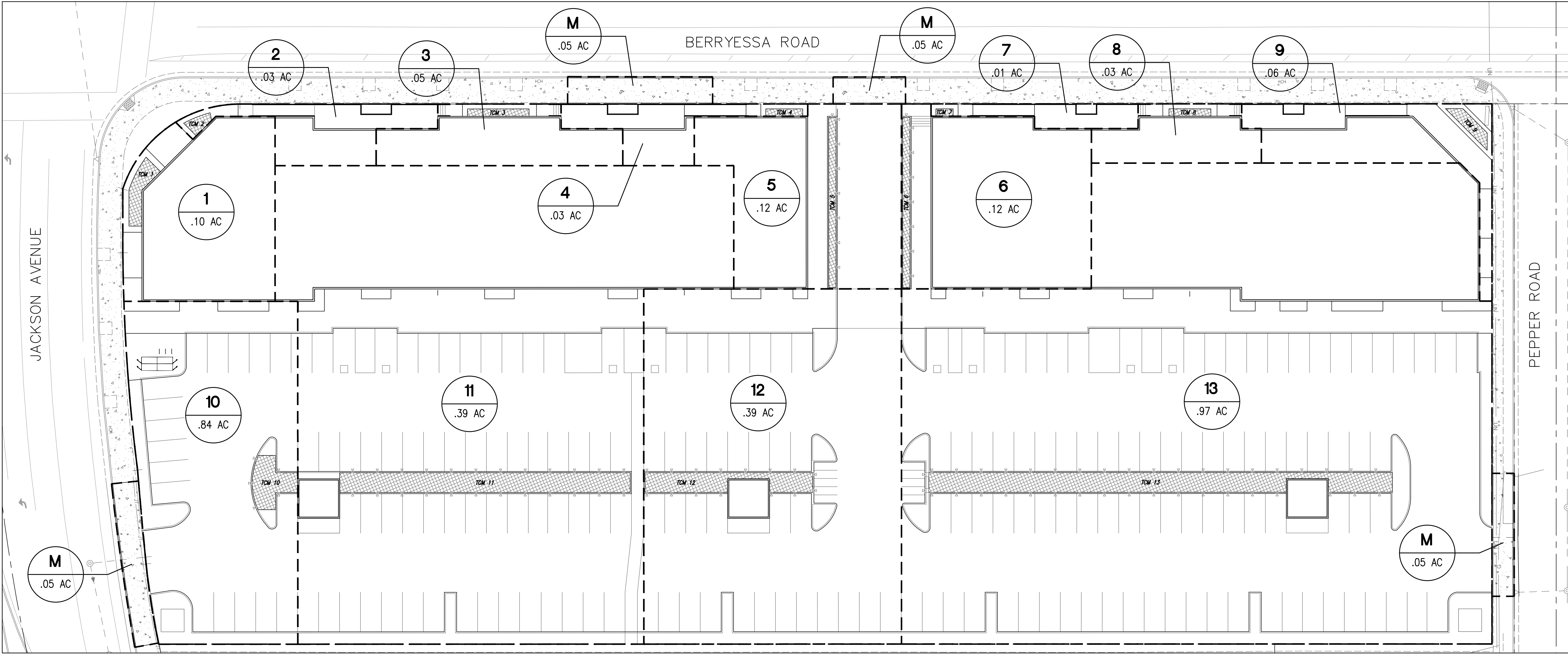
**JMH WEISS, INC.**  
Civil Engineering ~ Surveying ~ Land Planning  
1731 Technology Drive, Suite 880  
San Jose, CA 95110  
(408) 286-4555

Date:	6-5-2020	Drawing Title:	PRELIMINARY GRADING, DRAINAGE AND, UTILITY PLAN
Scale:	1"=20'	Sheet No.:	3.0
Revisions:		of	11
		Sheets	

**LPMD**  
**Architects**  
1288 Kifer Road, Unit 206,  
Sunnyvale, CA 94086  
Telephone : 408-992-0280  
Fax : 408-992-0281







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 (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)
1	1	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,274	3,917	357	3.55%	158	162	6
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	1,499	1,302	197	1.25%	53	53	6
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,000	1,850	150	1.66%	75	75	6
4	4	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,205	1,062	143	1.00%	43	45	6
5	5	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	5,270	5,063	207	4.38%	203	207	6
6	6	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	5,339	5,132	207	4.44%	206	207	6
7	7	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	629	542	87	0.52%	22	22	6
8	8	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	1,385	1,275	110	1.15%	51	51	6
9	9	Onsite	Bioretention lined* w/ underdrain	LID	2C. Flow: 4% Method **	2,637	2,262	375	2.19%	92	95	6
10	10	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	9,010	7,699	1,311	7.49%	247	263	6
11	11	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	29,554	27,687	1,867	24.56%	830	942	6
12	12	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	15,050	13,727	1,323	12.51%	420	451	6
13	13	Onsite	Flow-Through planter concrete lined* w/ underdrain	LID	3. Flow-Volume Combo	42,466	38,383	4,083	35.29%	1180	1410	6
M	-	Offsite	Maintenance	N/A	N/A	2,088	2,088	0	-	-	-	-
					Totals:	120,318	109,901	10,417	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.												
** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)												
*** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.												

- PROJECT SITE INFORMATION:**
- SOILS TYPE: D
  - GROUND WATER DEPTH: 30
  - NAME OF RECEIVING BODY: COYOTE
  - FLOOD ZONE: AO
  - FLOOD ELEVATION (IF APPLICABLE): 2 FEET

- BIOTREATMENT SOIL REQUIREMENTS**
- BIOTREATMENT 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.SANJOSECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjooseca.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.

**LEGEND**

BIORETENTION AREA (BRA)

DRAINAGE AREA BOUNDARY LINE

XX

XX AC

DRAINAGE AREA DESIGNATION

TRIBUTARY AREA

- 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 ISSUE ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT. MOSQUITO LARVIDICES 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 PROPERTY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANS. DO NOT OVER WATER.

- BIOTREATMENT & 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 10' O.C. INTERVALS OR LESS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASINS. 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.

BERRYESSA PLAZA  
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

JMH WEISS, INC.

Civil Engineering ~ Surveying ~ Land Planning1731 Technology Drive, Suite 880San Jose, CA 95110(408) 286-4555

Date:6-5-2020  
Scale:1"=20'

Revisions:

Drawing Title:STORMWATER CONTROL PLAN

Sheet No:

5.0

of 11 Sheets

LPMD Architects

1288 Kifer Road, Unit 206, Sunnyvale, CA 94086  
Telephone : 408-992-0280  
Fax : 408-992-0281



SITE DESIGN MEASURES	SOURCE CONTROL MEASURES
<b>PROTECTION MEASURES</b> <input checked="" type="checkbox"/> Protect existing trees, vegetation, and soil. <input type="checkbox"/> Protect riparian and wetland areas/ buffers (Riparian setback _____ ft.) <sup>1</sup> <input type="checkbox"/> Preserve open space and natural drainage patterns: _____ sq. ft. <input type="checkbox"/> Rainwater harvesting and use (e.g., rain barrel, cistern connected to roof drains) <sup>2</sup> <b>LANDSCAPE DESIGN MEASURES</b> <input checked="" type="checkbox"/> Direct runoff from roofs, sidewalks, patios to landscaped areas. <input checked="" type="checkbox"/> Plant trees adjacent to and in parking areas and adjacent to other impervious areas. <b>DESIGN MEASURES TO MINIMIZE IMPERVIOUS SURFACE AREA</b> <input type="checkbox"/> Reduce existing impervious surfaces. <input checked="" type="checkbox"/> Cluster structures/pavement. <input type="checkbox"/> Create new pervious areas: <ul style="list-style-type: none"><li>Landscaping</li><li>Parking stalls</li><li>Walkways and patios</li><li>Emergency vehicle access</li><li>Private streets and sidewalks</li></ul> <input type="checkbox"/> Install a Green Roof on all or a portion of the roof. <input type="checkbox"/> Parking: <ul style="list-style-type: none"><li>On top of or under buildings</li><li>Not provided in excess of Code</li></ul> <input type="checkbox"/> Other: <div></div>	<input checked="" type="checkbox"/> Beneficial landscaping <sup>3</sup> <input checked="" type="checkbox"/> Use water efficient irrigation systems. <input checked="" type="checkbox"/> Good housekeeping, e.g., sweep pavement and clean catch basin. <input checked="" type="checkbox"/> Label storm drains. <input checked="" type="checkbox"/> Connect to the sanitary sewer: <sup>4</sup> <ul style="list-style-type: none"><li>Covered trash/recycling enclosures</li><li>Interior parking structures</li><li>Wash area/racks</li><li>Pools, spas, fountains</li><li>Covered loading docks and maintenance bays</li><li>Pumped groundwater</li></ul> <input type="checkbox"/> Fueling areas must (all required): <ul style="list-style-type: none"><li>Be graded to prevent ponding.</li><li>Use a concrete surface.</li><li>Be separated from the site by a grade break to prevent run-on.</li><li>Have a canopy cover extending at least 10 feet from each pump.</li></ul> <input type="checkbox"/> Industrial, outdoor material storage, and recycling facilities must (all required): <ul style="list-style-type: none"><li>Stockpile material on an impervious surface or under a permanent roof or covering.</li><li>Direct ponded water to the sanitary sewer, <sup>5</sup> an on-site treatment system, or off-site disposal.</li><li>Install berms or curbs to prevent runoff from the storage/processing areas.</li><li>Segregate pollutant-generating activities into a distinct drainage management area and provide treatment.</li></ul> <input type="checkbox"/> Other: <div></div>

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY 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 RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS.

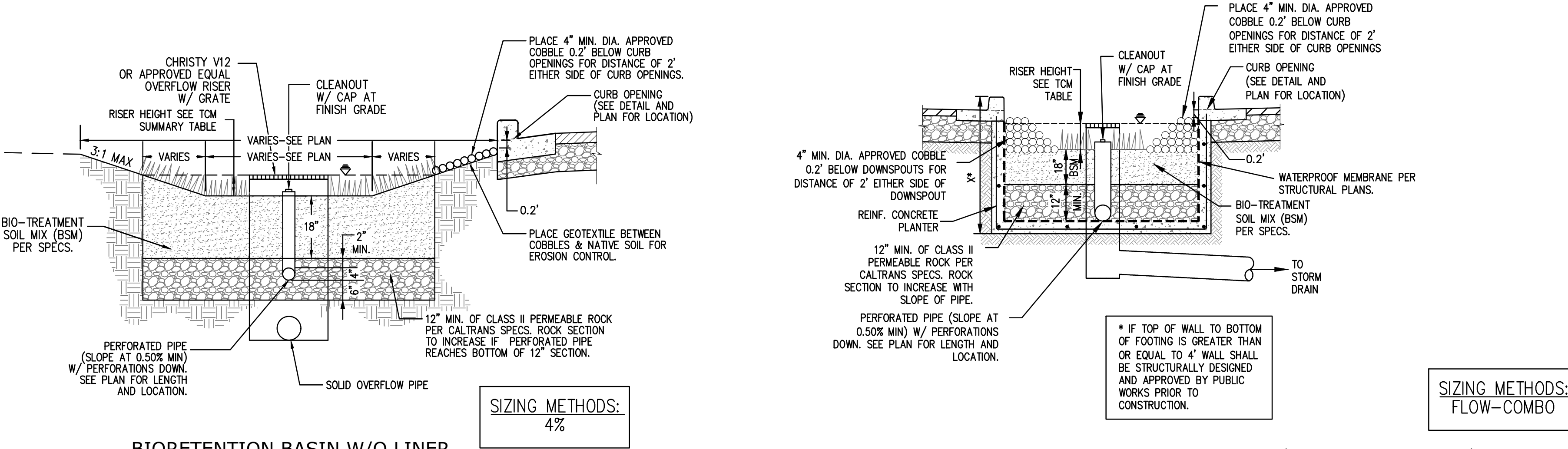
TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR 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

SIZING FOR VOLUME BASED TREATMENT	
DMA # 10	
A= 9010 s.f.	
Impervious Area = 7699 s.f.	% Imperviousness= 85.45%
MApRate = 14.5	Correction Factor= 1.04317
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B):	Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? No Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type: D	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.49953718 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.24724033 inches (Use Figure B-5)	
UBS Volume for 3% Slope (UBS3%) = 0.498953718 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBS3% (Step 5)	
Adjusted UBS = 0.52049129 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 16/12 inch	
Design Volume = 390.80 ft <sup>3</sup>	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 9,010 sq. ft.	
Impervious Area = 7,699 sq. ft.	
Pervious Area = 1,311 sq. ft.	
Equivalent Impervious Area = 131 sq. ft.	Total Equivalent Impervious = 7,830 sq. ft.
Rainfall intensity = 1 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 2.60245644 hrs	
Estimate the Surface Area = 247 sq. ft.	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 267.83742 cu. ft.	
Volume in Ponding Area = 122.966067 cu. ft.	
Depth of Ponding = 0.49783633 ft	Depth of Ponding = 6 inches (Round up)
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 between 6" to 12" this is the range allowable for bioretention of flow through planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 11	
A= 29554 s.f.	
Impervious Area = 27887 s.f.	% Imperviousness= 93.88%
MApRate = 14.5	Correction Factor= 1.04317
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B):	Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? No Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type: D	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.544812919 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.162080916 inches (Use Figure B-5)	
UBS Volume for 3% Slope (UBS3%) = 0.544812919 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBS3% (Step 5)	
Adjusted UBS = 0.56833902 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 16/12 inch	
Design Volume = 1,399.70 ft <sup>3</sup>	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 29,554 sq. ft.	
Impervious Area = 27,887 sq. ft.	
Pervious Area = 1,667 sq. ft.	
Equivalent Impervious Area = 187 sq. ft.	Total Equivalent Impervious = 27,874 sq. ft.
Rainfall intensity = 1 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 2.84165012 hrs	
Estimate the Surface Area = 830 sq. ft.	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 982.737332 cu. ft.	
Volume in Ponding Area = 418.964794 cu. ft.	
Depth of Ponding = 0.50226722 ft	Depth of Ponding = 6 inches (Round up)
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 between 6" to 12" this is the range allowable for bioretention of flow through planters.	

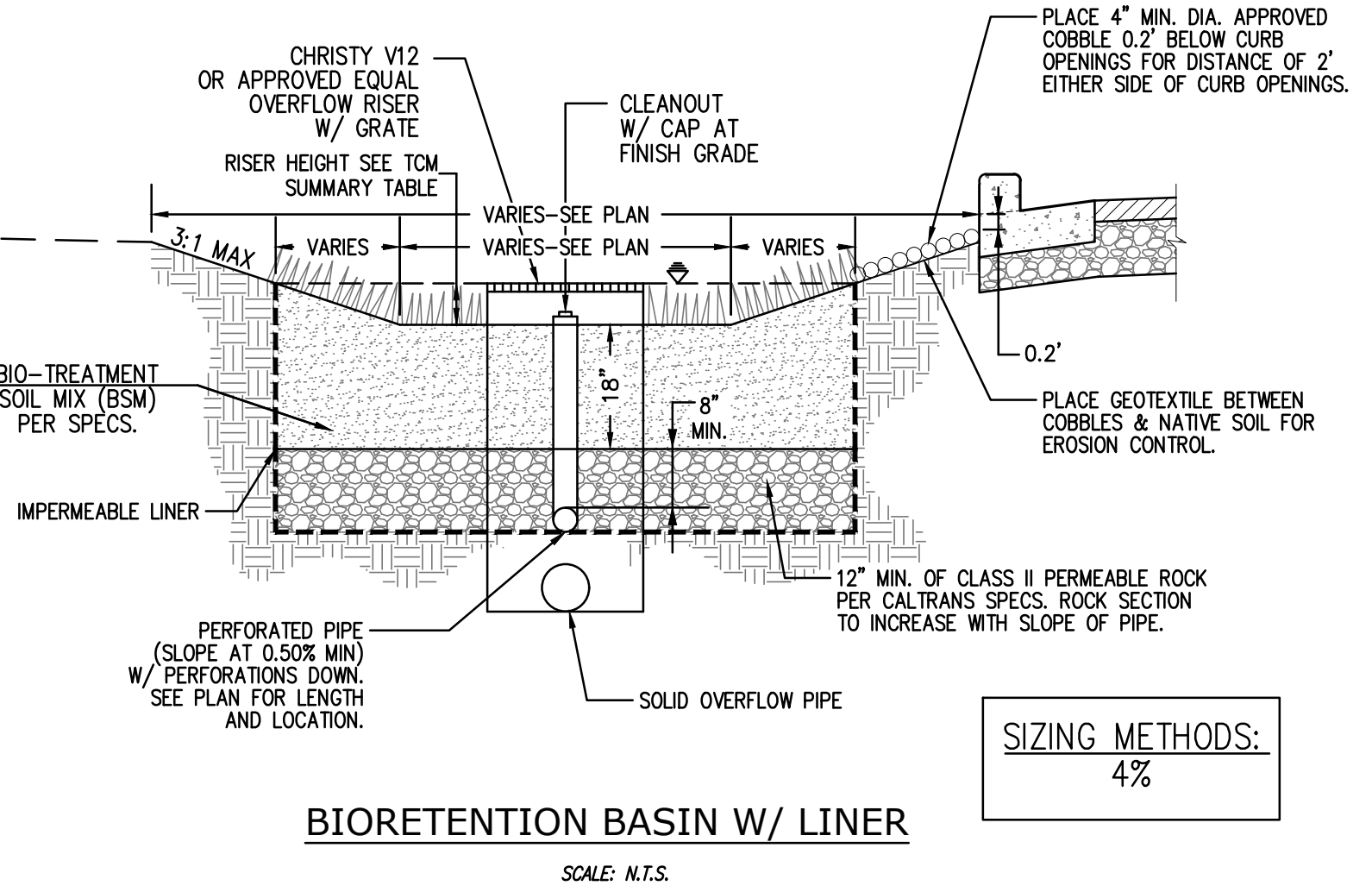
SIZING FOR VOLUME BASED TREATMENT	
DMA # 12	
A= 16095 s.f.	
Impervious Area = 13727 s.f.	% Imperviousness= 91.21%
MApRate = 14.5	Correction Factor= 1.04317
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B):	Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? No Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type: D	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.531035814 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.548486512 inches (Use Figure B-5)	
UBS Volume for 3% Slope (UBS3%) = 0.531035814 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBS3% (Step 5)	
Adjusted UBS = 0.55395822 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 16/12 inch	
Design Volume = 694.76 ft <sup>3</sup>	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 16,095 sq. ft.	
Impervious Area = 13,727 sq. ft.	
Pervious Area = 1,368 sq. ft.	
Equivalent Impervious Area = 132 sq. ft.	Total Equivalent Impervious = 13,859 sq. ft.
Rainfall intensity = 1 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 2.76978112 hrs	
Estimate the Surface Area = 420 sq. ft.	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 464.713445 cu. ft.	
Volume in Ponding Area = 210.042493 cu. ft.	
Depth of Ponding = 0.50010177 ft	Depth of Ponding = 6 inches (Round up)
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 between 6" to 12" this is the range allowable for bioretention of flow through planters.	

SIZING FOR VOLUME BASED TREATMENT	
DMA # 13	
A= 42460 s.f.	
Impervious Area = 38383 s.f.	% Imperviousness= 90.39%
MApRate = 14.5	Correction Factor= 1.04317
MAPage = 13.9	
Clay (D):	Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B):	Not Applicable (100% Impervious):
Are the soils outside the building footprint not graded/compacted? No Yes/No	
If no, and the soil will be compacted during site preparation and grading, the soils infiltration ability will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay). Modified Soil Type: D	
S= 1.00%	
UBS Volume for 1% Slope (UBS1%) = 0.526445939 inches (Use Figure B-2)	
UBS Volume for 15% Slope (UBS15%) = 0.543657561 inches (Use Figure B-5)	
UBS Volume for 3% Slope (UBS3%) = 0.526445939 inches (Corrected Slope for the site)	
Adjusted UBS = Correction Factor (Step 2) x UBS3% (Step 5)	
Adjusted UBS = 0.54917012 inches	
Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 16/12 inch	
Design Volume = 1,843.42 ft <sup>3</sup>	
COMBO FLOW & VOLUME BIORETENTION CALCULATION	
Total Drainage Area = 42,460 sq. ft.	
Impervious Area = 38,383 sq. ft.	
Pervious Area = 4,077 sq. ft.	
Equivalent Impervious Area = 408 sq. ft.	Total Equivalent Impervious = 38,791 sq. ft.
Rainfall intensity = 1 0.2 in/hr	
Duration = Adjusted UBS (Step 6) / Rainfall Intensity	
Duration = 2.7455506 hrs	
Estimate the Surface Area = 1180 sq. ft.	(Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1350.04321 cu. ft.	
Volume in Ponding Area = 583.378314 cu. ft.	
Depth of Ponding = 0.52262626 ft	Depth of Ponding = 6 inches (Round up)
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 between 6" to 12" this is the range allowable for bioretention of flow through planters.	



OPERATION AND MAINTENANCE INFORMATION:
I. PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS:
SOUTHEAST CORNER OF BERRYESSA AND JACKSON
I.B. PROPERTY OWNER:
BERRYESSA LLC
II. RESPONSIBLE PARTY FOR MAINTENANCE:
II.A. CONTACT:
WILLIAM CHAN
II.B. PHONE NUMBER OF CONTACT:
(415) 948-6326
II.C. EMAIL:
wchan@hotmail.com
II.D. ADDRESS:
1261 MARTIN AVENUE
SANTA CLARA, CA 95020

FLOW-THROUGH PLANTER (BELOW GRADE)



BIORETENTION BASIN W/ LINER

BERRYESSA PLAZA  
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

JMH WEISS, INC.  
Civil Engineering ~ Surveying ~ Land Planning  
1731 Technology Drive, Suite 880  
San Jose, CA 95110  
(408) 286-4555

Date: 6-5-2020  
Scale: N/A

Drawing Title: STORMWATER CONTROL PLAN NOTES

Revisions:

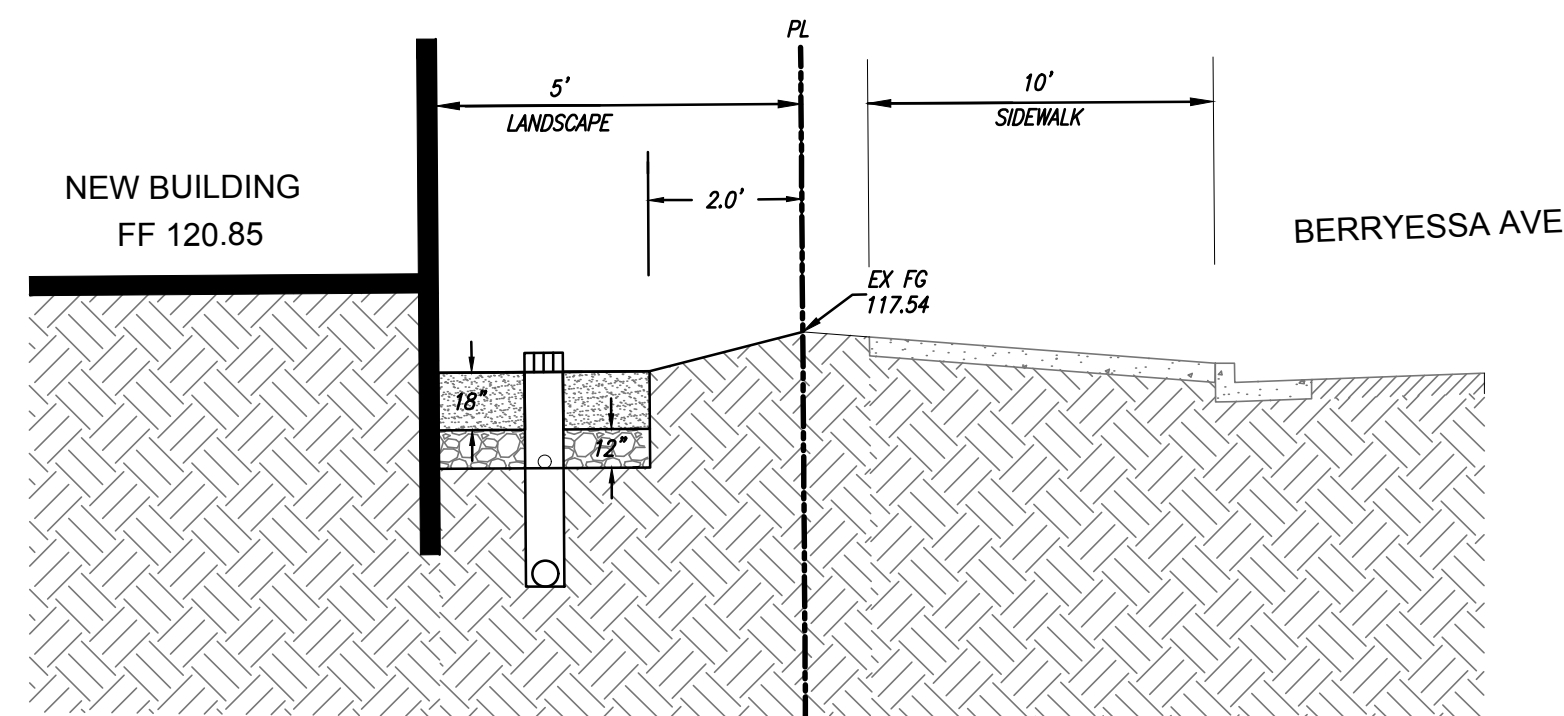
Sheet No:

