



**Planning Department PERMIT  
Resubmission PDC16-045  
August 3rd, 2017**

**West San Carlos Residential**  
San Jose, California

**Sheet Index**

- 1.0 - Cover Sheet
- 2.0 - Existing Site Plan
- 3.0 - General Development Plan
- 4.0 - Development Standards
- 5.0 - Mitigation Measures
- 6.0 - Conceptual Site Plan
- 7.0 - Conceptual Floor Plans
- 8.0 - Conceptual Elevations
- 9.1 - Landscape Plan - Ground Level
- 9.2 - Landscape plan - Terrace Level
- 9.3 - Planting and Irrigation Details
- 9.4 - Landscape Furnishing Imagery Board
- 10.1 - Proposed Stormwater Plan
- 10.2 - Proposed Wet Utility Plan
- 11.0 - Proposed Grading and Draining Plan
- 12.0 - Stormwater Details
- 13.0 - Fire Access Exhibit - U Turn
- 14.0 - Fire Access Exhibit - Back In
- 15.0 - Lighting Plan
- 16.0 - Details

**Project Description**

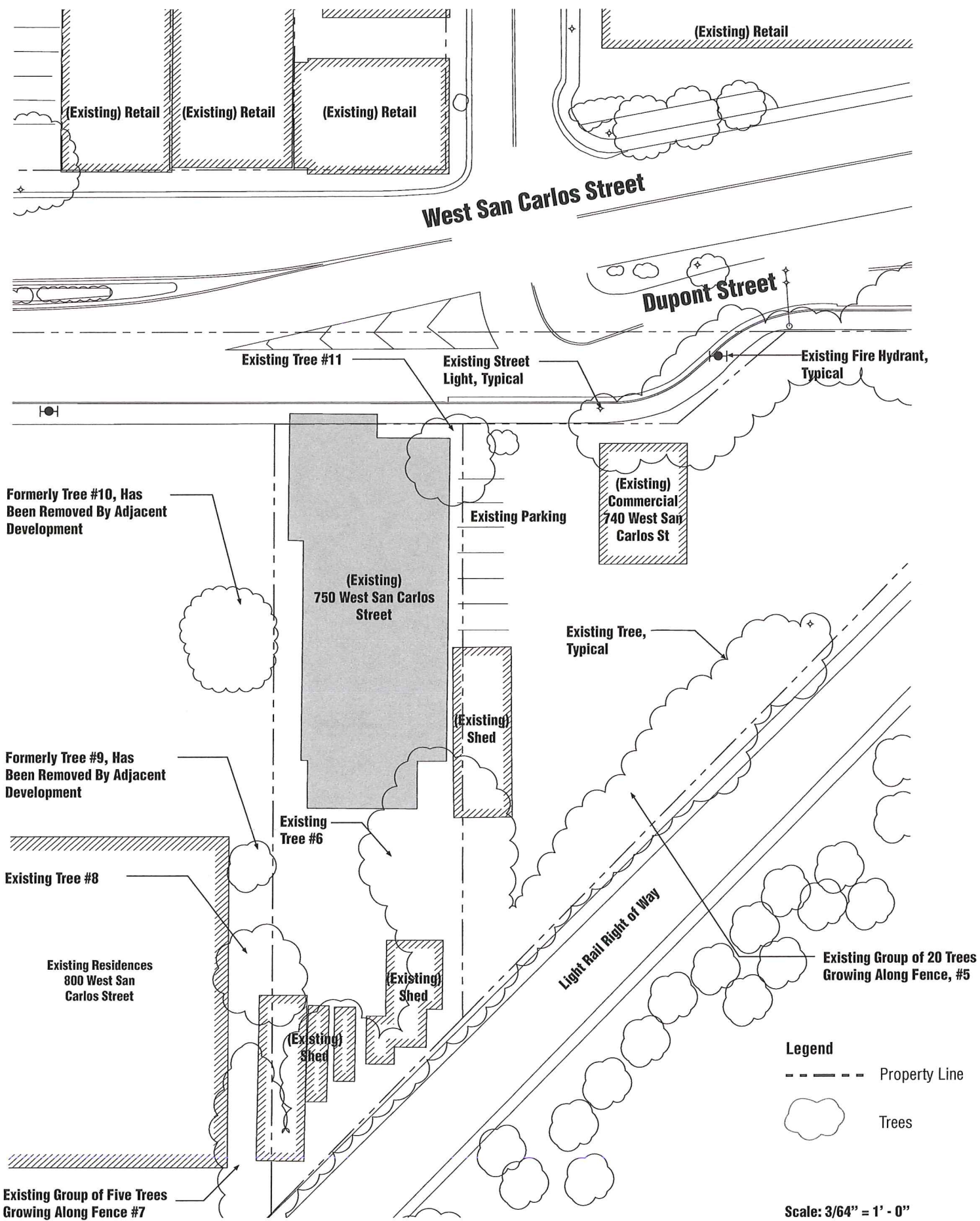
Planned Development Rezoning from HI Heavy Industrial to R-M Multiple Residence to allow up to 56 multi-family residential units.  
New building on 0.41 acres with garage parking.  
Building construction to be 5 stories of type III A over 2 stories of type 1A fully fire sprinklered.  
Building shall be provided with an automatic fire extinguishing system in accordance with California Fire Code 903.2 and San Jose Fire Code 17.12.630. Systems serving more than 20 heads shall be supervised by an approved central, proprietary, or remote service to the satisfaction of the Fire Chief. Building occupancy is R-2 with S-2, and A-3. This building is not a speculative building or built for lease (office area and retail spaces). This new building will provide a fire alarm system per California Building Code section 917.2.

Emergency responder radio coverage (ERRC) is required throughout the area of each floor of the building. Lock boxes shall be provided to the satisfaction of the Chief Building Official and Fire Chief.

**West San Carlos Residential** San Jose, California

**Cover Sheet**





# West San Carlos Residential

San Jose, California

## Existing Site Plan

### Site Photos

Project Location



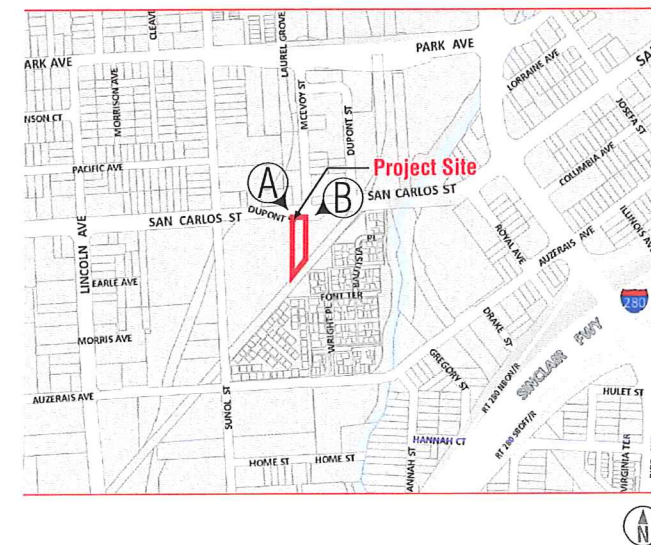
View A