5.1

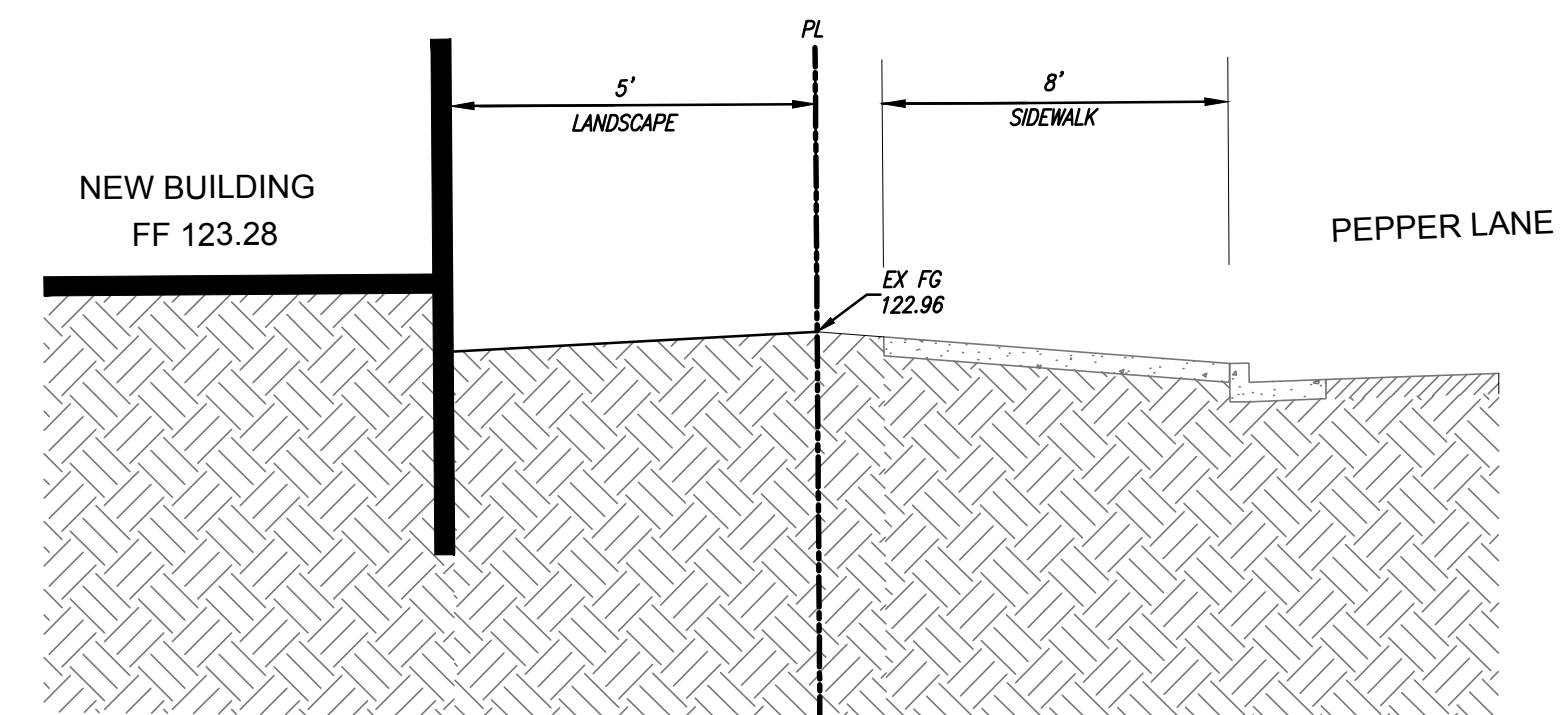
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LPMD Architects  
1288 Kifer Road, Unit 206,  
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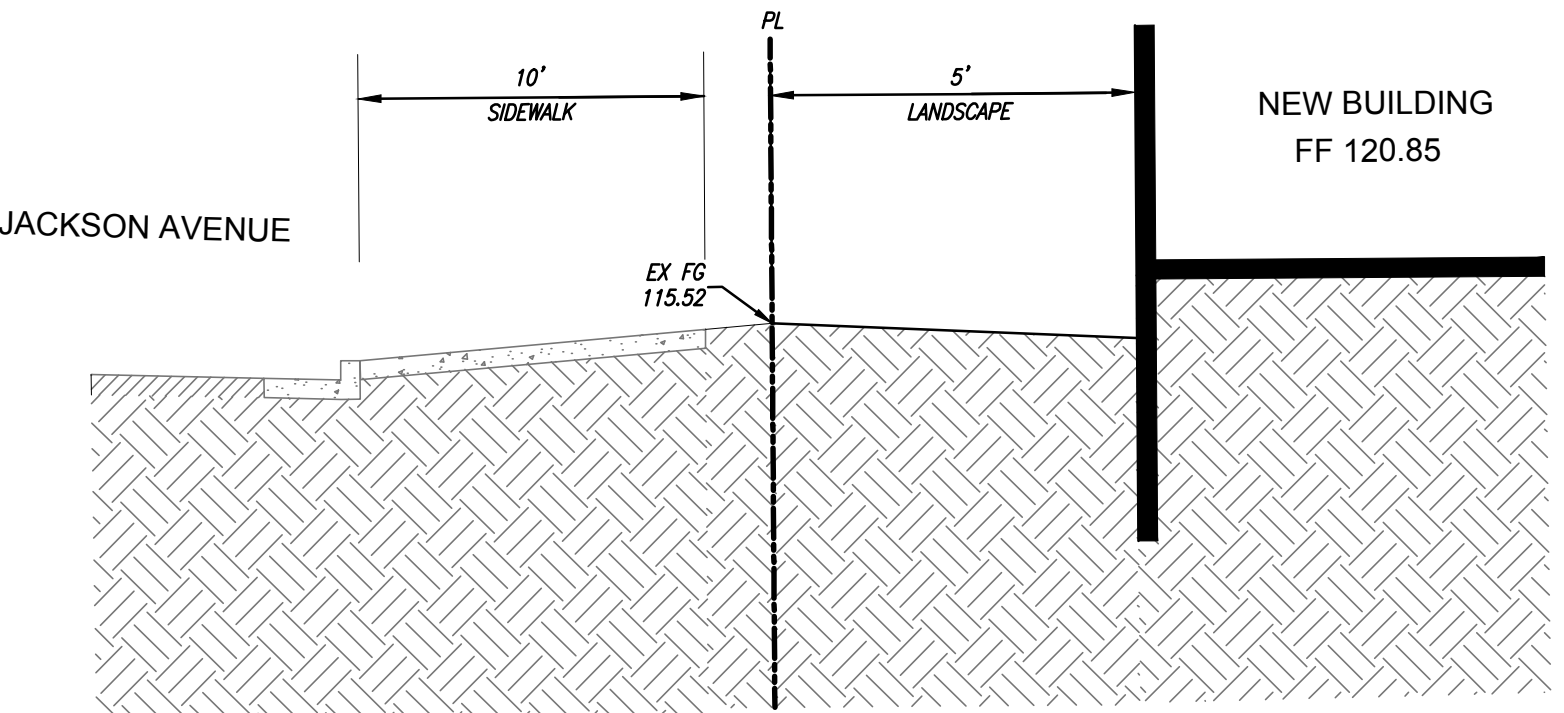




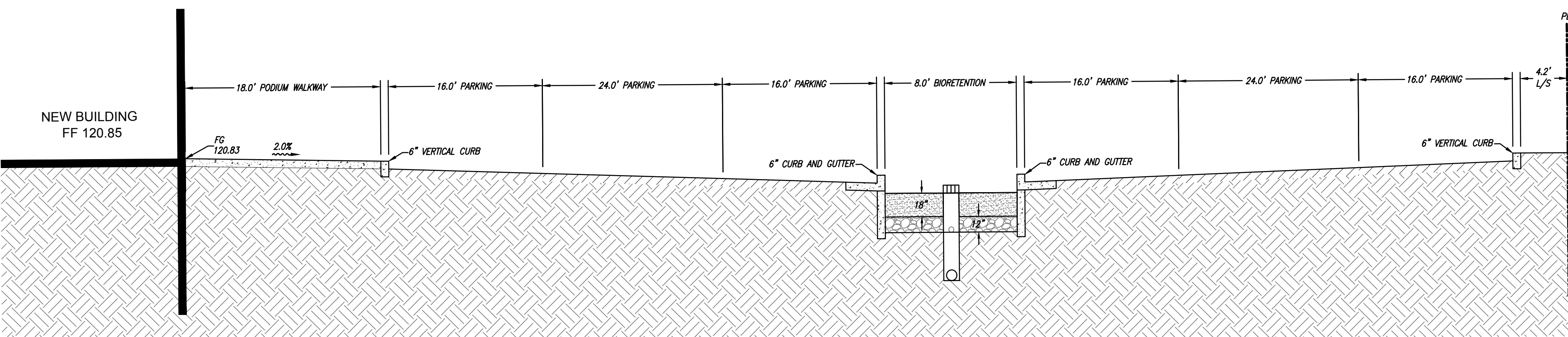
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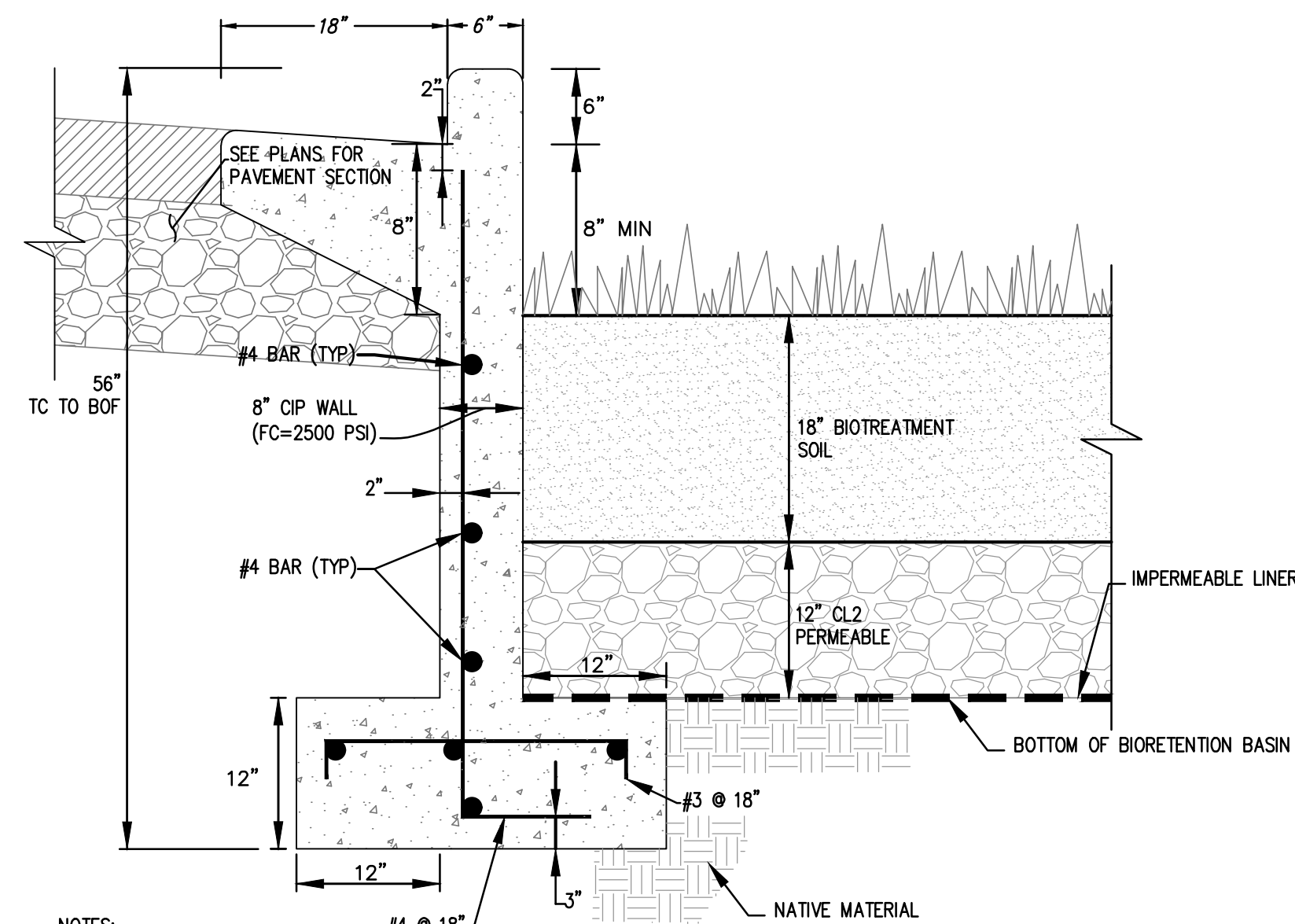
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SECTION D  
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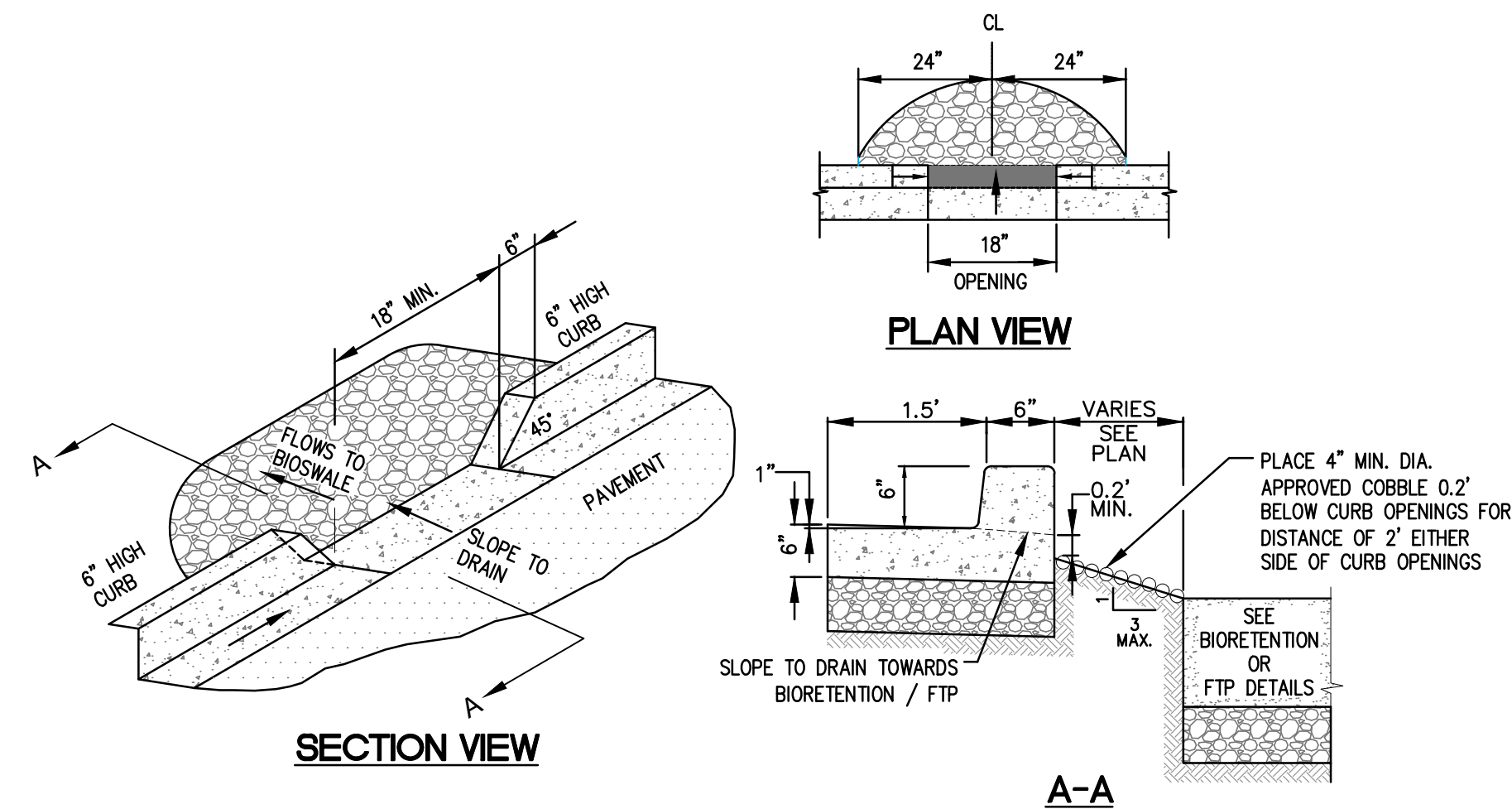
SECTION C  
SCALE: N.T.S.



- NOTES:
1.  $F_y$  REBAR = 60 KSI
  2.  $f_c$  CONCRETE = 2,500 PSI
  3. SEE SEPARATE STRUCTURAL CALCULATIONS FOR DETAILS.
  4. PROVIDE VERTICAL CJS @ 8' O.C.
  5. BUILDING PERMIT REQUIRED FOR CONSTRUCTION OF DEEPEND CURB

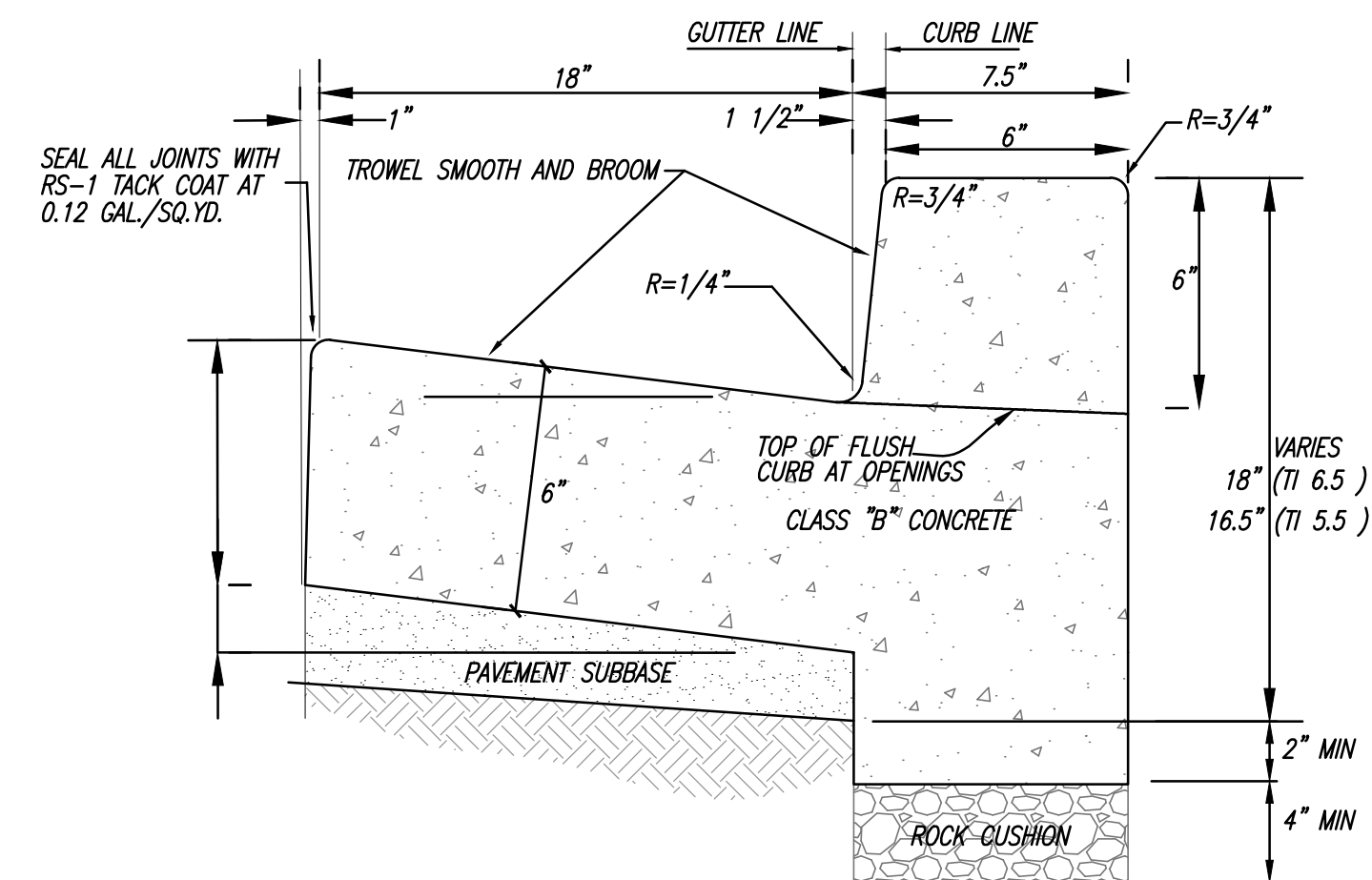
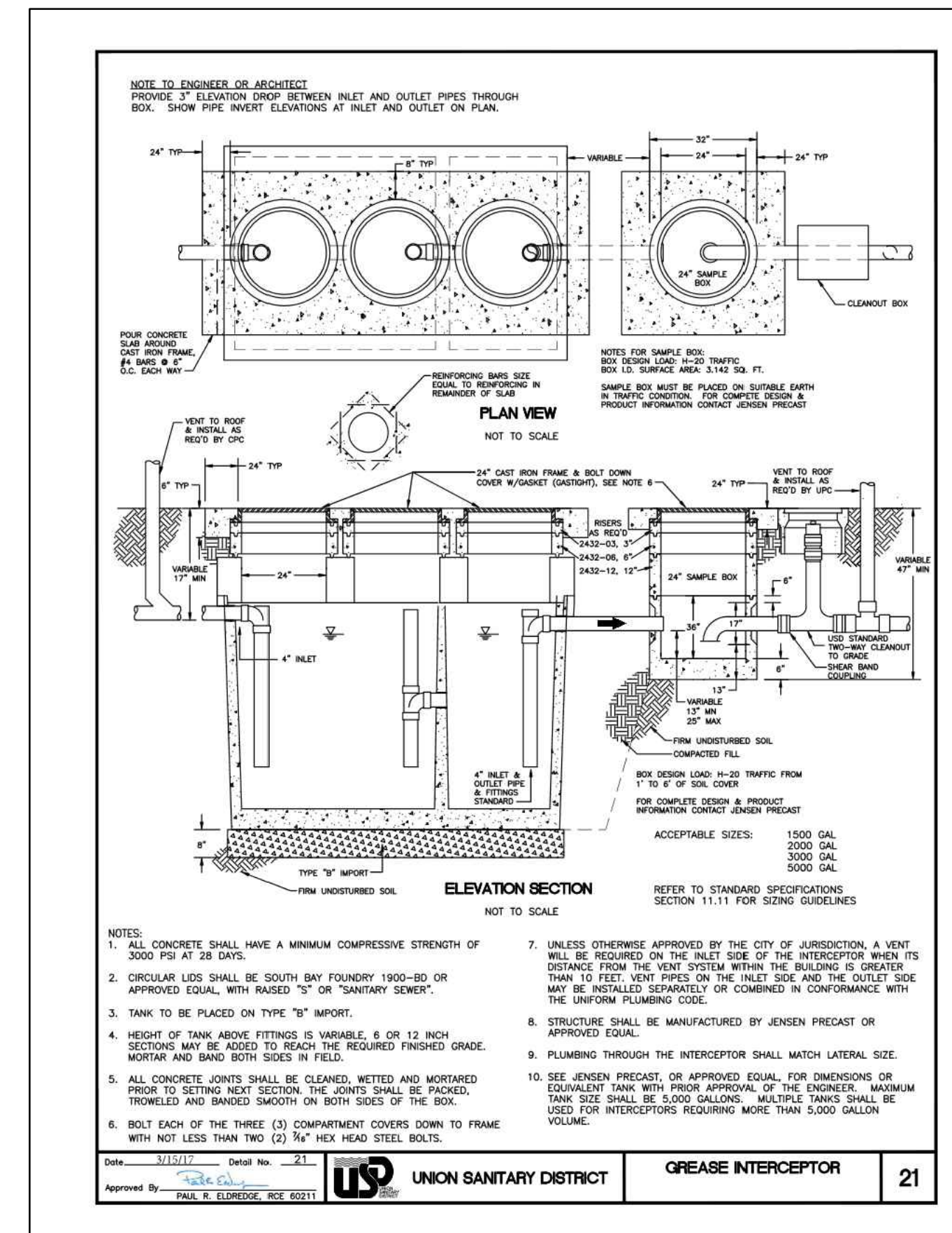
DEEPEND CURB - ADJACENT TO BIORETENTION

SCALE: N.T.S.



CURB OPENING

SCALE: N.T.S.



P.C.C. CURB AND GUTTER, TYP.  
SCALE: N.T.S.

# BERRYESSA PLAZA

CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

JMH WEISS, INC.  
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(408) 286-4555

Date: 6-5-2020  
Scale: N.T.S.  
Drawing Title: SECTIONS & DETAILS  
Revisions: \_\_\_\_\_  
Sheet No: 6.0  
of 11 Sheets

LPMD  
Architects  
1288 Kifer Road, Unit 206,  
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Telephone : 408-992-0280  
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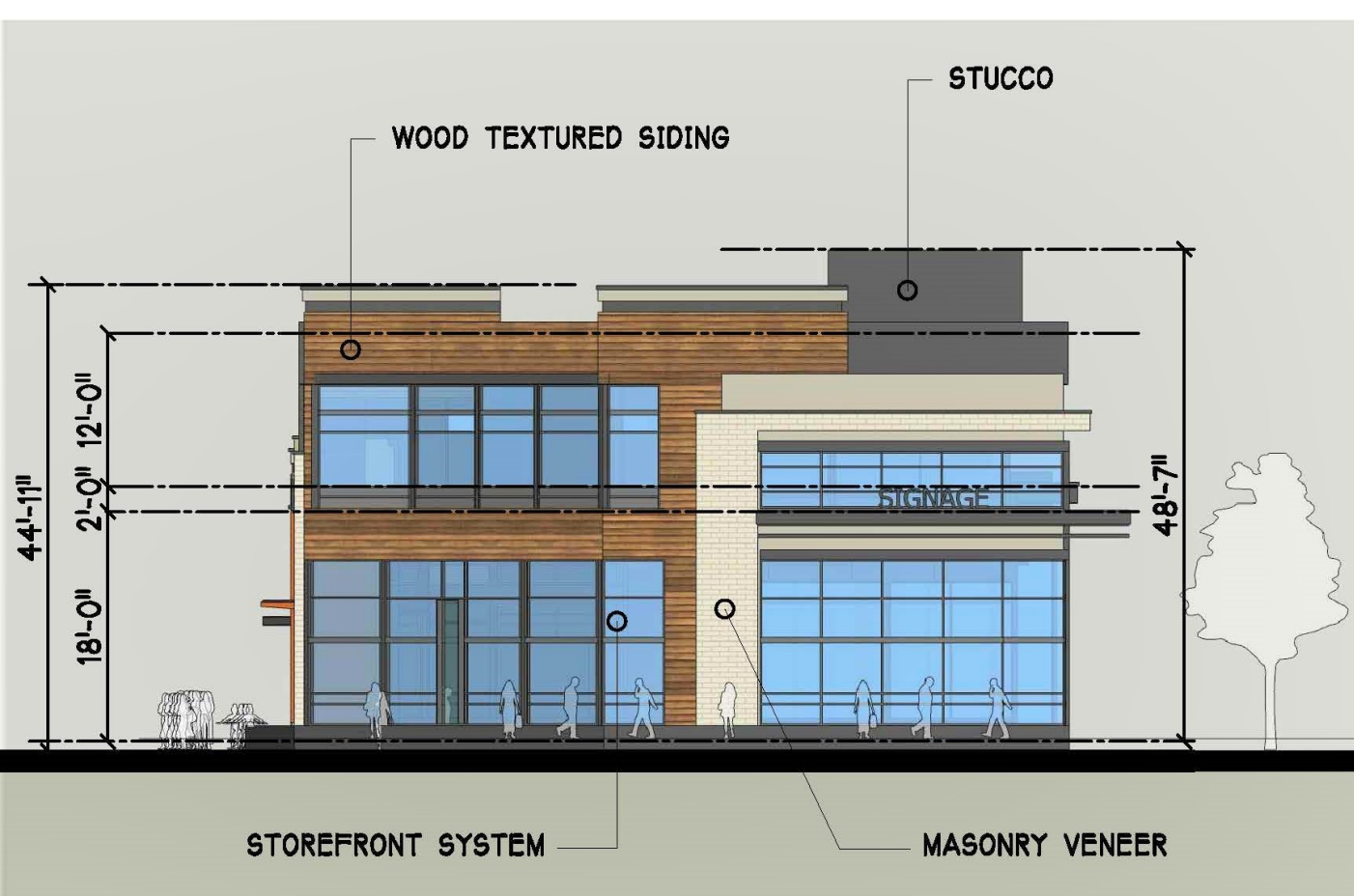




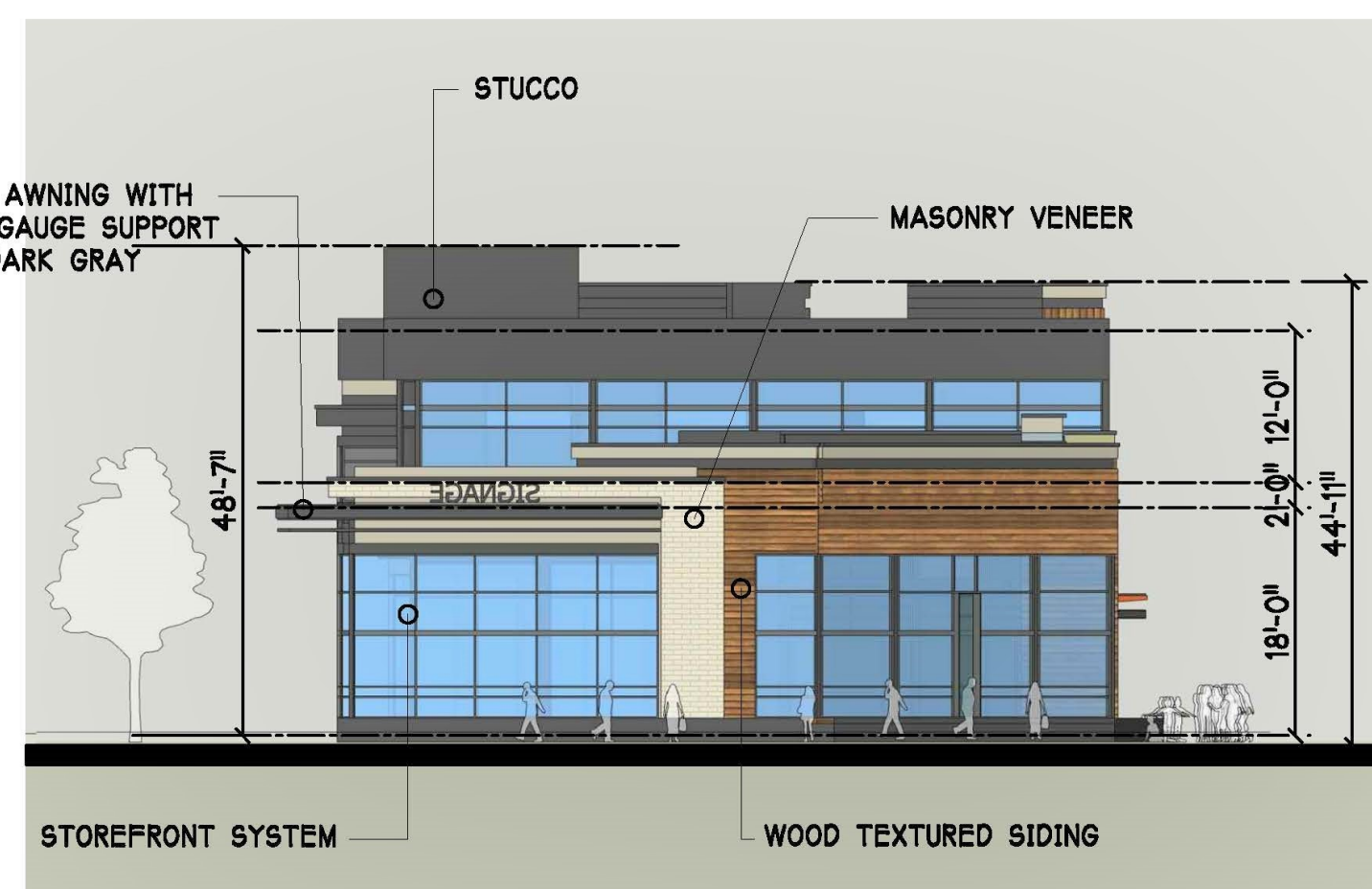
1 BERRYESSA ROAD ELEVATION

#### EXTERIOR MATERIALS LIST

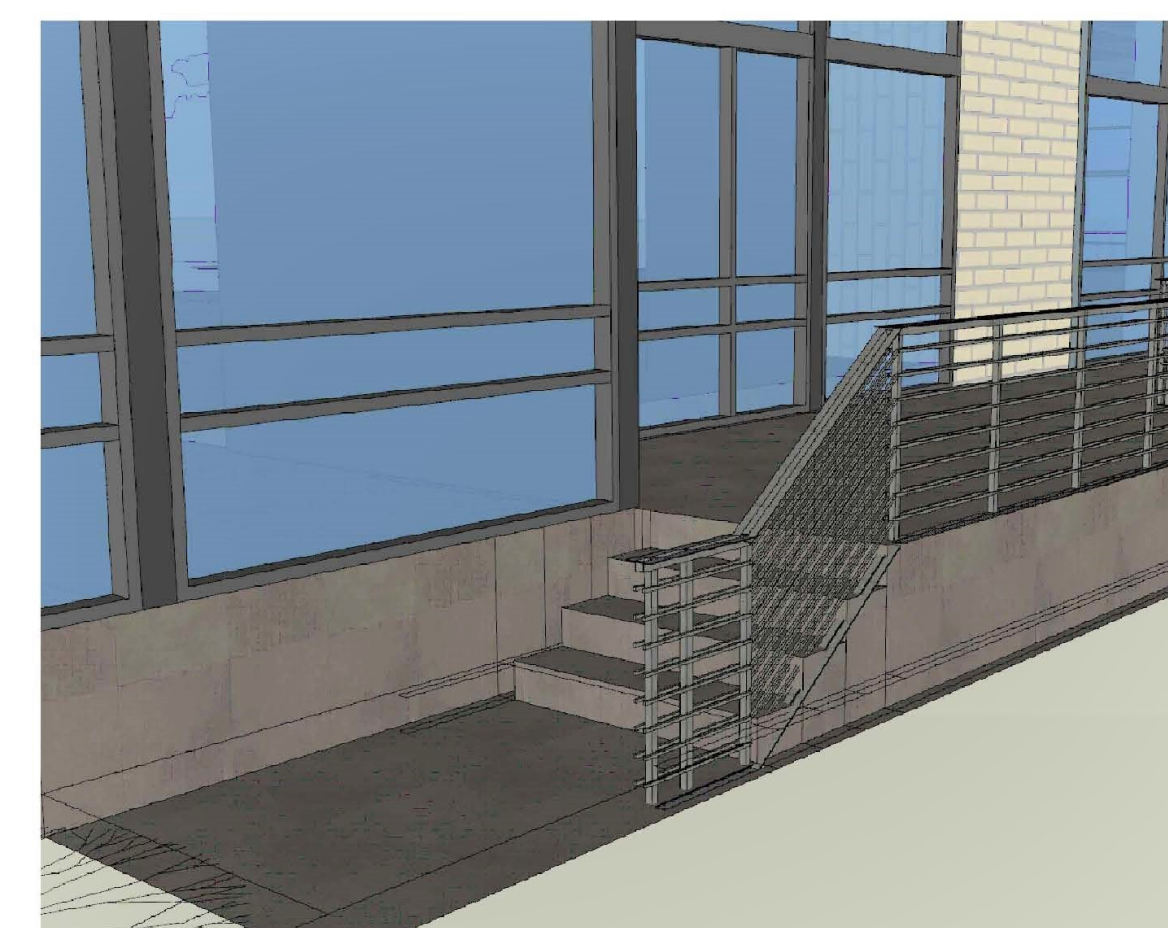
- STUCCO
- CEMENTITIOUS SIDING
- ALUMINUM STOREFRONTS
- METAL SCREEN AT GARAGE WALL OPENINGS
- METAL SUN SHADE AWNINGS ABOVE STOREFRONTS
- MASONRY VENEER AT PILASTERS



2 N. JACKSON AVENUE ELEVATION



3 PEPPER ROAD ELEVATION



4 STAIRS FROM BERRYESSA



5 ACCESSIBLE RAMP FROM BERRYESSA

# BERRYESSA PLAZA

CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

Date:	10-30-18	Drawing Title:	ELEVATIONS
Scale:		Sheet No.:	7.0
Revisions:		of	Sheets

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PERSPECTIVE FROM BERRYESSA AND PEPPER ROAD

**BERRYESSA PLAZA**  
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

Date: 10-30-18	Drawing Title:
Scale:	PERSPECTIVE
Revisions:	Sheet No:
	7.2
	of Sheets

**LPMD**  
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Fax : 408-992-0281





VIEW FROM PARKING LOT - PEPPER RD



VIEW FROM BERRYESSA



VIEW FROM PARKING LOT - JACKSON AVE

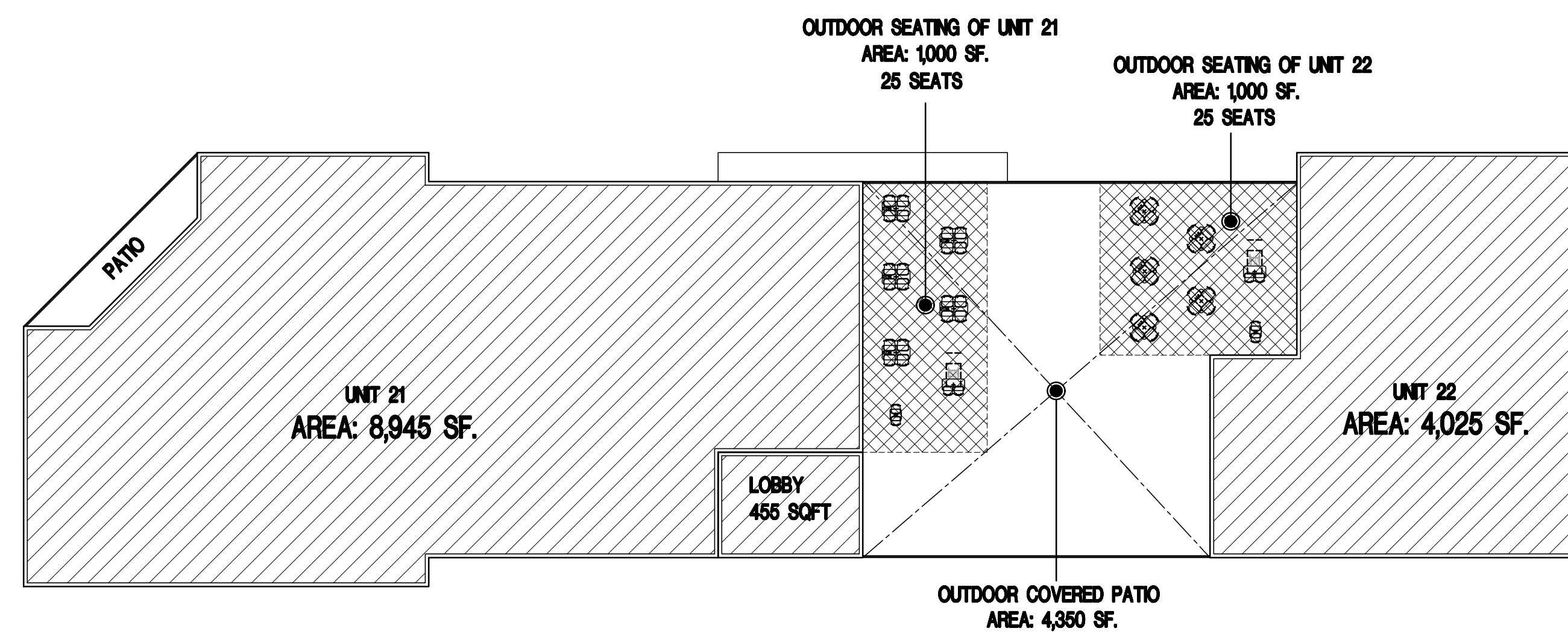


VIEW FROM BERRYESSA

# BERRYESSA PLAZA

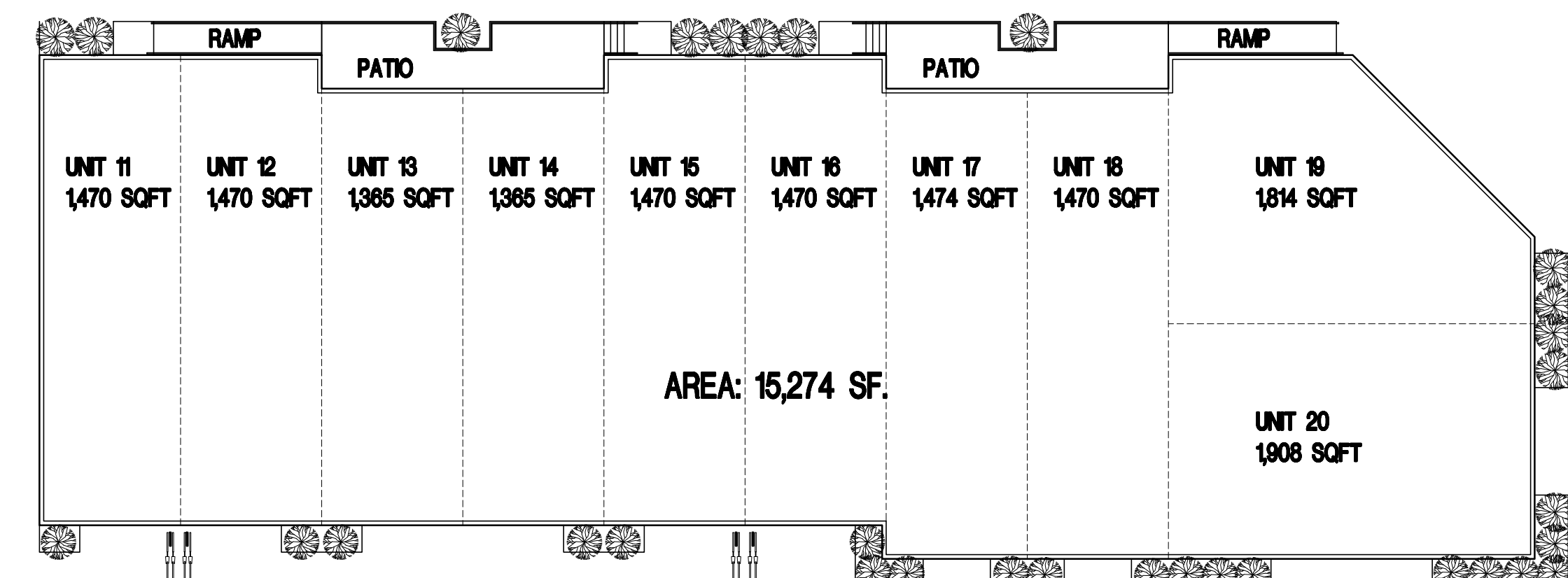
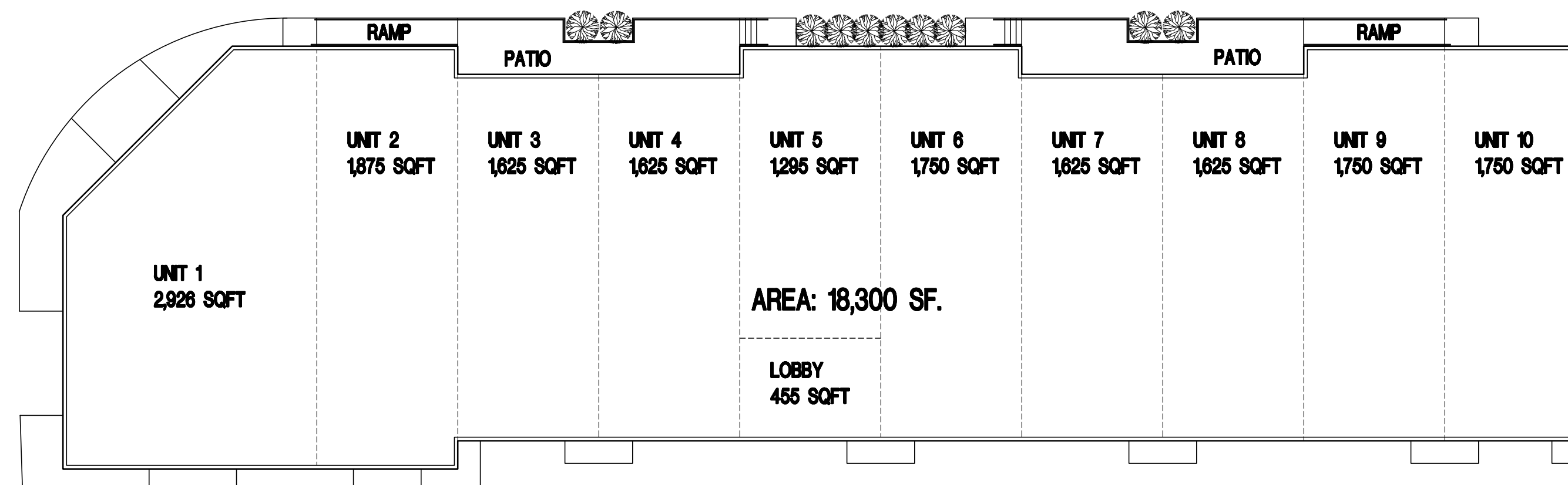
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA





**SITE: 276 SC**  
**MAIN FLOOR AREA: 33,575 SF**  
**SECOND FLOOR AREA: 13,425 SF**

**BUILDING A:**  
**FIRST FLOOR: 18,300 SF.**  
**SECOND FLOOR: 13,425 SF.**



## BUILDING A

## BUILDING B

# BERRYESSA PLAZA

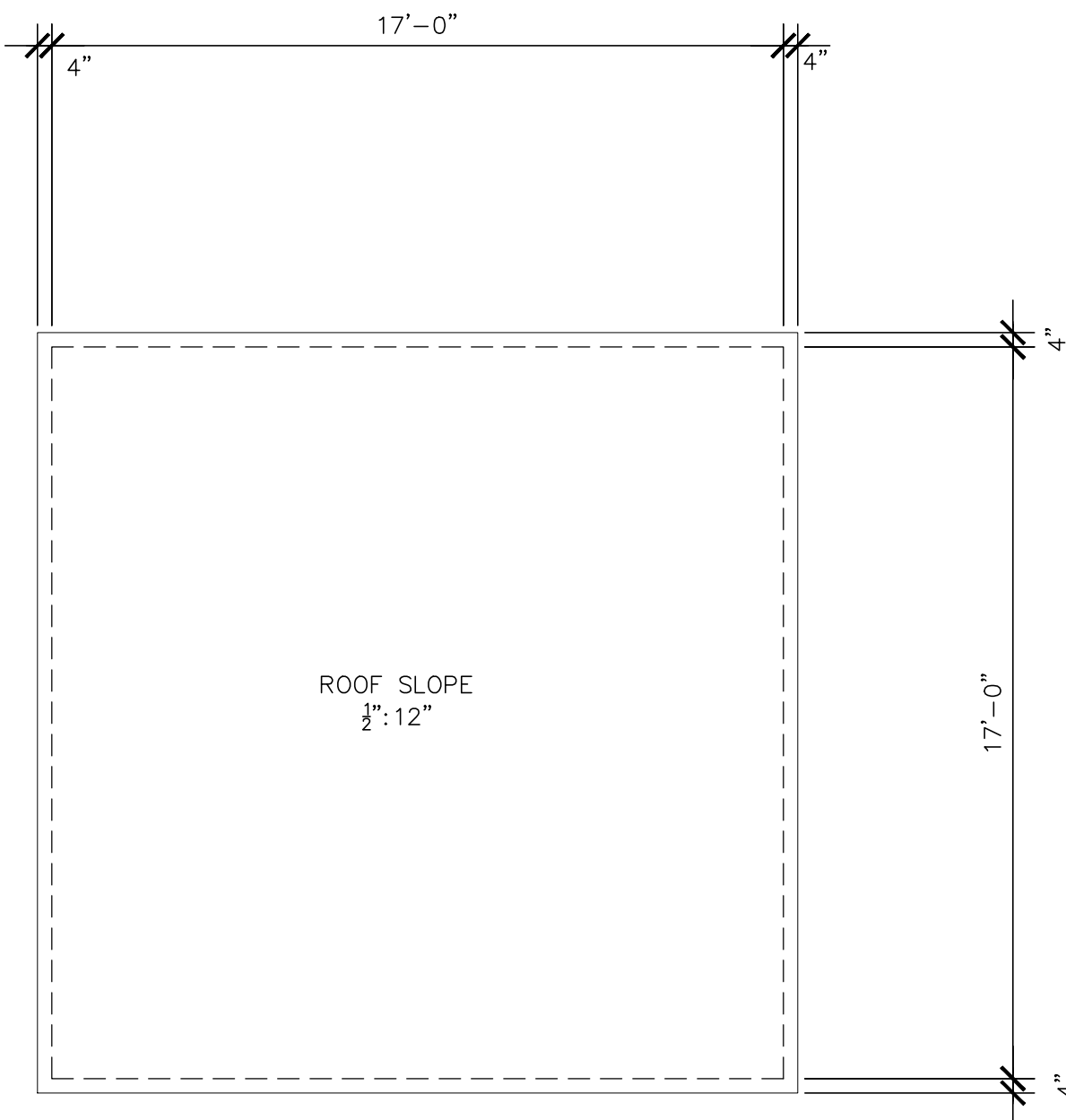
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA

Date:	10-30-18	Drawing Title:	
Scale:		<h1 style="text-align: center;">FLOOR PLANS</h1>	
Revisions:			Sheet No:
		<h1>9.1</h1>	
		of	Sheets

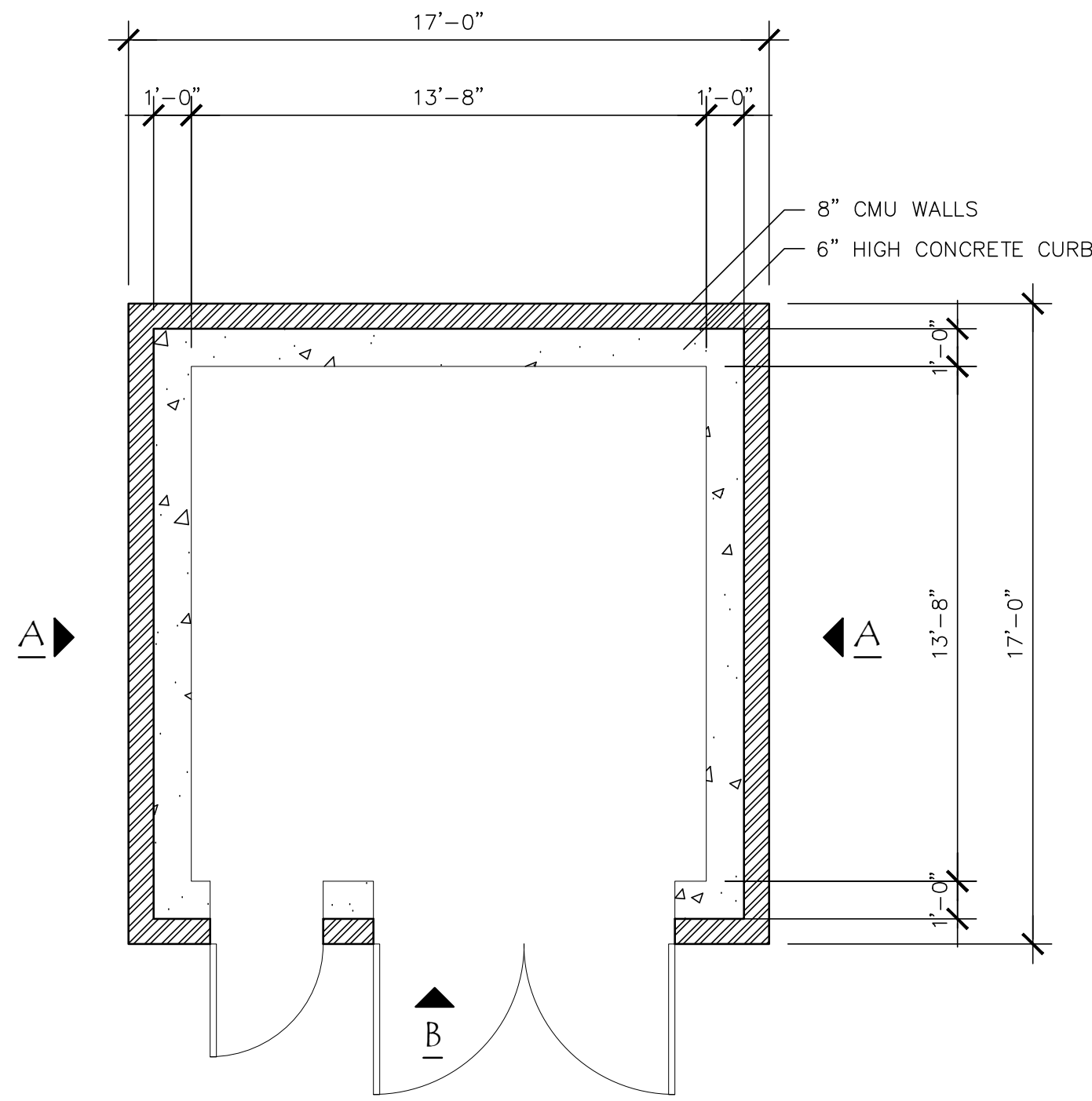
**LPMD**  
**Architects**

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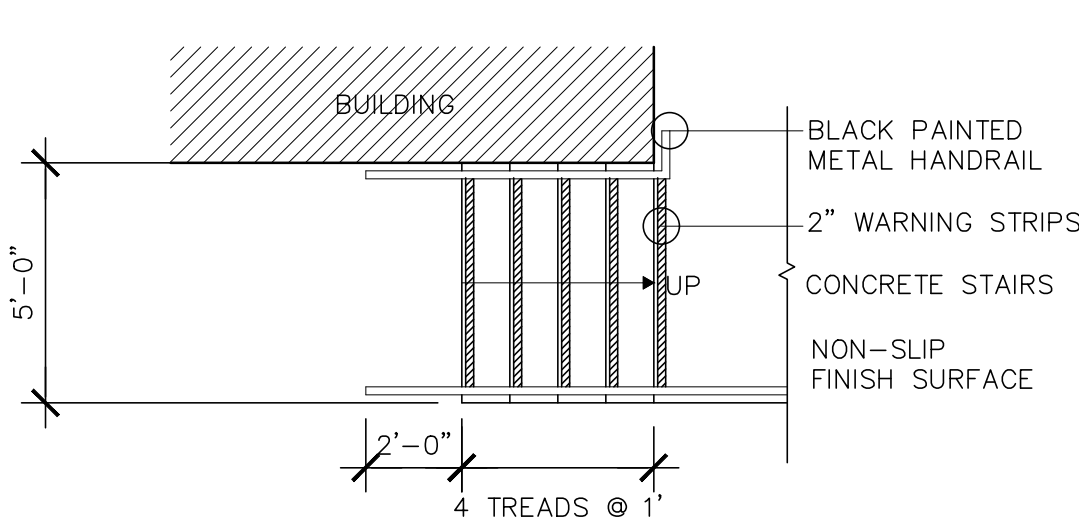
TRASH ENCLOSURE



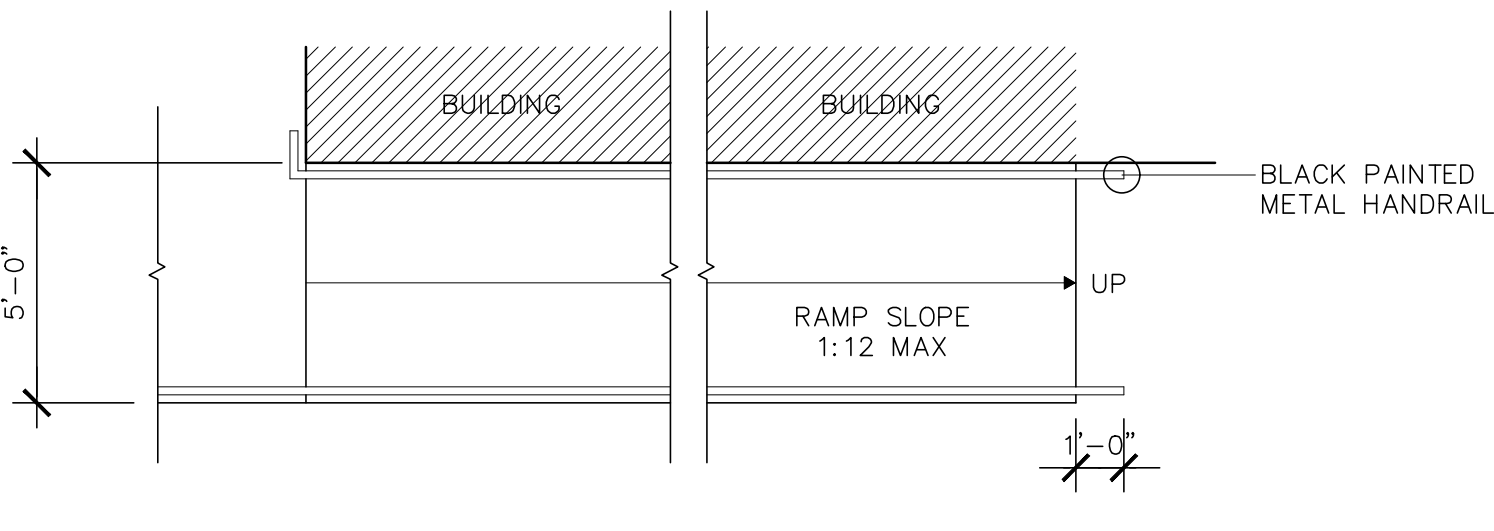
ROOF PLAN



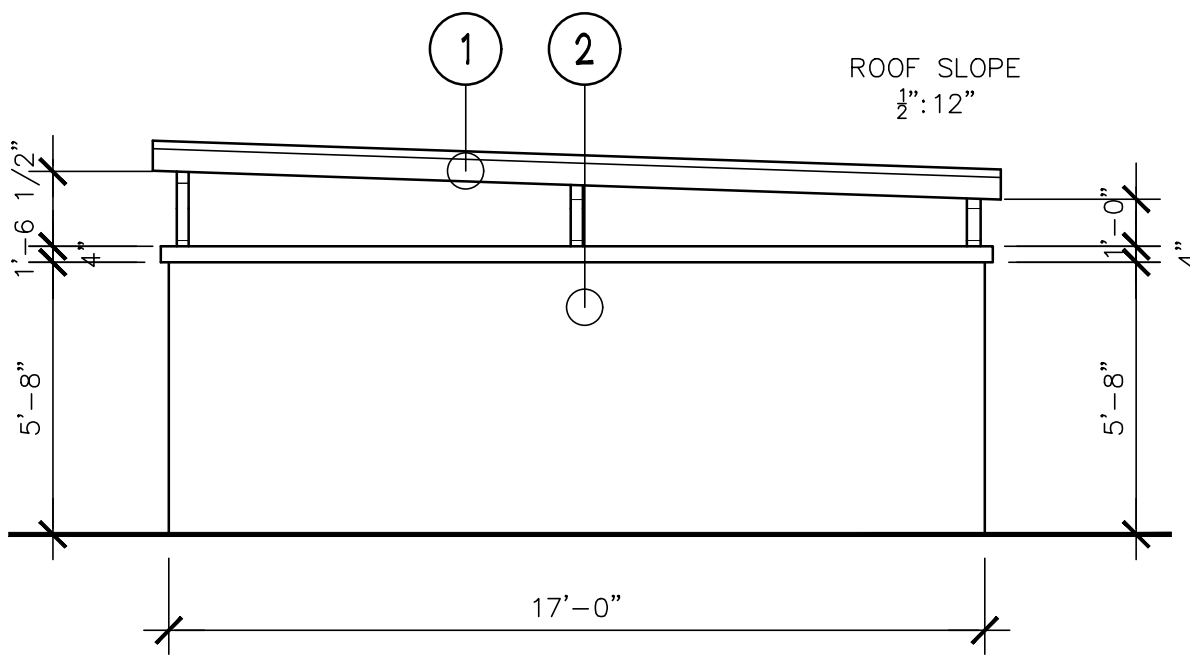
FLOOR PLAN



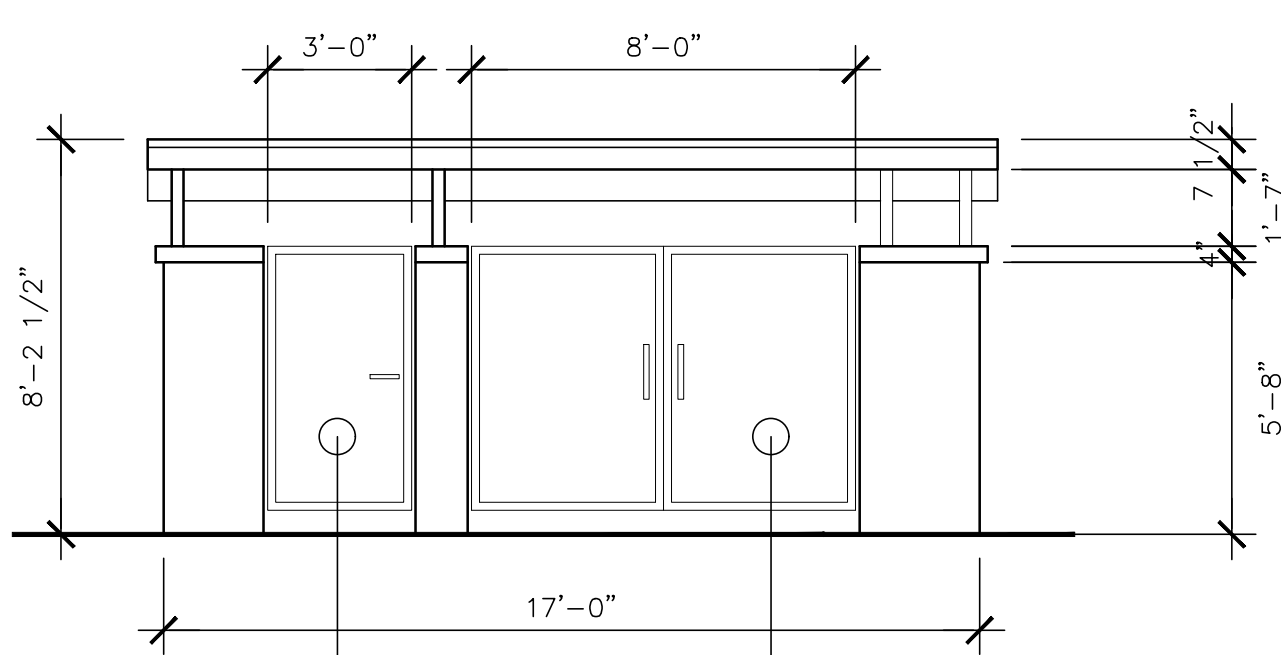
STAIR PLAN



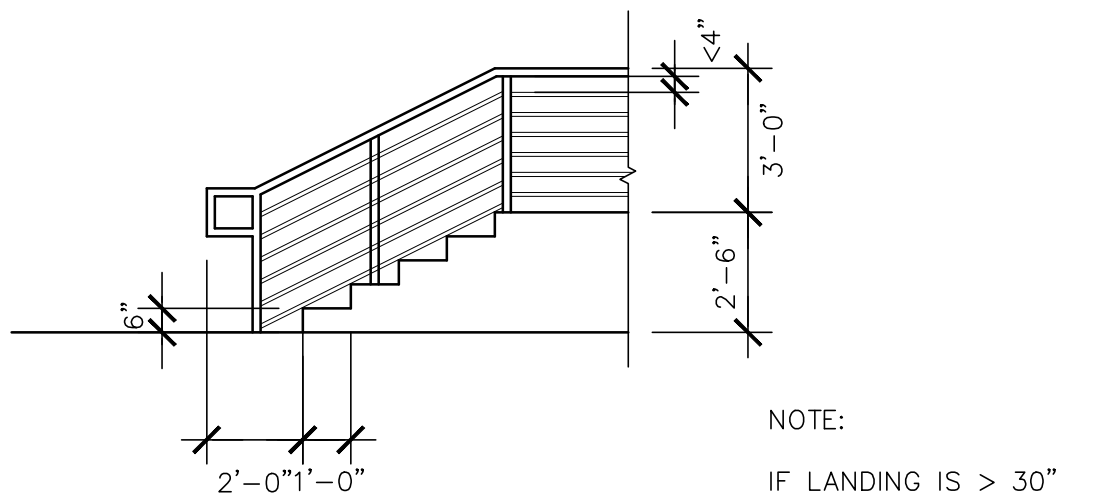
RAMP PLAN



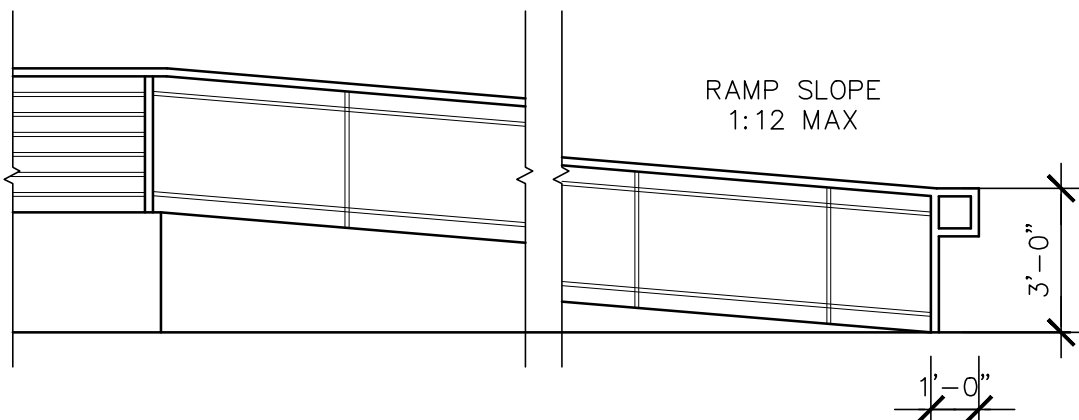
SIDE ELEVATION



FRONT ELEVATION



STAIR ELEVATION

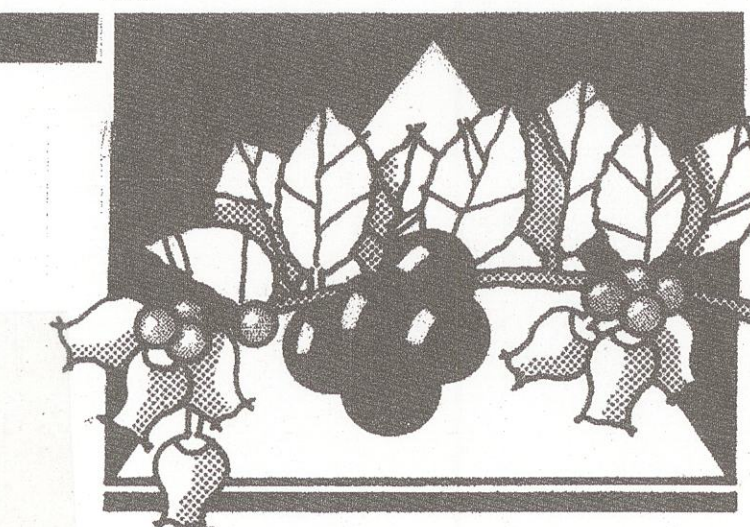


RAMP ELEVATION

- 1 ROOF  
GRAY METAL ROOF
- 2 STUCCO / COLOR TO MATCH BUILDING
- 3 METAL FRAMED GATES WITH CORRUGATED METAL INFILL PROVIDE CANE BOLT AND POCKETS AT CLOSED POSITION AND AT EACH GATE WHEN OPEN
- NOTES:  
PROVIDE LED LIGHTING TO INSIDE OF TRASH ENCLOSURE ATTACH TO UNDERSIDE OF ROOF  
FOR FOOD SERVICES PROVIDE SEWER CONNECTION, HOT & COLD WATER & VENT.

BERRYESSA PLAZA  
CORNER OF BERRYESSA & JACKSON  
SAN JOSE - CALIFORNIA





ISAACSON, WOOD & ASSOCIATES  
LANDSCAPE ARCHITECTURE

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## LIGHTING LEGEND

- CITY STREET LIGHT FIXTURE
- LT. PARKING AREA LIGHT FIXTURE
- LT. PEDESTRIAN ZONE LIGHT FIXTURE

NOTE:  
LIGHTING LAYOUT & LIGHT FIXTURE DETAILS ARE  
CONCEPTUAL ONLY. A COMPLETE LIGHTING PLAN,  
DETAILS, SPECIFICATIONS AND PHOTOMETRICS  
SHALL BE SUBMITTED AT BUILDING PERMIT STAGE.  
LIGHTING SHALL CONFORM TO APPLICABLE CODES,  
ORDINANCES, RULES AND REGULATIONS.

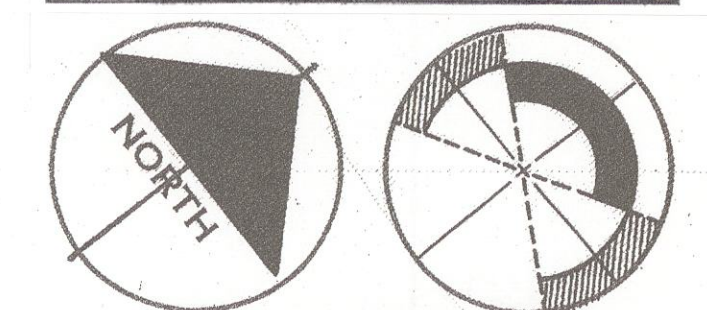
## BERRYESSA JACKSON COMMERCIAL

SAN JOSE, CALIFORNIA

BERRYESSA PROPERTY LLC  
1261 MARTIN AVENUE  
SANTA CLARA, CA 95050

## PLANTING PLAN

JOB #	REVISIONS:
17011	103.04.19
DATE:	203.15.19
11.05.18	305.06.19
	410.31.19
	501.23.20



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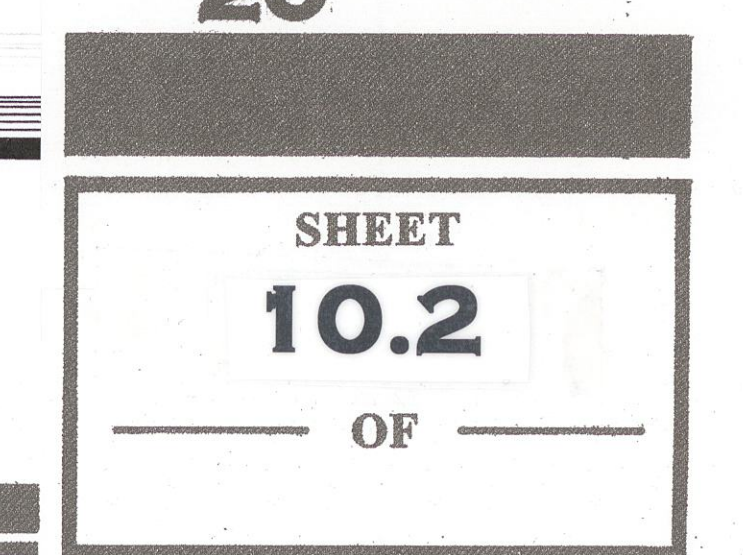
## PLANTING NOTES

- STREET TREES SHOWN WITHIN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES WITHIN THE PUBLIC RIGHT-OF-WAY. ACTUAL STREET TREE LOCATIONS 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. THE CITY ARBORIST WILL SPECIFY THE TREES.
- INSTALL THREE INCHES (3") OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPES.
- PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF FLOW-THROUGH PLANTER BOXES AND BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURB OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.) AND WILL OFFSET OR RELOCATE TREES OUTSIDE OF FLOW-THROUGH PLANTER BOXES OR TO THE UPLAND PLANTING ZONES OF BIORETENTION AREAS.
- TREE LOCATIONS SHALL CONFORM TO UTILITY MINIMUM SETBACK & CLEARANCE REQUIREMENTS.
- SEE SHEET #L4 FOR PROPOSED PLANT PALETTE.



EXISTING DECORATIVE  
MASONRY WALL





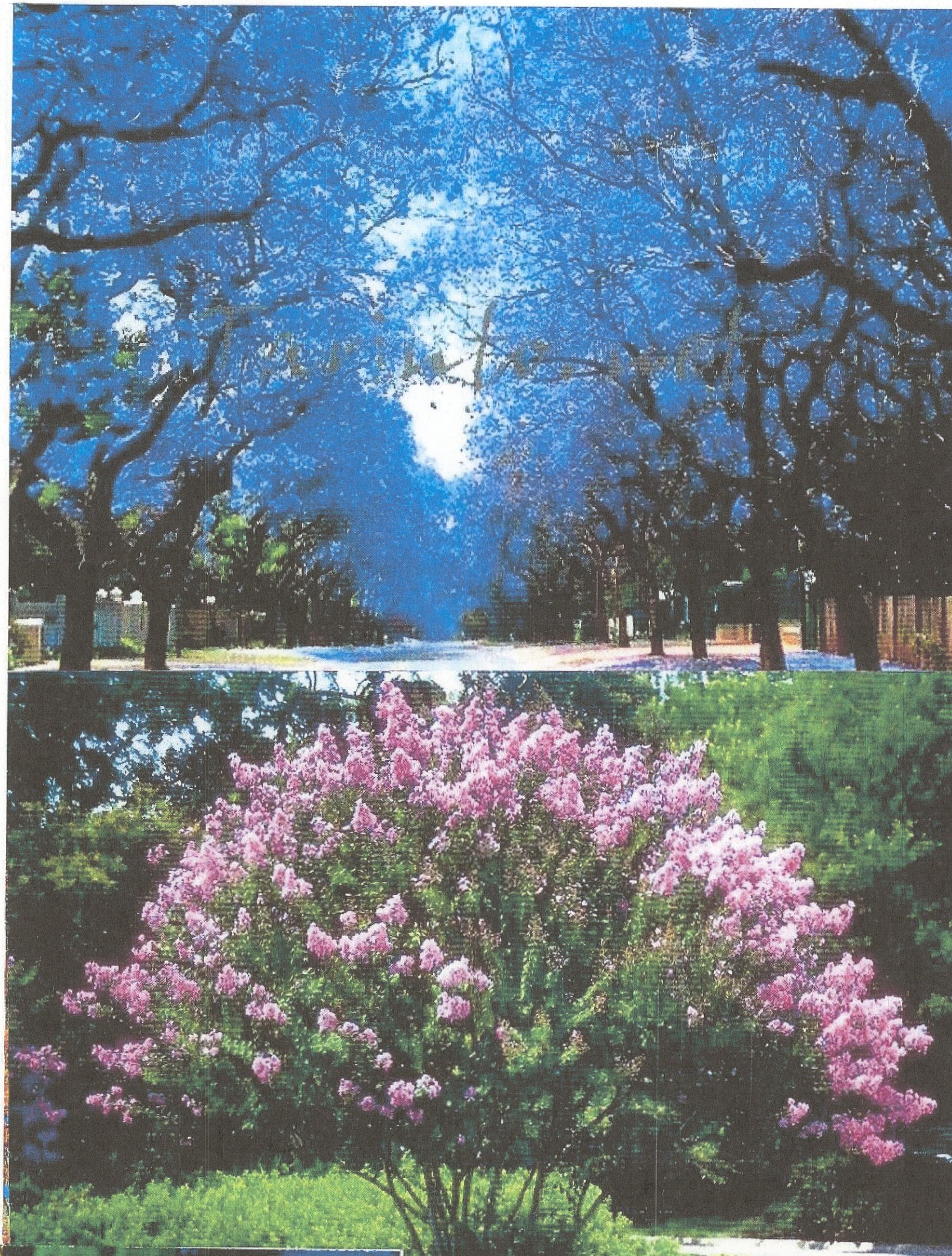


# PROPOSED PLANT PALETTE

KEY	CONT. SIZE	BOTANICAL NAME	COMMON NAME	HT. x SP.	WUCOLS
<b>TREES:</b>					
T1	24" BOX	ARBUS "MARINA"	STRAWBERRY TREE	35' x 20'	L
T2	24" BOX	CERCIS CANDENSIS "HEARTS OF GOLD"	EASTERN REDBUD	25' x 25'	L
T3	24" BOX	GINKGO BILOBA	MAIDENHAIR TREE	50' x 30'	M
T4	24" BOX	JACARANDA MIMOSIFOLIA	N.C.N.	35' x 25'	L
T5	24" BOX	LAGERSTROEMIA HYBRID "TUSCARORA" (STANDARD)	CRAPE MYRTLE	22' x 12'	L
T6	24" BOX	OLEA EUROPAEA "SWAN HILL"	FRUITLESS OLIVE	25' x 25'	VL
T7	24" BOX	PLATANUS ACERIFOLIA "COLUMBIA"	LONDON PLANE TREE	60' x 35'	L
T8	24" BOX	PODOCARPUS GRACILIOR	FERN PINE	40' x 15'	M
T9	24" BOX	PYRUS CALLERYANA "RED SPIRE"	ORNAMENTAL PEAR	35' x 20'	M
T10	24" BOX	RHAPHIOLEPIS INDICA "MAJESTIC BEAUTY"	INDAIA HAWTHORN	25' x 10'	L
<b>SHRUBS &amp; PERENNIALS:</b>					
S1	1 GAL.	ANIGOZANTHOS HYBRID "BUSH BABY"	KANGAROO PAW	1.5' x 1.5'	M
S2	15 GAL.	BAMBUSA MULTIPLEX "GOLDEN GODDESS"	CLUMPING BAMBOO	8' x 3'	L
S3	5 GAL.	CUPRESSUS SEMPERVIRENS "STRICTA"	ITALIAN CYPRESS	50' x 7'	L
S4	5 GAL.	CYCAS REVOLUTA	SAGO PALM	8' x 5'	M
S5	1 GAL.	HEMEROCALLIS HYBRID "LEMON VISTA"	DAYLILY	2' x 2'	M
S6	5 GAL.	LIGUSTRUM JAPONICA "TEXANUM"	JAPANESE PRIVET	8' x 4'	M
S7	5 GAL.	NANDINA DOMESTICA "FIRE POWER"	HEAVENLY BAMBOO	2' x 2'	L
S8	5 GAL.	PHORMIUM HYBRID "APRICOT QUEEN"	FLAX	3' x 5'	L
S9	5 GAL.	PHORMIUM HYBRID "JESTER"	FLAX	2' x 2'	L
S10	5 GAL.	PHORMIUM HYBRID "MAORI SUNRISE"	FLAX	3' x 5'	L
S11	5 GAL.	PHORMIUM TENAX	NEW ZEALAND FLAX	8' x 6'	L
S12	5 GAL.	PITTOSPORUM TOBIRA "VARIEGATUM"	VARIGATED TOBIRA	7' x 7'	L
S13	1 GAL.	SALVIA MICROPHYLLA "HOT LIPS"	SAGE	2' x 2'	L
S14	5 GAL.	STRELITZIA REGINAE	BIRD OF PARADISE	5' x 5'	M
<b>SUCCULENT PERENNIALS:</b>					
SP1	5 GAL.	AGAVE "BLUE GLOW"	N.C.N.	2' x 2'	L
SP2	1 GAL.	ECHEVERIA MIX OF HYBRIDS	N.C.N.	VARIES	L
SP3	1 GAL.	SEDUM MIX OF VARIETIES	STONECROP	VARIES	L
<b>STORMWATER AREA PLANTS:</b>					
ST1	1 GAL.	JUNCUS PATENS "ELK BLUE" (24" O.C.)	CA GRAY RUSH	2' x 2'	M
ST2	1 GAL.	MAHONIA REPENS (24" O.C.)	CREEPING MAHONIA	2.5' x 3'	M
<b>GROUND COVERS:</b>					
G1	1 GAL.	MYOPORUM PARVIFOLIUM "TUCSON" (48" O.C.)	N.C.N.	6" x 6"	L

T11 24" BOX PHOENIX DACTYLIFERA DATE PALM 80' x 20' L

JACARANDA MIMOSIFOLIA



STRELITZIA REGINAE



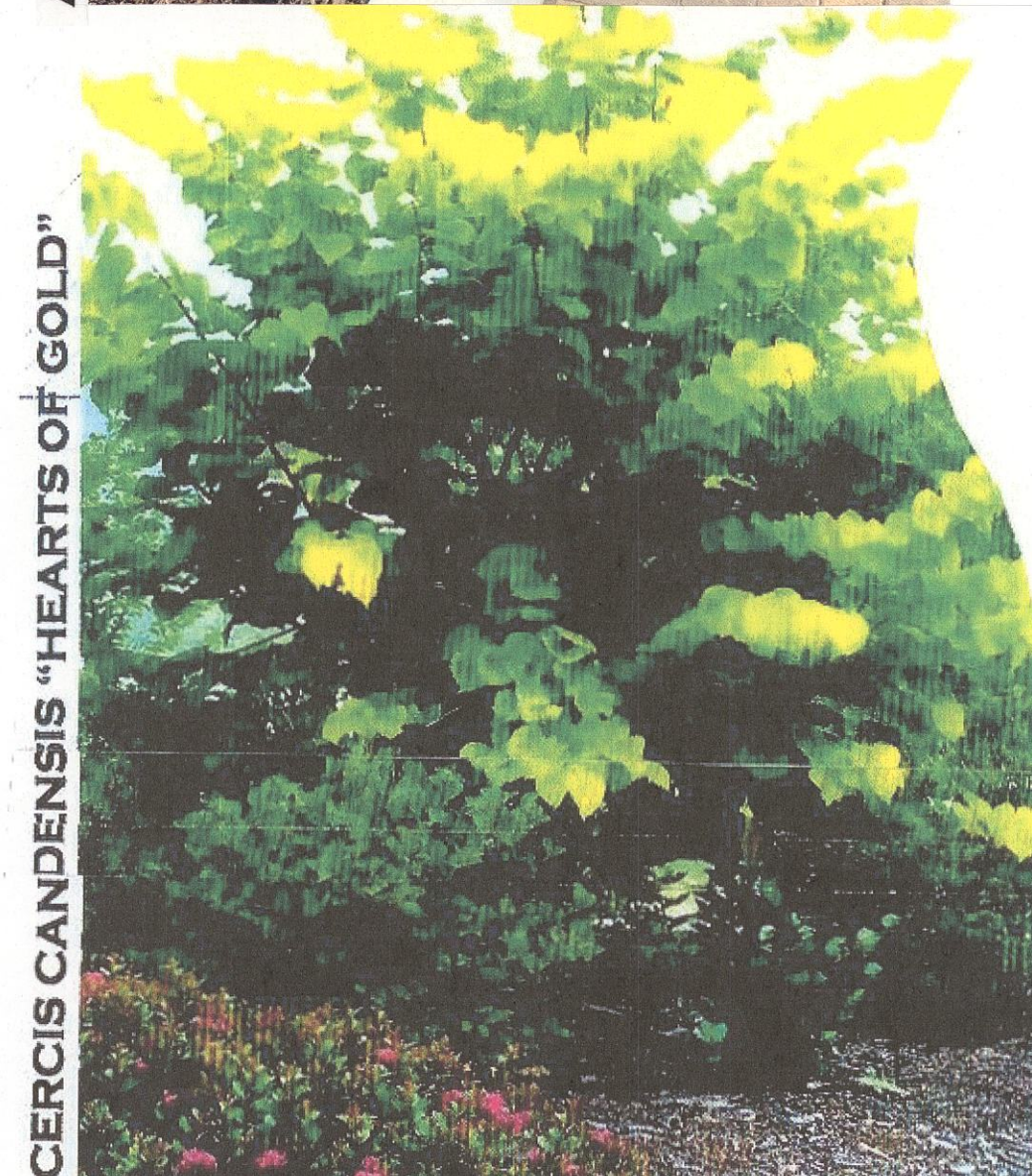
LAGERSTROEMIA HYBRID



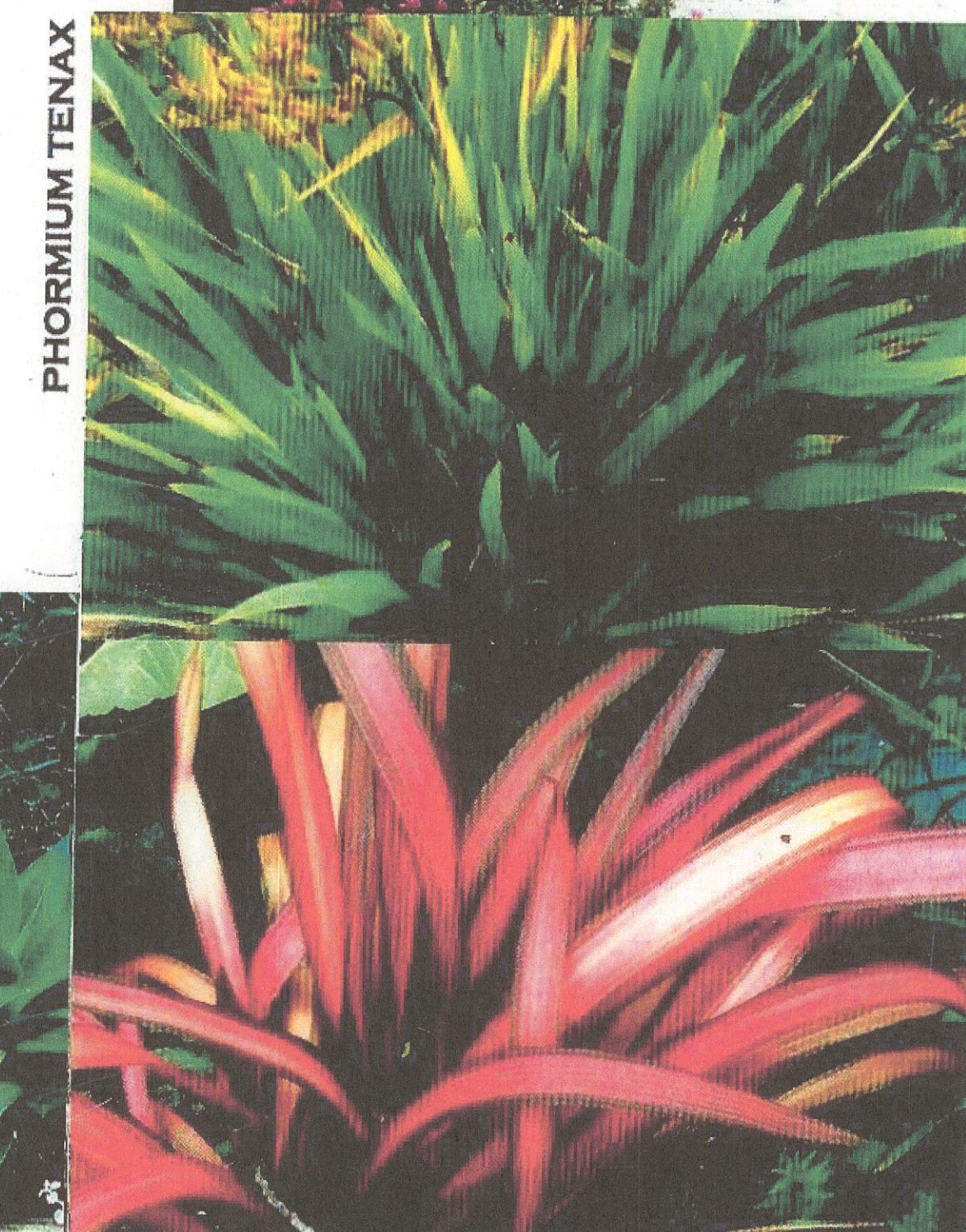
AGAVE "BLUE GLOW"



ANIGOZANTHOS HYBRID

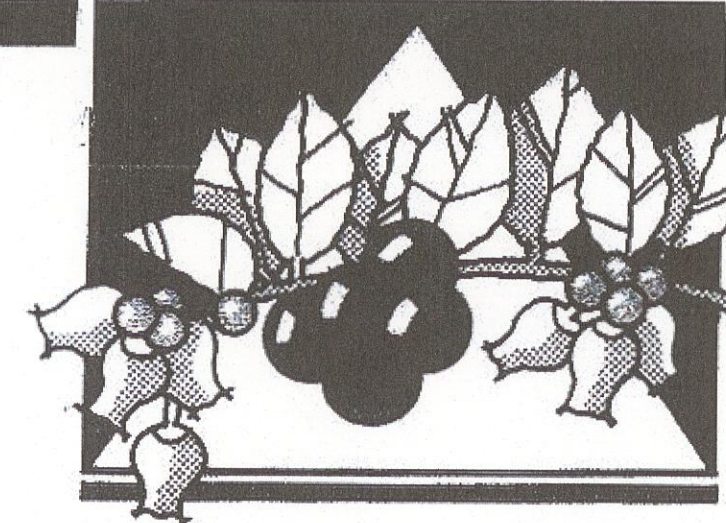


CERCIS CANDENSIS "HEARTS OF GOLD"



PHORMIUM TENAX

PHORMIUM HYBRID "GUARDSMAN"



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LANDSCAPE ARCHITECTURE

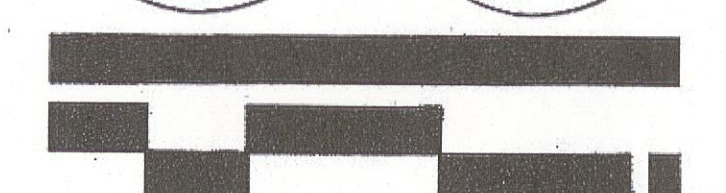
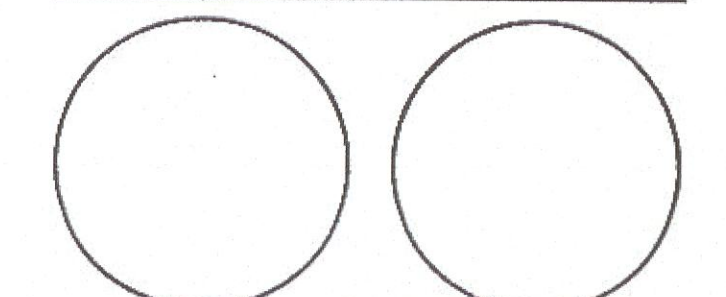
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## PLANT PALETTE & PHOTO IMAGERY

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17011	103.04.19
	203.15.19
DATE:	305.06.19
11.05.18	410.31.19
	501.23.20



SHEET  
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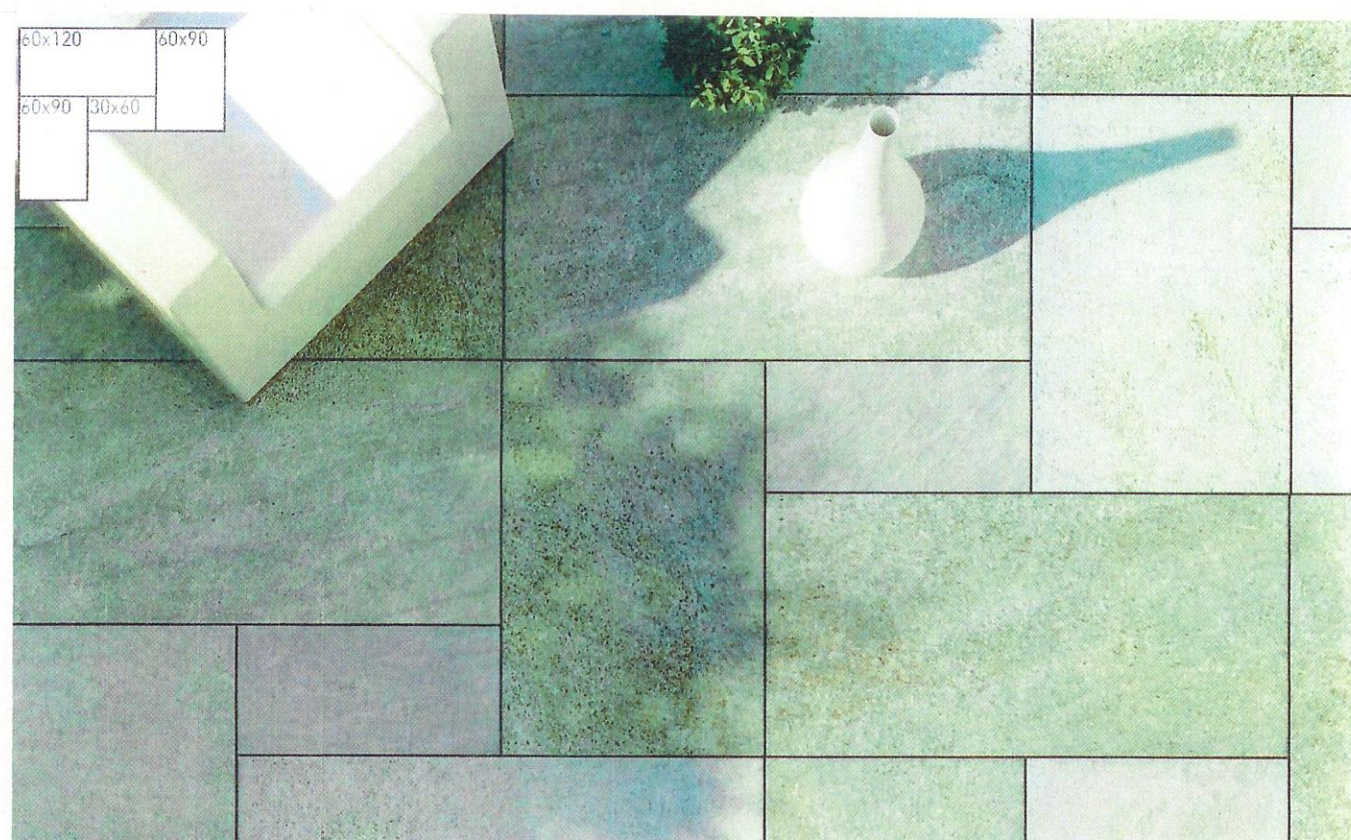
**PLAZA KIOSK**



**TRASH / RECYCLING**



**TREE GRATE**



**ENHANCED PAVEMENT**



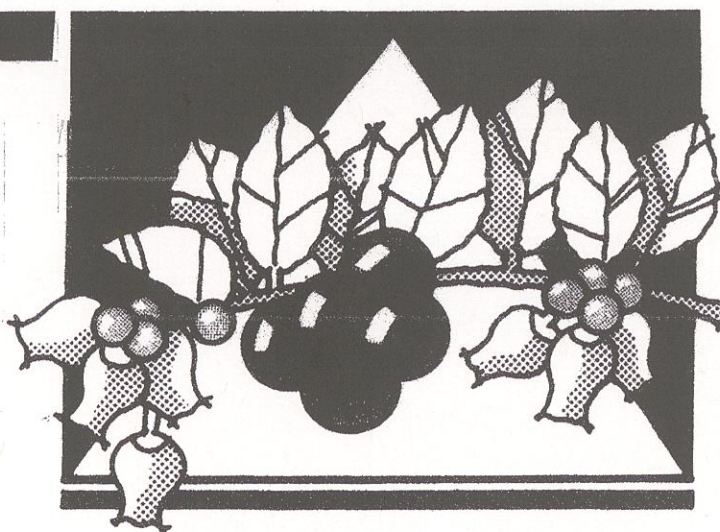
**BICYCLE RACK**



**SITE FURNITURE**



**SEATWALL / PLANTER**



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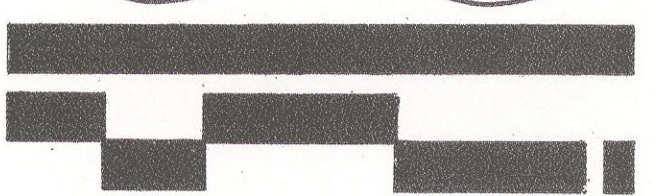
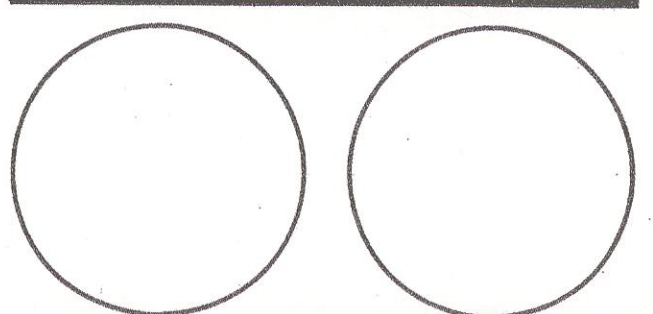
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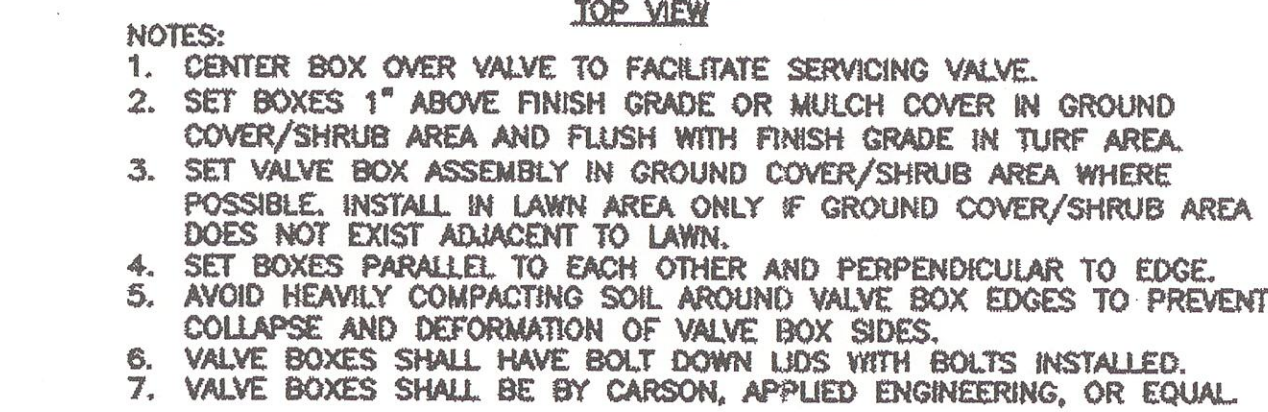
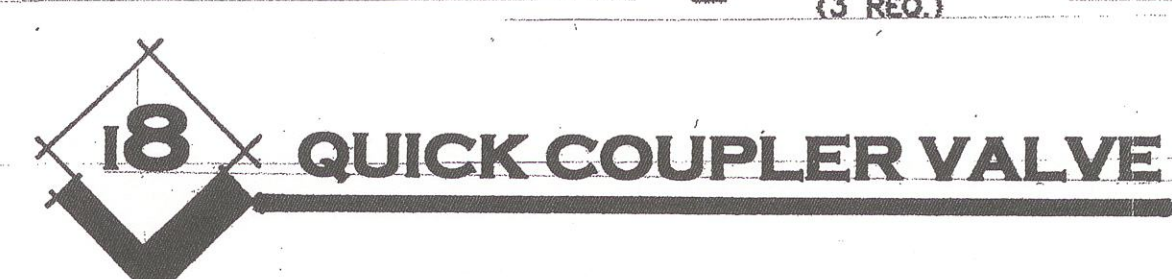
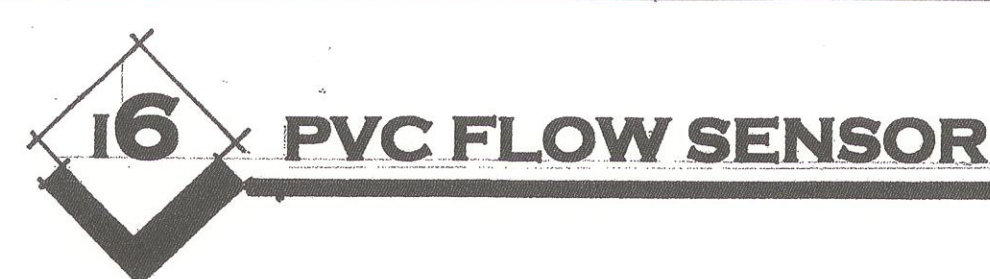
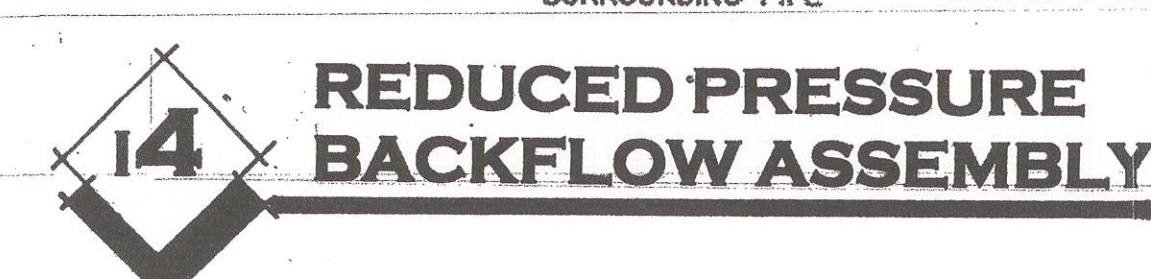
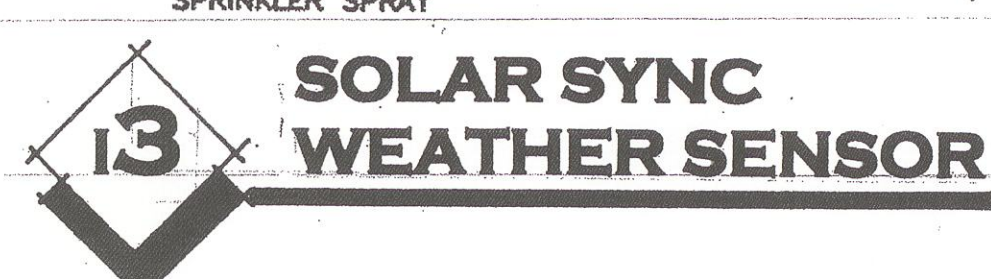
**CONCEPTUAL  
LANDSCAPE DETAILS**

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OF





OF -



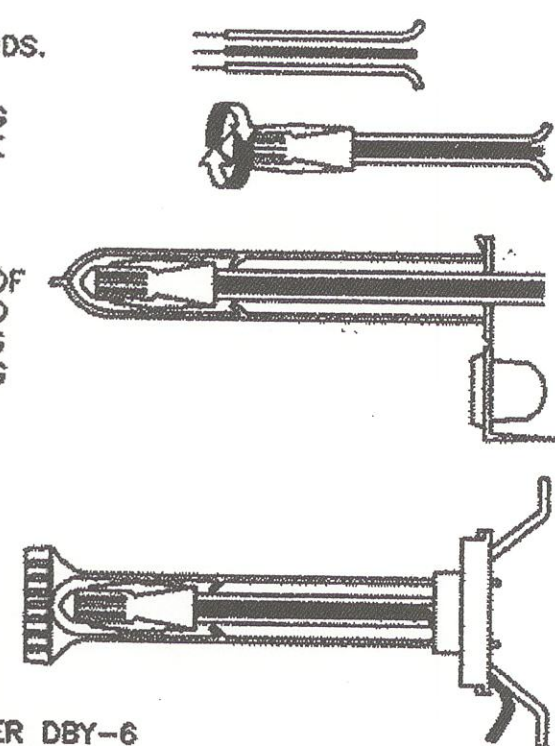
STEP 1: STRIP WIRES 1/2" FROM ENDS.

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION.

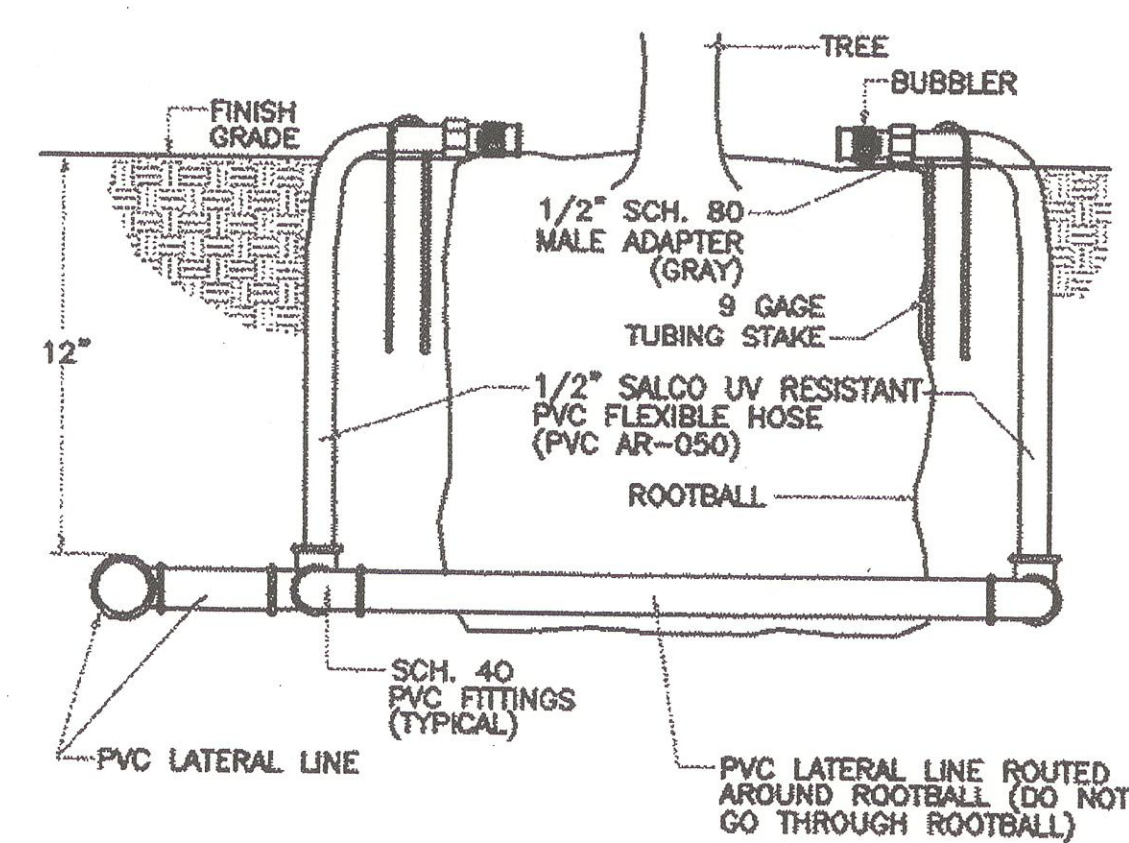
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE COVER.

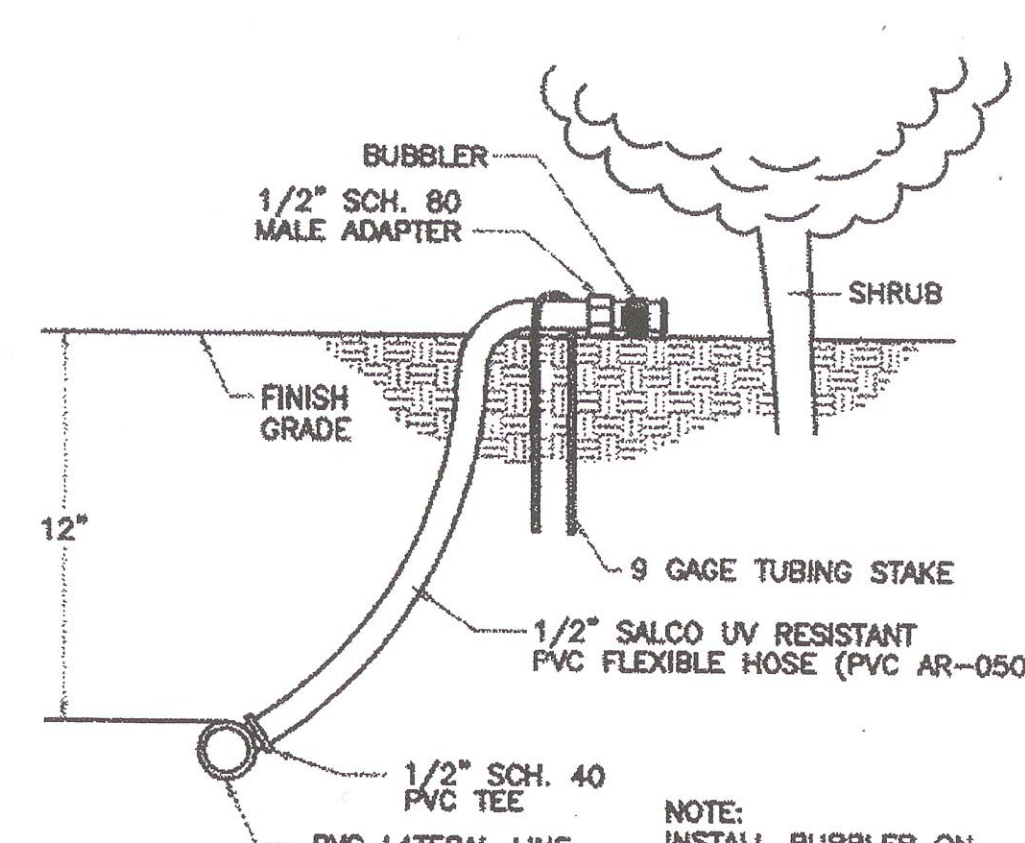
NOTE: MAXIMUM WIRE SIZES PER DBY-6 CONNECTOR ARE THREE #14'S OR TWO #12'S AND PER DBY-6 CONNECTOR ARE FOUR #14'S OR THREE #12'S.



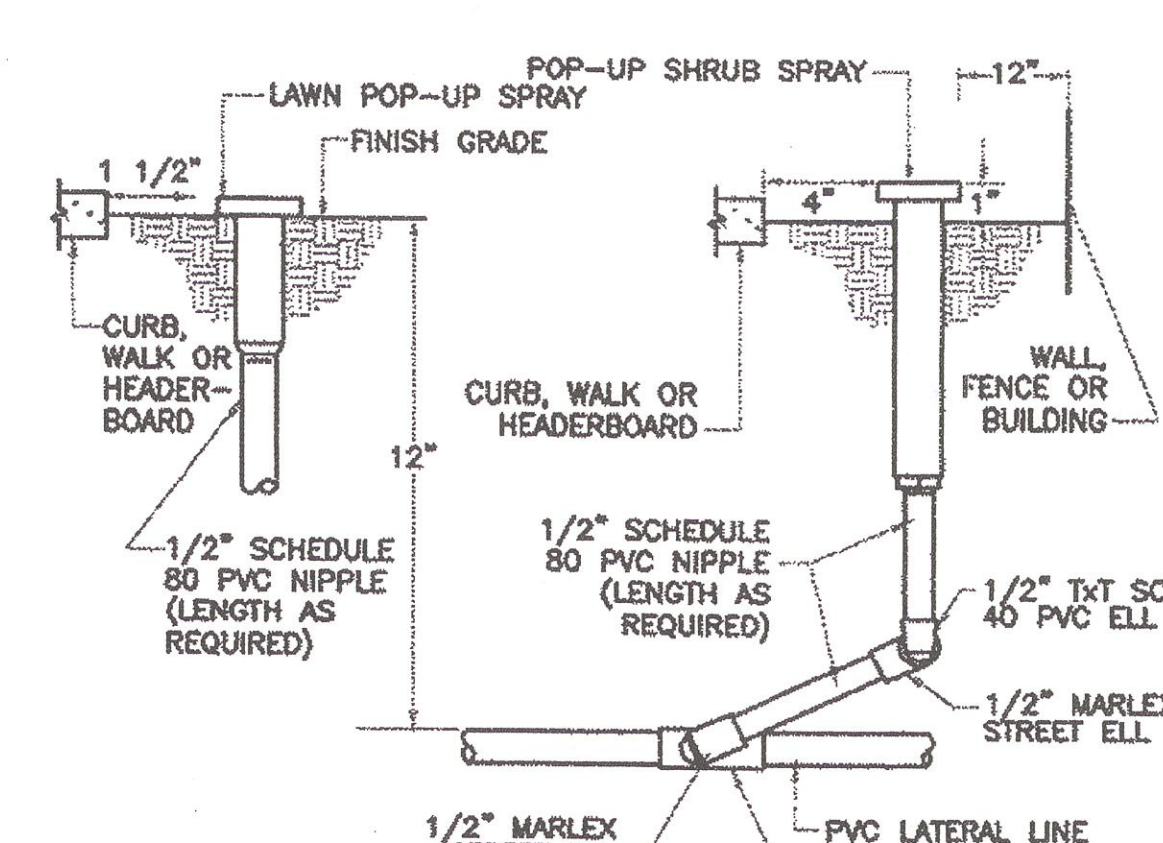
### 13 CONTROL WIRE CONNECTION



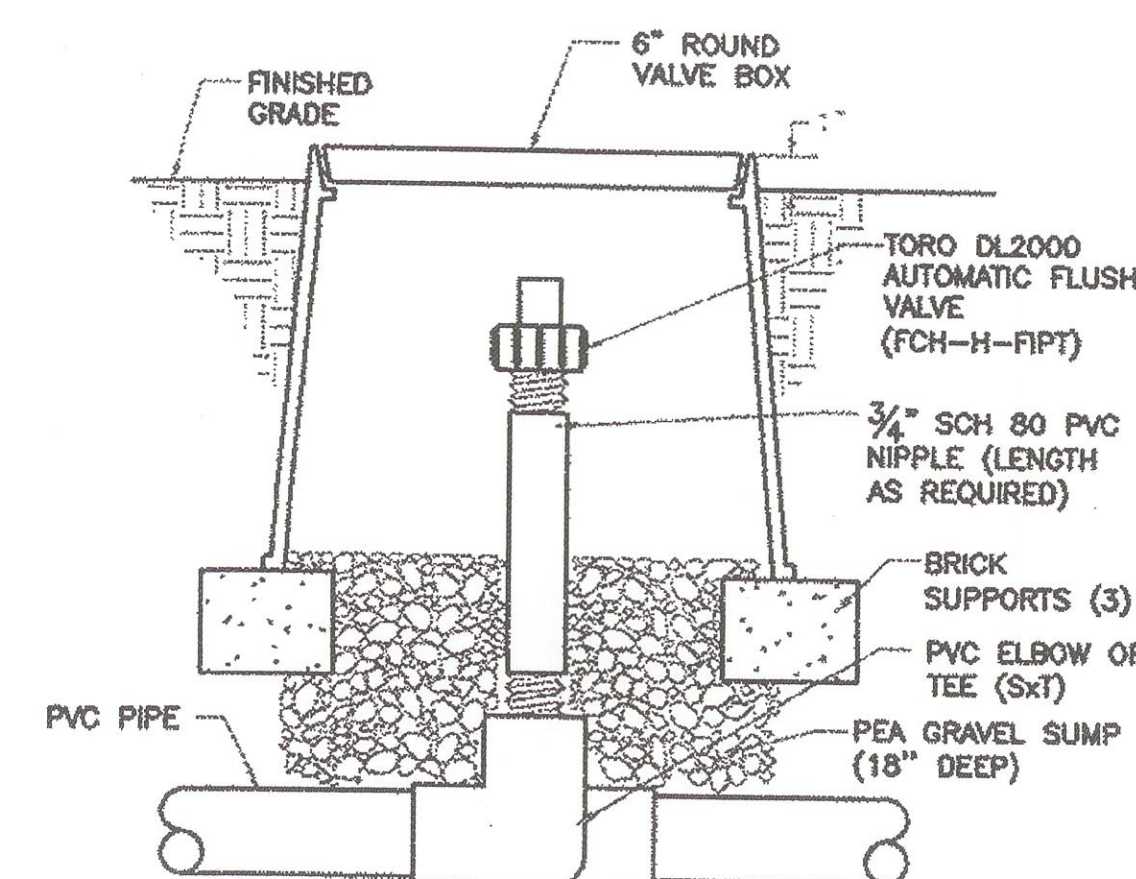
### 14 TREE BUBBLER



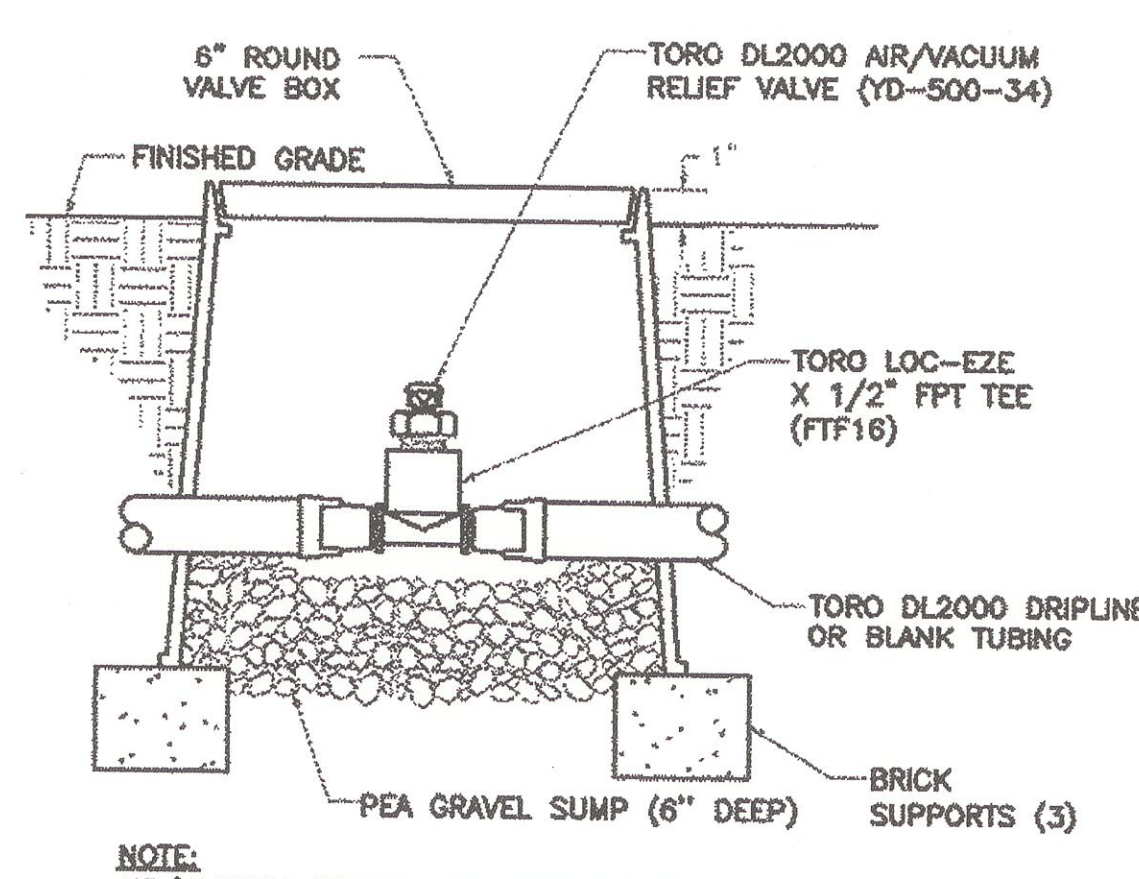
### 15 SHRUB / VINE BUBBLER



### 16 POP-UP SPRINKLER

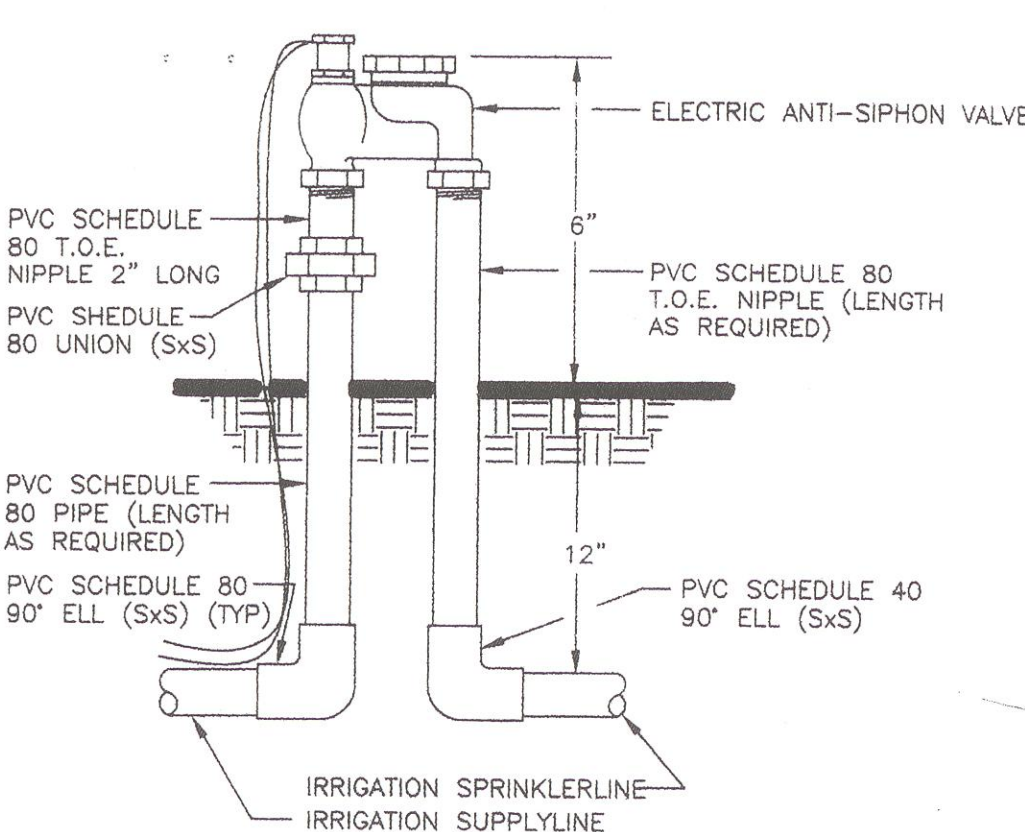


### 17 AUTOMATIC FLUSH VALVE



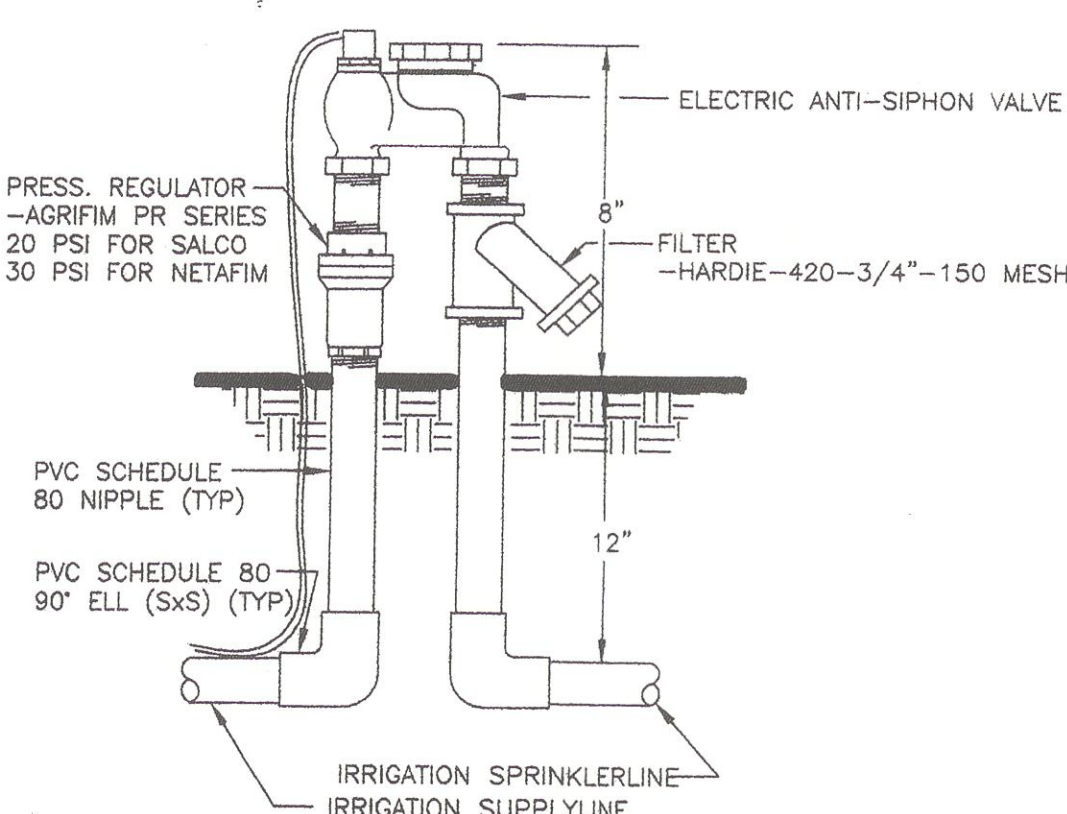
### 18 AIR / VACUUM RELIEF VALVE

NOTE: INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS

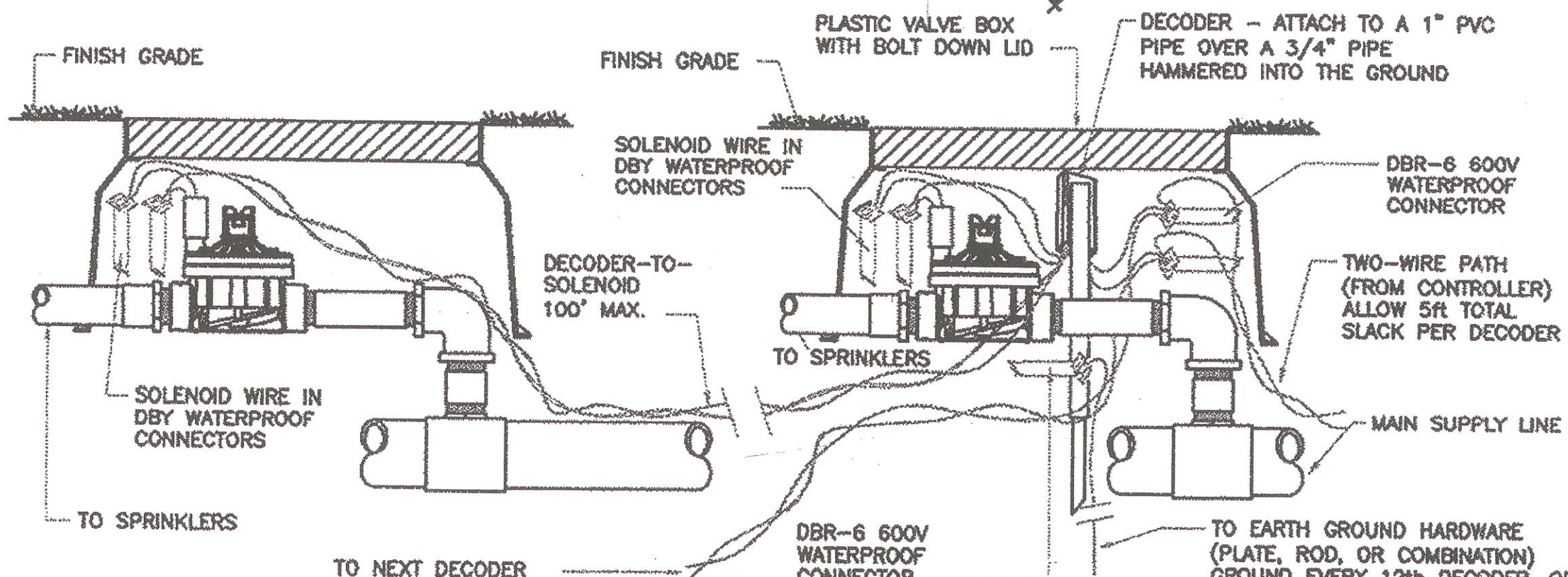


### 19 ELECTRIC ANTI-SIPHON CONTROL VALVE SPRAY HYDROZONE APPLICATION

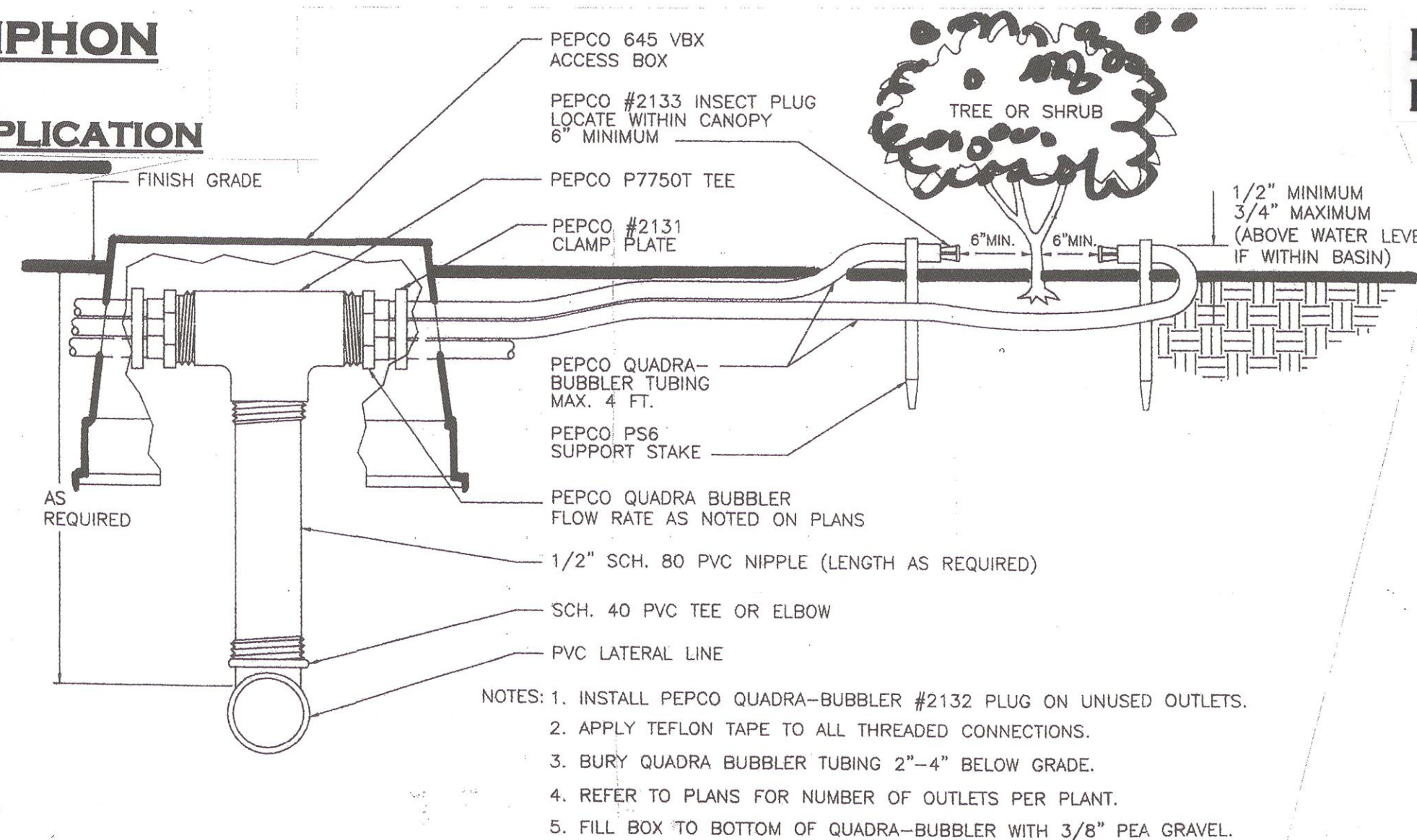
NOTES: 1. INSTALL VALVE ASSEMBLY 6" AWAY FROM PLANTER WALL, BETWEEN PAIR OF PLANTS.  
2. NO PRESSURE REGULATOR IS REQUIRED FOR PEPCO QUADRA BUBBLER ZONES.



### 21 ELECTRIC ANTI-SIPHON CONTROL VALVE DRIP HYDROZONE APPLICATION

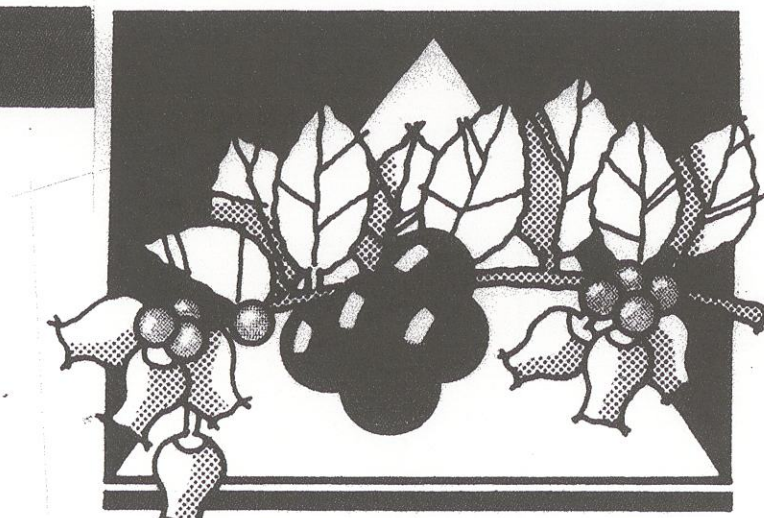


### 22 EXAMPLE OF DECODER WIRING TO SEPARATE BOXES



### 23 QUADRA-BUBBLER DUAL BUBBLER ASSEMBLY

NOTES: 1. INSTALL PEPCO QUADRA-BUBBLER #2132 PLUG ON UNUSED OUTLETS.  
2. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.  
3. BURY QUADRA BUBBLER TUBING 2"-4" BELOW GRADE.  
4. REFER TO PLANS FOR NUMBER OF OUTLETS PER PLANT.  
5. FILL BOX TO BOTTOM OF QUADRA-BUBBLER WITH 3/8" PEA GRAVEL.



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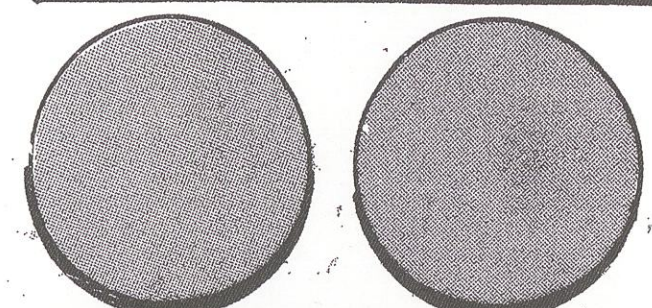
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1. 3/4" PVC ball valve. (Salco WMP-75)
2. PVC reducer.
3. 3' coil of 1/2" Salco PVC-AR flexible hose, use IPS WELD-ON #795 solvent cement and P-77 primer on this hose.
4. Plastic valve box.
5. Brick - 2 total.
6. 1/4" pea gravel 4" deep (no soil in box)
7. Close box opening with PVC pipe.
8. 2" mulch.
9. Finish grade.

NOTE: 1. This detail is typical for all principle emitter lateral ends.

### PRELIMINARY IRRIGATION DETAILS

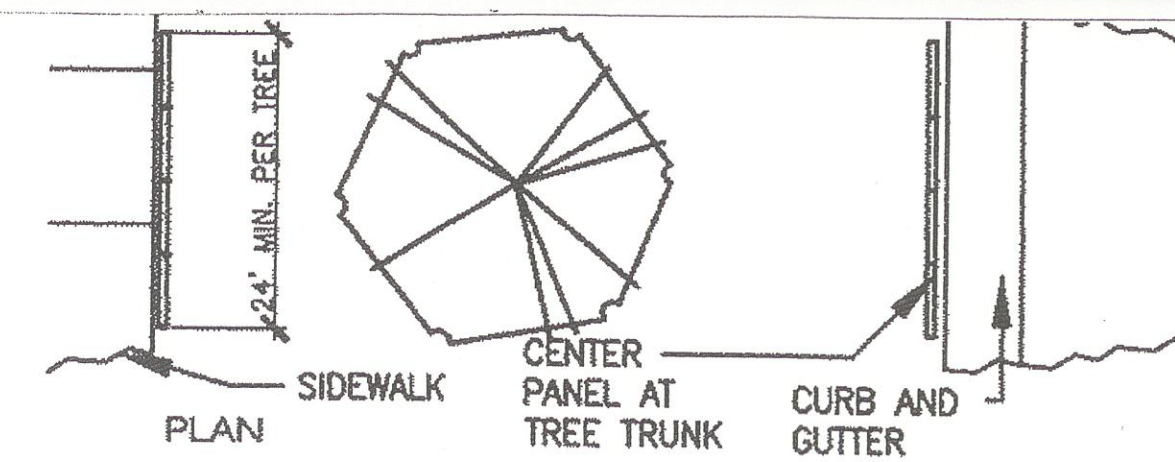
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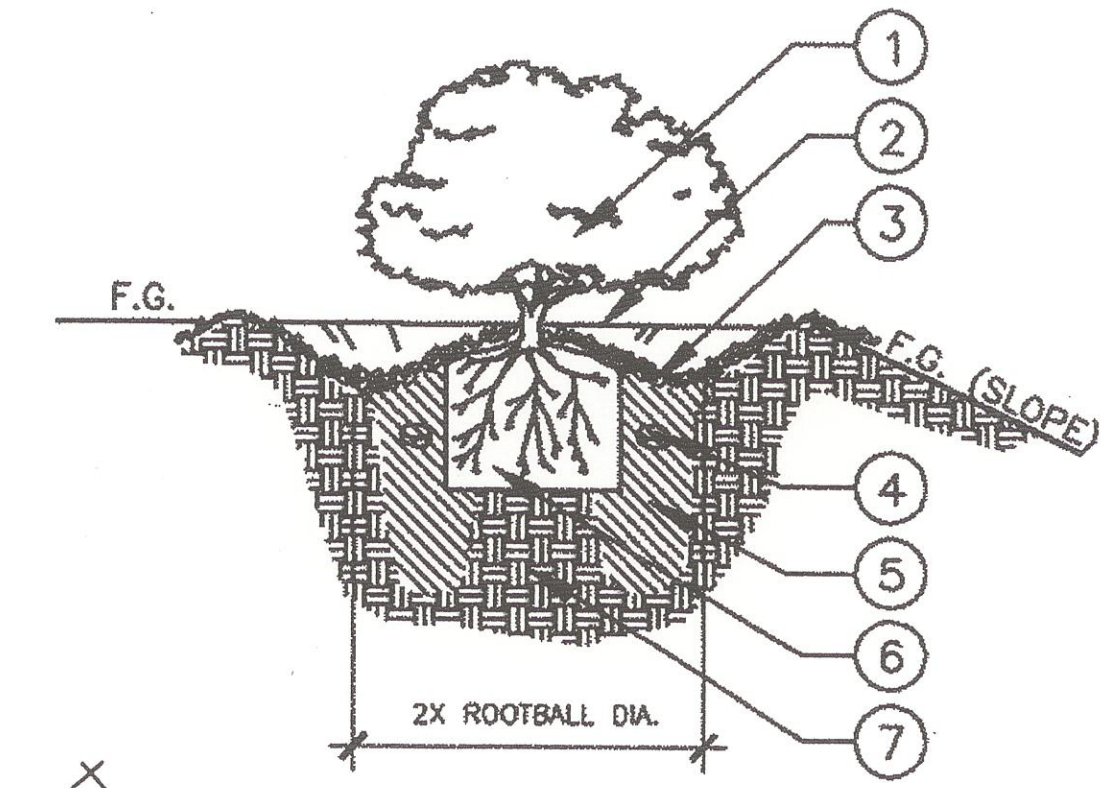
NOT TO SCALE

SHEET  
**10.6**  
OF

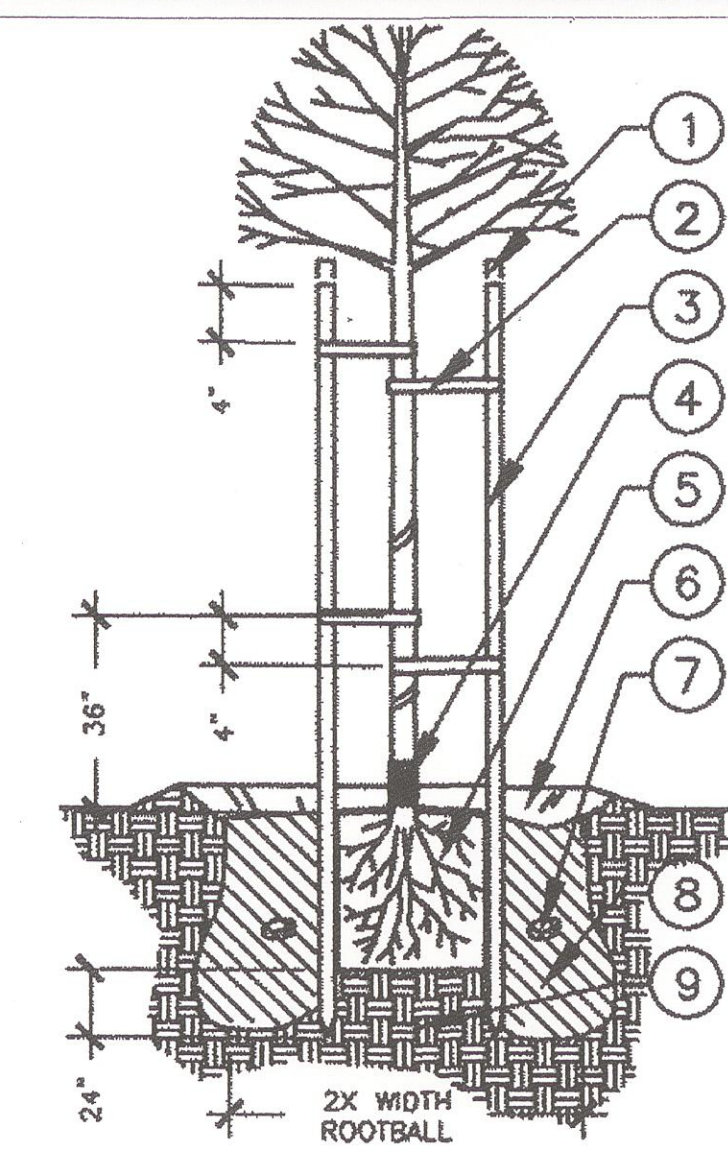




1. ROOT CONTROL BARRIER. 2. DEPTH MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS WITH A MINIMUM THICKNESS OF 0.085". PANELS SHALL HAVE ROOT DEFLECTING CHANNELS 6" O.C.. CENTER PANELS ON TREE TRUNK AND SET PANEL MIN 1/2" ABOVE FIN. GRADE.
  2. FINISH GRADE OF SIDEWALK.
  3. CONCRETE CURB AND GUTTER.
  4. NATIVE SOIL.
  5. 3/4" GRAVEL BACKFILL.
  6. ROOTBALL. CROWN AT OR ABOVE FINISH GRADE.
  7. SEE TREE PLANTING DETAIL.
- NOTES:  
A. PROVIDE ROOT BARRIERS AT ALL TREES PLANTED WITHIN 5' OF CURBS, STREETS, OR SIDEWALKS



- LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
  2. MINIMUM 2"-3" HIGH WATER BASIN.
  3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
  4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
  5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
  6. SHRUB ROOTBALL, AT OR ABOVE FINISH GRADE.
  7. NATIVE SOIL (OR APPROVED IMPORT).

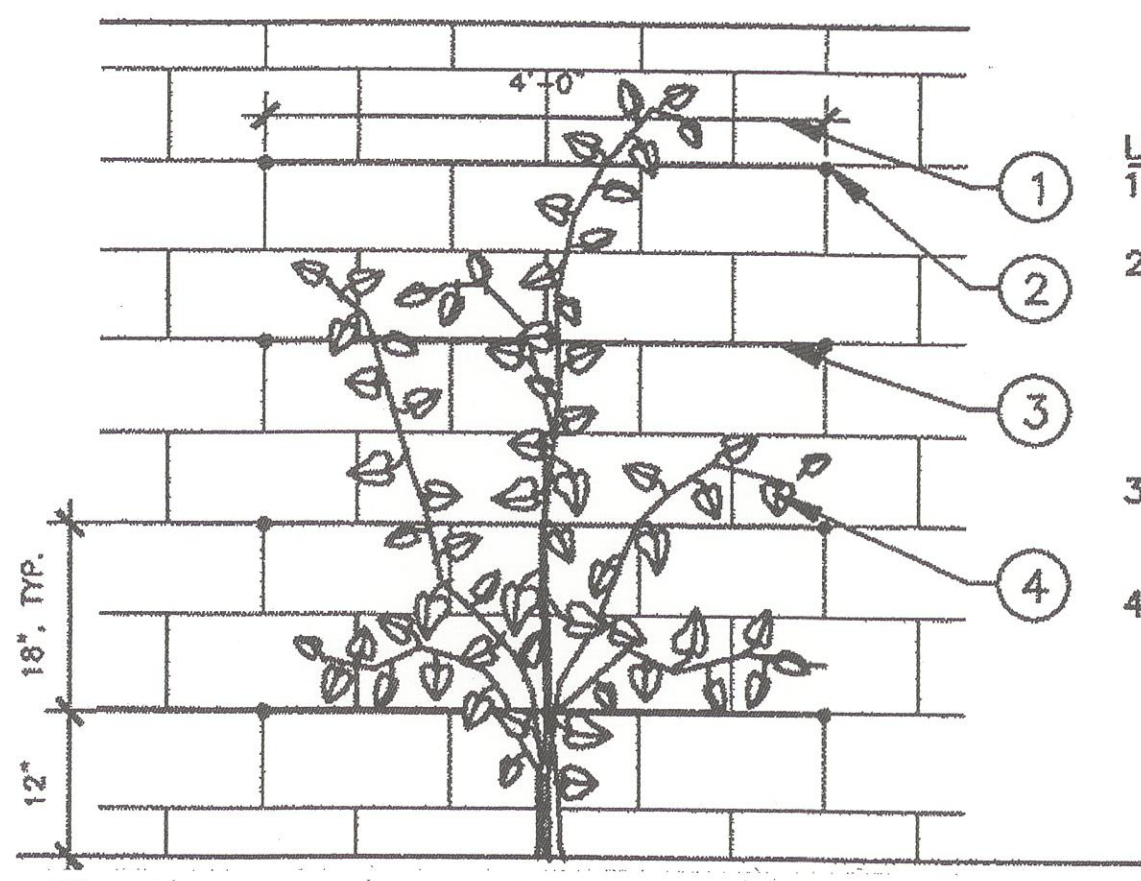


- LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
  2. FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
  3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4"6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
  4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
  5. ROOT BALL.
  6. CONTINUOUS 3" HEIGHT WATERING BASIN, EXCEPT IN TURF AREAS. REMOVE BASIN AT END OF MAINTENANCE PERIOD. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
  7. PLANT TABLETS PER SPECS.
  8. BACKFILL MIX - SEE DRAWINGS OR SPECS.
  9. NATIVE SOIL.

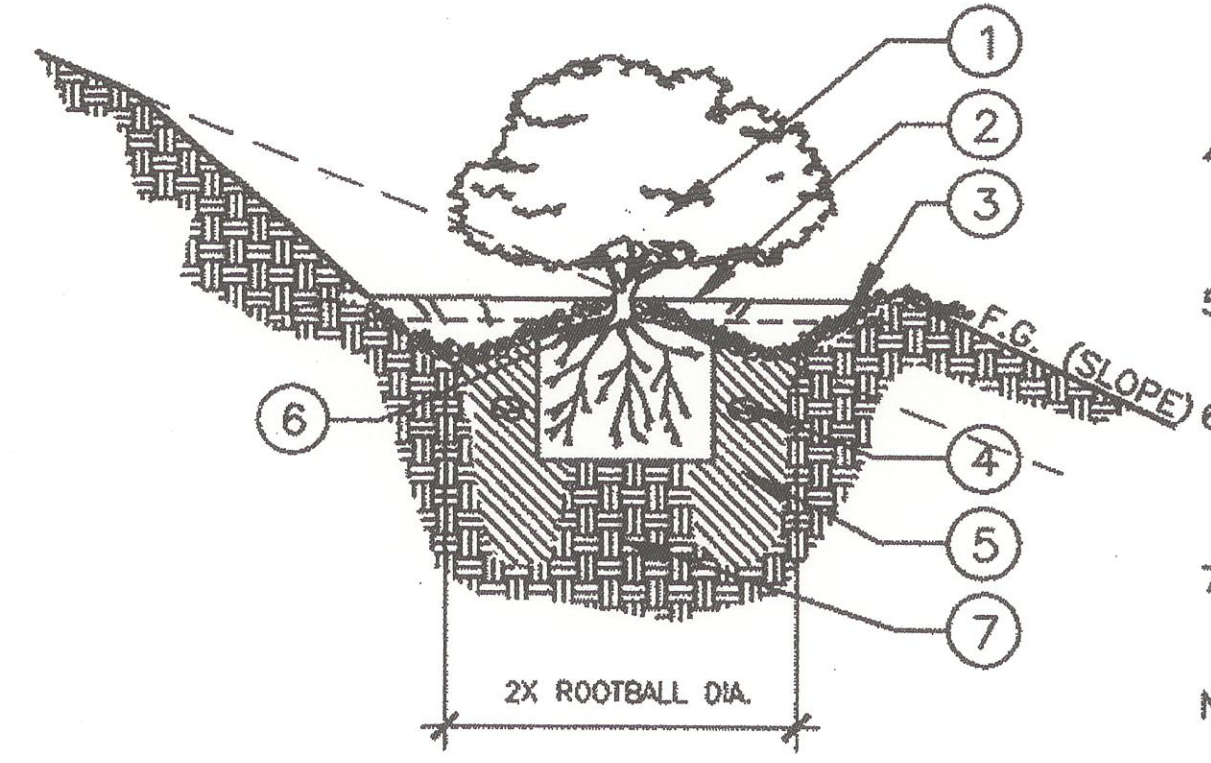
## P1 TREE PLANTING W/ ROOT CONTROL BARRIER

## P2 SHRUB PLANTING

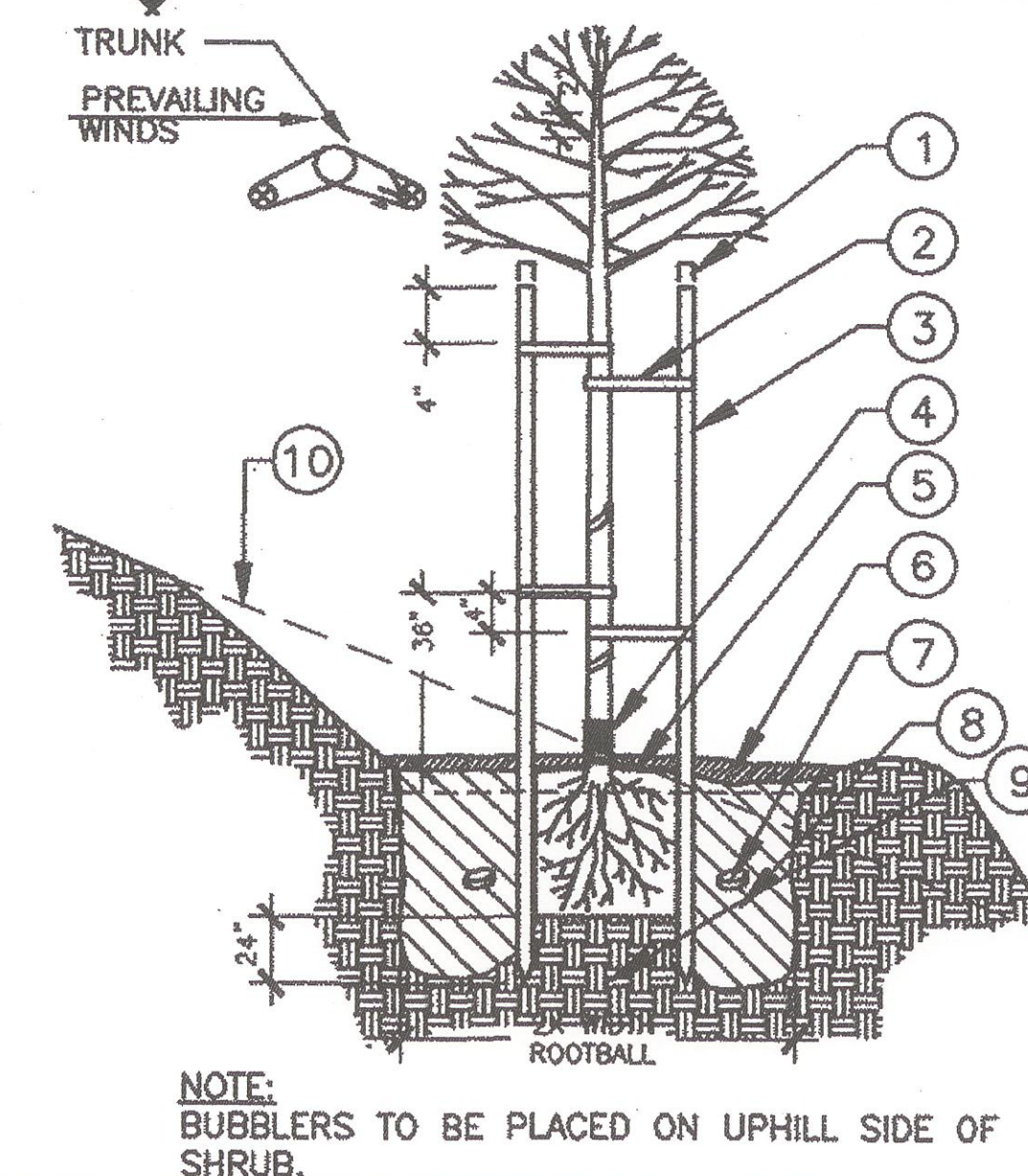
## P3 TREE STAKING



- LEGEND:
1. MASONRY WALL.
  2. 1-1/2" X 3/8" STAINLESS STEEL EYE BOLT. FASTEN TO WALL IN PRE-DRILLED HOLE WITH LEAD EXPANSION SHIELD IN MORTAR JOINT.
  3. COLD DRAWN, STAINLESS STEEL, 18 GAUGE WIRE.
  4. VINE OR ESPALIER PER PLAN. ATTACH PLANT TO WIRE WITH GREEN NURSERY TAPE.



- LEGEND:
1. SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
  2. 4" HIGH X 2' DIAMETER PLANT BASIN. COVER WITH TOP DRESSING.
  3. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
  4. FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
  5. PLANTING BACKFILL MIX PER SPECIFICATIONS.
  6. PLANTING DEPTH: TOP OF ROOTBALL 1" ABOVE FINISH GRADE.
  7. NATIVE SOIL (OR APPROVED IMPORT).
- NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.

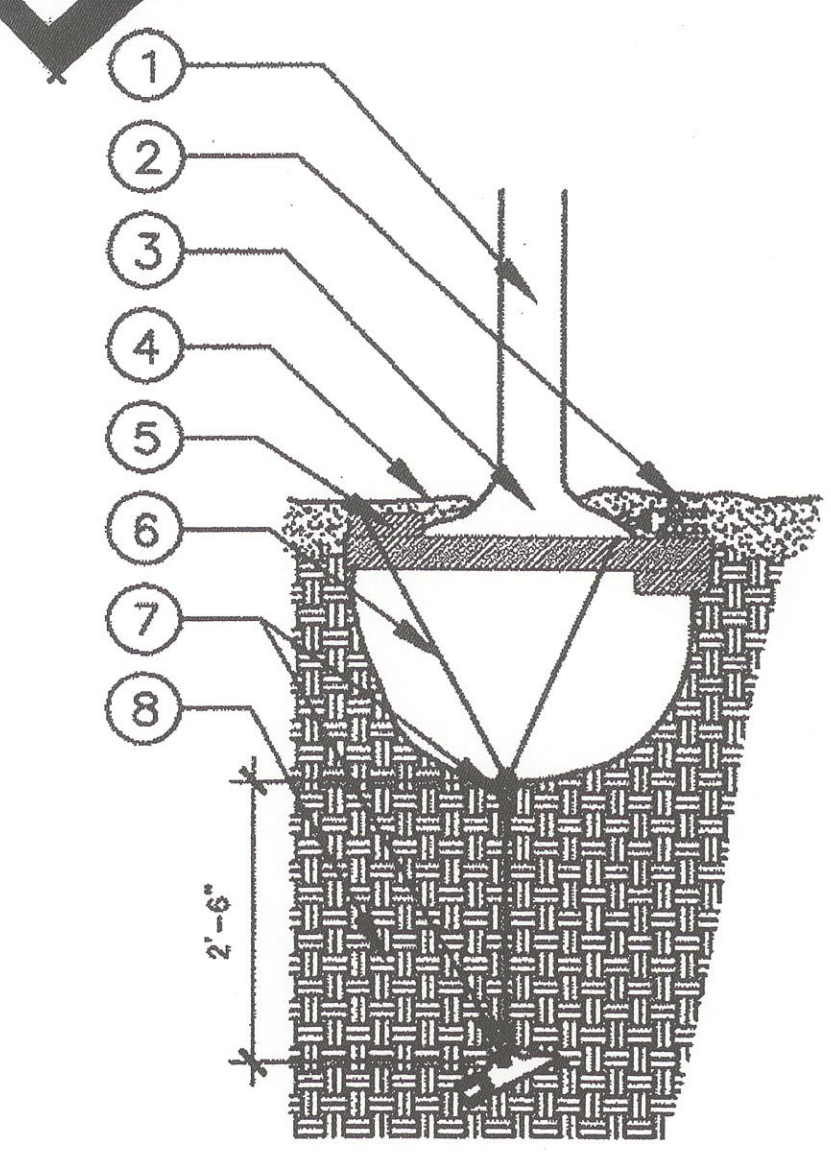


- LEGEND:
1. CUT OFF ENDS DAMAGED BY DRIVING.
  2. FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
  3. TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4"6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
  4. APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
  5. ROOT BALL PLANTING DEPTH: TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
  6. 4" HIGH X 2' DIA. PLANT BASIN. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
  7. PLANT TABLETS PER SPECS.
  8. BACKFILL MIX - SEE DRAWINGS OR SPECS.
  9. NATIVE SOIL.
  10. SLOPE TO BE 2:1 MAXIMUM. BLEND INTO EXISTING SLOPE.

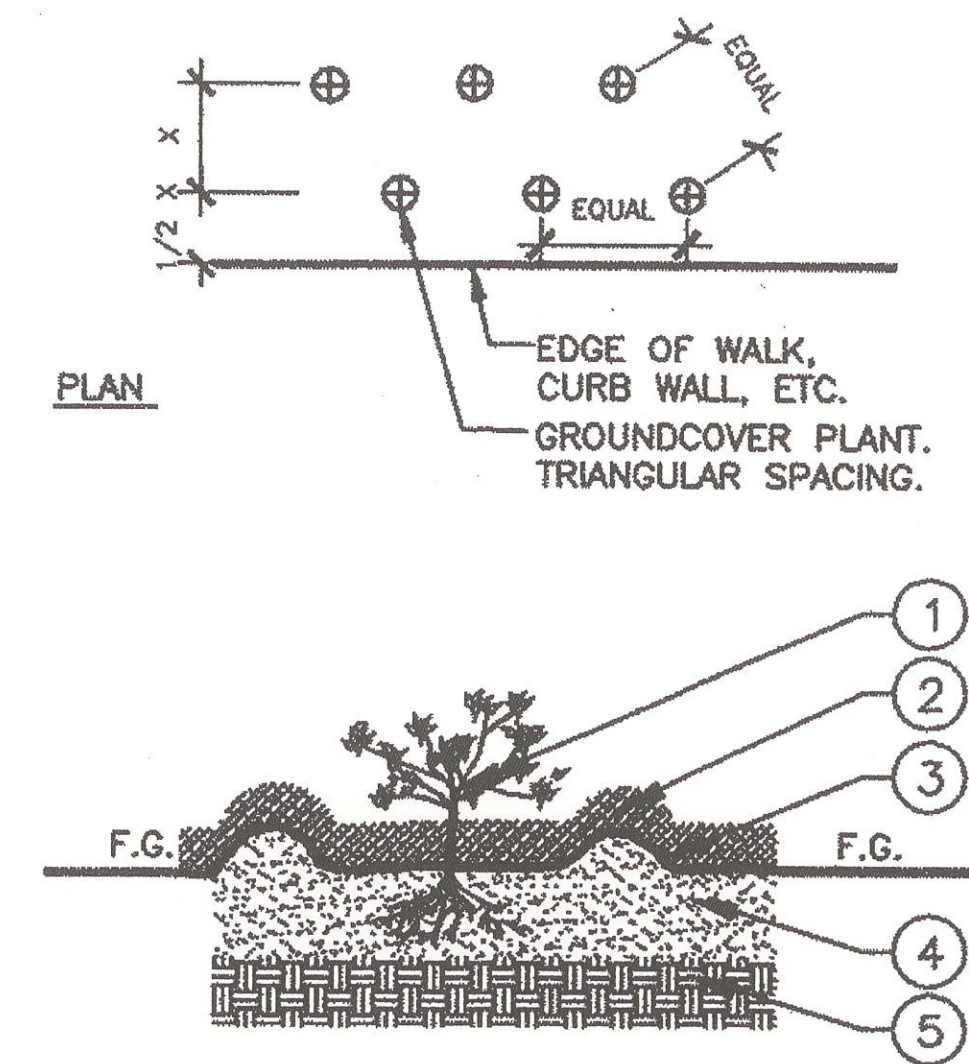
## P4 VINE / ESPALIER ON HORIZONTAL WIRE SUPPORT

## P5 SHRUB PLANTING SLOPE CONDITION

## P6 TREE PLANTING SLOPE CONDITION



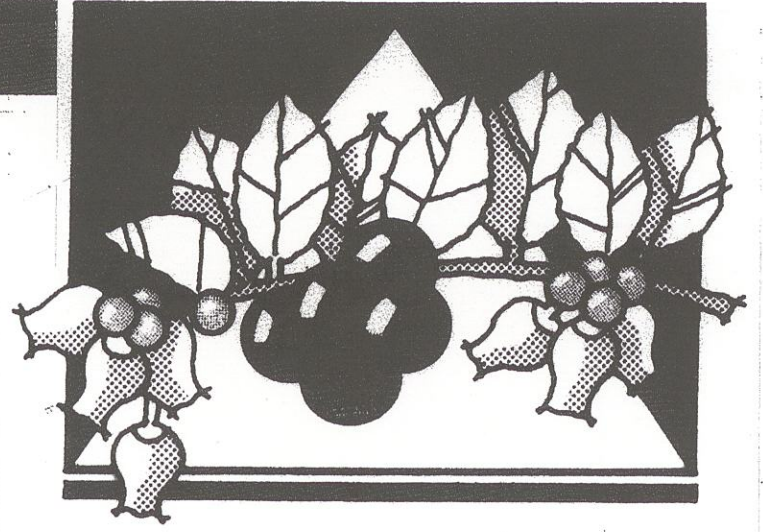
- LEGEND:
1. TREE, MAXIMUM 3" CALIPER.
  2. RACHET TENSIONER.
  3. ROOT BALL, CROWN TO BE AT OR ABOVE FINISHED GRADE. SET 1-1/2" ABOVE F.G. AND ALLOW FOR SETTLEMENT.
  4. 2" MINIMUM LAYER OF DECOMPOSED GRANITE.
  5. 2" X 4" TIMBER TRIANGLE.
  6. 18" GALV. STEEL TENSIONING CABLE 1/8 7 X 7.
  7. 68-DB1 DUCKBILL ANCHOR (INCLUDES ANCHOR AND 2-1/2" 7/8 7 X 7 GALV. STEEL CABLE). TYP. OF 3 PLACES.
  8. NATIVE SOIL.
- NOTES:  
A. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
B. NOT FOR PERMANENT APPLICATION - FOR TEMPORARY USE ONLY.  
C. USE ONLY ON FIRM ROOT BALLS - NOT FOR USE ON TREES GROWN IN SAWDUST MIX OR VERY LOOSE DIRT.  
D. TREE CANOPY SHOULD BE KEPT CROPPED TO MINIMIZE WIND RESISTANCE.



- LEGEND:
1. GROUND COVER PLANT MATERIAL FROM 1 GALLON CONTAINER, FLAT, OR LINER. TRIANGULAR SPACING. SEE PLANTING PLANS AND LEGEND.
  2. TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
  3. MINIMUM 2"-3" HIGH WATER BASIN.
  4. AMENDED SOIL PER PLANTING PLANS AND SPECIFICATIONS.
  5. SCARIFIED SUB-GRADE. SEE SPECIFICATIONS.
- NOTES:  
A. PLANT GROUND COVER AT EQUAL SPACING PER PLANT LEGEND.  
B. PROVIDE GROUND COVER UP TO THE EDGE OF SOIL BERMS AT ALL TREES AND SHRUBS.

## P7 TREE ROOTBALL STRAP

## P8 GROUND COVER PLANTING



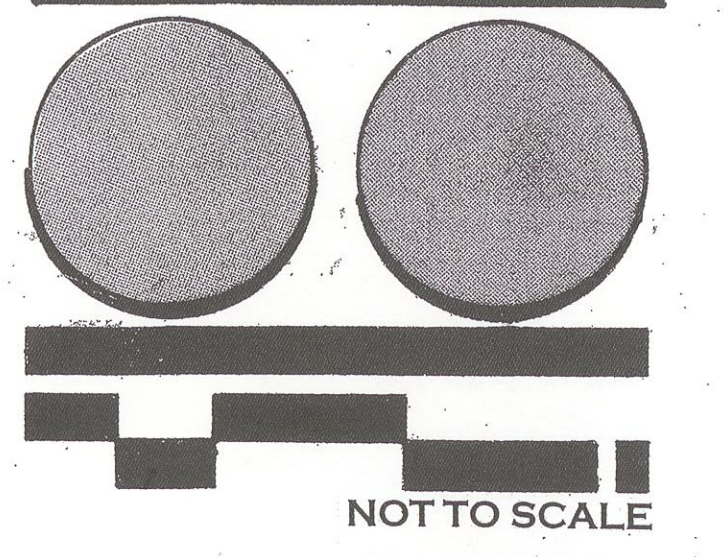
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## BERRYESSA JACKSON COMMERCIAL SAN JOSE, CALIFORNIA

BERRYESSA PROPERTY LLC  
1261 MARTIN AVENUE  
SANTA CLARA, CA 95050

## PRELIMINARY PLANTING DETAILS

JOB #	REVISIONS:
17011	03.04.19 06.05.20
DATE:	03.15.19
11.05.18	05.06.19
	03.11.19
	01.23.20





### GENERAL GRADING NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved agenda, and change orders associated with these Landscape Construction Documents.
- Existing grades are based on information directly from Civil Engineer's plans. Verify existing grades for accuracy prior to the start of grading and notify the Owner and Landscape Architect immediately should conflicts arise.
- The layout of piping and accessories is diagrammatic unless specifically dimensioned. Prior to grading, verify underground utility locations, existing drainage structures, and street improvements which may interfere with the work to be done. Contact the Underground Service Alert (USA) 800.642.2444 prior to digging. Notify the Owner and Landscape Architect immediately should conflicts arise.
- Proposed paving surfaces shall meet paved surfaces with a smooth and continuous transition. Low spots which hold standing water will not be permitted.
- Step tread surfaces shall be sloped at 1% for drainage, and shall have slip resistant finishes.
- Walkways shall be installed with a maximum cross slope of 2% and shall meet all local and county requirements.
- When utilized, care shall be taken to accurately center all deck drains within or between concrete expansion joint and score lines as shown on the plans.
- Planted areas shall be sloped at a minimum of 2% towards catch basins and swales as shown on plan. Low spots which hold standing water will not be permitted. Positive drainage away from building foundations, and property lines is imperative. Notify the Landscape Architect immediately should conflicts arise.
- Groundcover areas shall be 2" and lawn areas 1" below top of adjacent paving, headers or curbs, unless otherwise noted. Low spots which hold standing water will not be permitted.
- Drainlines shall drain at 2% minimum with a minimum with a smooth and continuous fall, unless otherwise noted.
- Verify existing drainline locations at walkway crossings. Daylight proposed drainlines through the face of existing curbs 1" above the flow line.
- Pools, spas and fountains shall be drained per local codes and requirements.
- When possible, clean topsoil shall be removed from areas to be paved and stockpiled to be used as backfill in planting areas.
- Refer to planting plans for slope stabilization and planting requirements should slopes exceed 3:1. Notify the Owner and Landscape Architect immediately should field conditions arise which increase the maximum proposed slope grades.

### GENERAL LAYOUT NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- A qualified supervisor shall be present on site at all times during construction through the completion of clean-up work.
- It is the responsibility of the Contractor to coordinate all construction element locations with other trades prior to installation. The contractor shall familiarize himself with the locations of existing and future underground services and improvements, which may conflict with the work to be done. Contact the Underground Service Alert (USA) 800-642-2444 prior to initiating construction, and notify the Owner and Landscape Architect immediately should conflicts arise.
- These drawings and specifications represent the finished structures. Observation visits to the job site by the Landscape Architect do not include inspections of construction methods and safety conditions at the work site. These visits shall not be construed as continuous and detailed inspections.
- Verify critical dimensions, reference point locations and construction conditions prior to initiating construction and notify the Owner and Landscape Architect immediately should conflicts arise.
- Staking dimensions are referenced from curb face, building face or edge of paving unless otherwise noted. Written dimensions shall take precedence over scaled dimensions.
- Pavement thickness, concrete footing dimensions, reinforcing, and sub-base requirements shall conform to City standards and Soils and Structural Engineers' recommendations. Contact the Owner and Landscape Architect immediately should conflicts arise.
- Notify the Landscape Architect 48 hours minimum prior to pouring concrete for general review of formwork alignment. All form alignment shall be straight and even. Radii and curves are to have smooth, continuous transitions without abrupt changes or bends. Whenever possible expansion joints, deep score lines and pour joints shall follow within the joints of stamped pattern impressions. Joint locations not specifically indicated on the plans shall be evenly spaced, visually unobtrusive, and installed per local codes and City standards.
- The Contractor shall note and install all sleeving and drainlines as shown on the irrigation plans, grading plans, and construction details.
- Conditions not specifically noted or detailed on the plans shall be constructed similarly to the requirements and details for respective materials. Should questions arise, such conditions shall be called to the attention of the Landscape Architect for review prior to implementation.
- Construction detailing, materials, equipment and products other than those specified within these plans may be considered for use provided prior written approval is obtained from the Owner, the Landscape Architect or the applicable governing authority as required prior to implementation.

### GENERAL IRRIGATION NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- The irrigation design is diagrammatic. Equipment, piping, valves, etc. shown within paved areas is shown for design clarification only and shall be installed within planting areas. Locate valves and B.P.U.'s within shrub areas to that they are visually unobtrusive.
- Do not install the irrigation system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or conflicts should be brought to the attention of the Owner and Landscape Architect immediately. In the event this notification is not performed, the Contractor shall assume full responsibility for any revisions necessary.
- It is the responsibility of the Contractor to familiarize himself with grade differences, location or walls, retaining walls, structures and utilities, etc. The Contractor shall be responsible for the coordination of the repair or replacement of all items damaged by his work. He shall coordinate his work with other Contractors for the location and installation of pipe sleeves and laterals through walls, under roadways and paving, etc.
- The irrigation system design is based on a minimum operating pressure of \_\_\_\_\_ psi and a maximum flow demand of \_\_\_\_\_ gpm. The Contractor shall verify water pressure prior to construction and report any discrepancy between the water pressure indicated on the drawing and the actual pressure reading at the irrigation point of connection to the Landscape Architect immediately.
- Install backflow prevention unit(s) and piping between the point of connection and the B.P.U. per local codes. The final location of the B.P.U. shall be approved by the Owner's Authorized Representative.
- VAC electrical power source at controller locations shall be provided by others. The Contractor shall be responsible for coordinating the final connection from the electrical source to the controller with a licensed Electrical Contractor. The final controller location shall be approved by the Owner's Authorized Representative.
- Mainline piping and control wires under paving shall be installed separate sleeves. Mainline sleeve size shall be a minimum of 1-1/2 times the diameter of the pipe to be sleeved. Control wire sleeves shall be of sufficient size for the required number of wires under paving. See plan for size.
- Lateral line piping under paving shall be Schedule 40 P.V.C. pipe and shall be installed prior to paving. Refer to plans for sleeving requirements should they apply.
- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved by the Landscape Architect.
- Lateral line sizing shall be 3/4" size unless otherwise noted.
- Irrigation heads, valves and controller timing shall be adjusted to provide optimum coverage with minimal overspray onto walks and streets. If necessary, the Contractor shall adjust head spacing, nozzle arc/trajectory, or install additional heads to ensure proper coverage.
- The Contractor shall provide check valves to each circuit throughout the irrigation system that is located within a sloped area to prevent low irrigation head drainage.
- Irrigation equipment not otherwise detailed or specified shall be installed per manufacturer's recommendations and specifications.
- Irrigation heads shall be set perpendicular to finish grade unless otherwise specified.

### GENERAL RESIDENTIAL DRIP IRRIGATION NOTES

#### ATMOSPHERIC VACUUM BREAKER VALVE

1. Install PVC from hose bib or water service line after meter, whichever is closer to the point of distribution manifold as shown on the details and as located on the plans, or as approved by Landscape Architect prior to installation.
2. Group atmospheric valve manifold as close as practical. Atmospheric valves to be installed above ground a minimum of 6" above the highest irrigation head. Refer to local codes.
3. Atmospheric valves are to be installed no further than 12" from fence, sidewalk, living structure, etc. unless alternate location is approved by Landscape Architect prior to installation.
4. Thoroughly flush mainline before atmospheric valve installation.

#### PRESSURE REGULATOR

1. Install where shown on valve detail.
2. Pressure regulator to be installed on all valves that control drip or microspray circuits.
3. Pressure of regulator to be as per plan (see Irrigation Key PSI).
4. Thoroughly flush mainline before installing pressure regulator.

#### DRIPPERLINE INSTALLATION

1. Bury dripperline below decorative bark mulch and above finish grade. Use jute netting stapler as necessary to hold tubing in place.
2. Compression fittings must be UV inhibited with a pressure rating of 70 PSI minimum. Submit sample of compression fittings to the Landscape Architect for approval.
3. Install flushing apparatus in areas easily accessible for maintenance. Install as per manufacturer's recommendations. Activate the system and thoroughly flush (20 minutes to one hour) before allowing the system to become fully operational.

#### ADJUSTING DRIP IRRIGATION SYSTEM

1. With the system fully flushed and pressurized and before covering the tubing (before or after planting) test the system for operation. Contractor to check all connectors for leaks and check for proper discharge from emitter tubing and check end tubing for bug plug and stake.
2. Additional costs associated with any changes or adjustments are to be born by the Contractor.
3. The entire system shall be operating properly before any area is accepted into maintenance.
4. The Contractor is responsible for periodically checking operation of the system and adjusting it as necessary for the duration of the Contract, including the maintenance period.

#### IN LINE FILTER

1. Install where shown on valve detail.
2. In-line filter to be installed on all valves that control drip or microspray circuits.
3. Filter to have 150 to 200 mesh screen installed prior to installation.
4. Thoroughly flush mainline prior to filter installation.

#### MICROSPRAY NOTES

##### VALVE

1. Install where shown on plan and as per detail. Group anti-siphon as close as possible. Review planting plan to avoid conflict with tree and/or shrub locations. Notify the Landscape Architect of any conflicts prior to the placement of plant materials.
2. Install valves no further than twelve inches (12") from wall, sidewalk, fence or other structure unless the Landscape Architect approves installation at a greater distance prior to installation.
3. Thoroughly flush mainline prior to valve installation.
4. Valve to be installed a minimum of six inches (6") above the highest sprinkler head (consult local codes).

##### SCREEN FILTER

1. Install where shown on plans and as per detail.
2. Screen filter to equal size of valve and have proper maximum flow rate to properly irrigate area specified. The filter is to have a flushing valve and be installed as per manufacturer's recommendations.

##### LATERAL LINE AND DRIP TUBING INSTALLATION

1. Install PVC lateral line to point of emission distribution manifold (i.e. emitter) where shown on plan. Install as shown on details.
2. Bury dripper line below bark mulch and above finish grade. Use jute netting staples as necessary to hold tubing in place.
3. Install flushing apparatus, when required (see manufacturer's recommendations), in area easily accessible for maintenance. Activate the system and thoroughly flush (20 minutes to one hour) before allowing the system to become fully closed and pressurized.

##### ADJUSTING THE SYSTEM

1. With the system fully flushed and pressurized, and before covering the tubing (before or after planting); test the system for operation.
2. Additional costs associated with these changes or adjustments are to be born by the Contractor.
3. The entire system shall be operating properly before any area is accepted into maintenance.
4. The Contractor is responsible for periodically checking the operation of the system and making adjustments as necessary for the duration of the contract and including the maintenance period.

### IRRIGATION PIPE SIZING CHART

#### PIPE SIZE MAXIMUM G.P.M. STATIC PRESSURE MAINLINE PIPING: SCH. 40 P.V.C.

3/4"	8.0
1"	15.0
1-1/4"	24.0
1-1/2"	35.0
2"	50.0
2-1/2"	75.0

#### LATERAL LINE PIPING: CLASS 200 P.V.C.

3/4"	6.0
1"	10.0
1-1/4"	20.0
1-1/2"	30.0
2"	50.0
2-1/2"	70.0

### GENERAL PLANTING NOTES

- These notes are to be used for general reference in conjunction with, and as a supplement to, the written specifications, approved addenda, and change orders associated with these Landscape Construction Documents.
- A qualified supervisor shall be present on site at all times during planting and through completion of cleanup work.
- Plant trees and shrubs plumb and faced to give the best appearance or relationship to adjacent plant, structures or view.
- Plant locations are diagrammatic and may be adjusted in the field as the Landscape Architect's request prior to installation. Care shall be taken to spot plant material evenly to provide optimum growth condition and maximum aesthetics. Do not install plant material in an area that will cause harm to adjacent structures or improvements, landscape drainage or obstruct irrigation spray patterns.
- It is the responsibility of the Contractor to coordinate all plant material locations with other trades prior to installation. The Contractor shall familiarize himself with the locations of existing and future underground services and improvements that may conflict with the work to be done. Contact the Underground Service Alert (USA) 800-642-2444 prior to digging, and notify the Owner and Landscape Architect immediately should conflicts arise.
- Notify Owner and the Landscape Architect immediately should soil conditions be present which prevent proper soil drainage and allow water to stand in planting pits.
- Verify plant quantities prior to installation. Quantities are listed for convenience only; the actual number of symbols shall have priority over quantities designated. Notify the Landscape Architect of quantity discrepancies or unlabeled massings immediately.
- Unless otherwise specified, the Landscape Architect shall select and field spot specimen trees. Plant material placement shall be subject to approval by the Landscape Architect or Owner's Authorized Representative prior to installation.
- Vines specified shall be installed with vine runners espaliered to the adjacent structure, and nursery stakes removed. Contractor shall submit fastener information to Owner and the Landscape Architect for approval prior to installation.
- Ground covers, when utilized, shall be planted evenly and continuously under tree and shrub masses.
- Planting methods, soil amendment quantities, and preparation methods shall be installed according to the plant specifications and details.
- Plant material shall be fertilized at the rates and time intervals specified within the planting specifications.
- Refer to Detail \_\_\_\_\_, Sheet \_\_\_\_\_ for shrub planting.
- Refer to Detail \_\_\_\_\_, Sheet \_\_\_\_\_ for 5 and 15 gallon tree staking.
- Refer to Detail \_\_\_\_\_, Sheet \_\_\_\_\_ for boxed tree staking.
- Refer to Detail \_\_\_\_\_, Sheet \_\_\_\_\_ for tree guying.

#### STREET TREE NOTES:

1. EXACT LOCATION OF STREET TREES ALONG PUBLIC STREETS SHALL BE DETERMINED AT THE STREET IMPROVEMENT STAGE.
2. STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE INSTALLED PER CURRENT APPLICABLE CITY STANDARDS.
3. STREET TREE INSTALLATIONS ARE SUBJECT TO CITY ARBORIST APPROVAL

#### POTTERY SCHEDULE

Pottery and saucers are to be provided by Owner.

Contractor shall be responsible to provide and install one (1) inch drain rock within bottom four (4) inches of each pot, provide and install potting soil mix ("Supersoil" or approved equal), and drill pot drain holes (if necessary).

Each pot shall be planted with seasonal annuals so as to completely fill the planting area. In addition, selected pottery shall be planted with plant material as indicated and specified on the planting plans.

All plant material within pottery shall be irrigated with a "drip" type of irrigation system, and shall meet the following basic requirements:

- a. Each lot shall be independent from one another.
- b. Each drip system shall be valved independently from other irrigation circuits.
- c. Each valve/circuit shall be fully automatic and be electrically connected to the automatic controller for that particular lot.
- d. All components shall be buried below finish grade.
- e. Valves, control wire cable, wire connectors, valve boxes, and the appropriate installation methods shall conform to the irrigation key and written specifications herein.
- f. Each drip system shall have a pressure regulator and a filter device installed on the "downstream" side of the control valve. Both components shall be installed in plastic valve boxes.
- g. Drip system piping/tubing shall be installed in appropriate PVC sleeving as necessary in order to reach selected pottery locations at hardscape areas, etc. The Contractor shall be responsible to coordinate sleeving with other trades.
- h. Drip systems shall meet applicable codes, rules, regulations, ordinances, etc.

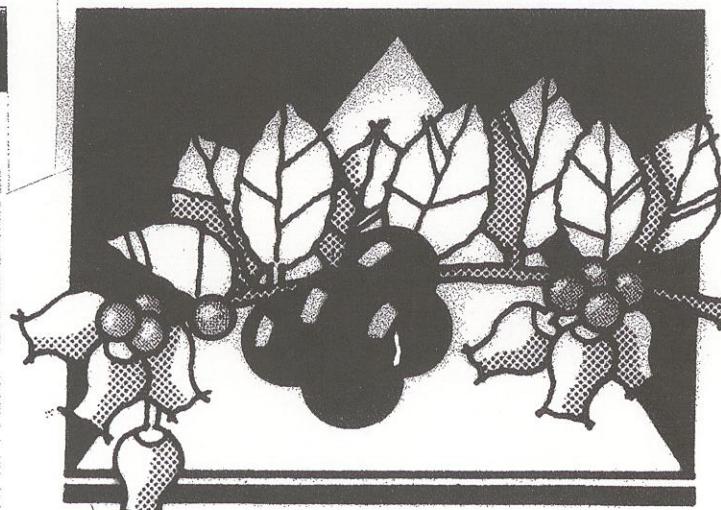
The Contractor shall submit shop drawings and material specifications to the landscape architect for approval prior to ordering.

#### POTTERY LEGEND

- ② - Designates house plan number.
- ① - Designates size (approximate) and style of pottery.

### FINISH GRADING & DRAINAGE LEGEND

SYMBOL	DESCRIPTION
F.G.R.	FINISH GRADE SPOT ELEVATION
H.P.	ELEVATION HIGH POINT
T.C.	TOP OF CURB ELEVATION
F.F.	FINISH FLOOR ELEVATION
P.S.	PROTECTIVE SLOPE EVEVATION
225'	CONTOUR ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
4:1	SLOPE RATIO
RIM	INLET GRATE (RIM) ELEVATION
INV.	STORM DRAIN INVERT ELEVATION
OUT.	OUTFALL ELEVATION
	DIRECTION OF SURFACE FLOW
	DRAINAGE SWALE
%	GRADIENT PERCENTAGE
---	STORM DRAIN PIPE (SCHEDULE 40 PVC, TYPE 1 120-1220)
S= %	SLOPE OF STORM DRAIN PIPE
	AREA DRAIN WITH FLAT GRATE (PLASTIC; N.D.S.)
	AREA DRAIN WITH ATRIUM GRATE (PLASTIC; N.D.S.)
	DECK DRAIN (BRONZE; ZURICH)
T.S.	TOP OF STEP ELEVATION
B.S.	BOTTOM OF STEP ELEVATION
T.W.	TOP OF WALL ELEVATION
B.W.	BOTTOM OF WALL ELEVATION
P.O.C.	POINT OF CONNECTION



ISAACSON, WOOD & ASSOCIATES  
LANDSCAPE ARCHITECTURE

35802 HIBISCUS COURT, FREMONT, CA 94536

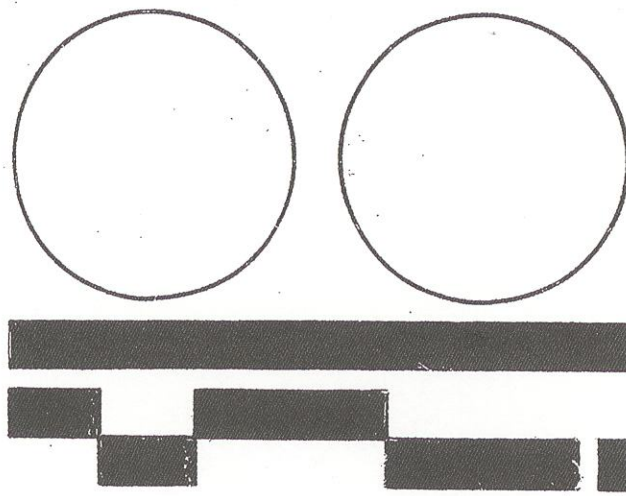
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**BERRYESSA JACKSON COMMERCIAL**  
SAN JOSE, CALIFORNIA

**BERRYESSA PROPERTY LLC**  
1261 MARTIN AVENUE  
SANTA CLARA, CA 95050

### LANDSCAPE GENERAL NOTES

JOB #	REVISIONS:
17011	① 03.04.19 ② 06.05.20
DATE:	③ 03.15.19 ④
11.05.18	⑤ 05.06.19 ⑥
	⑦ 03.19.19 ⑧
	⑨ 01.23.20 ⑩



SHEET

**10.8**

OF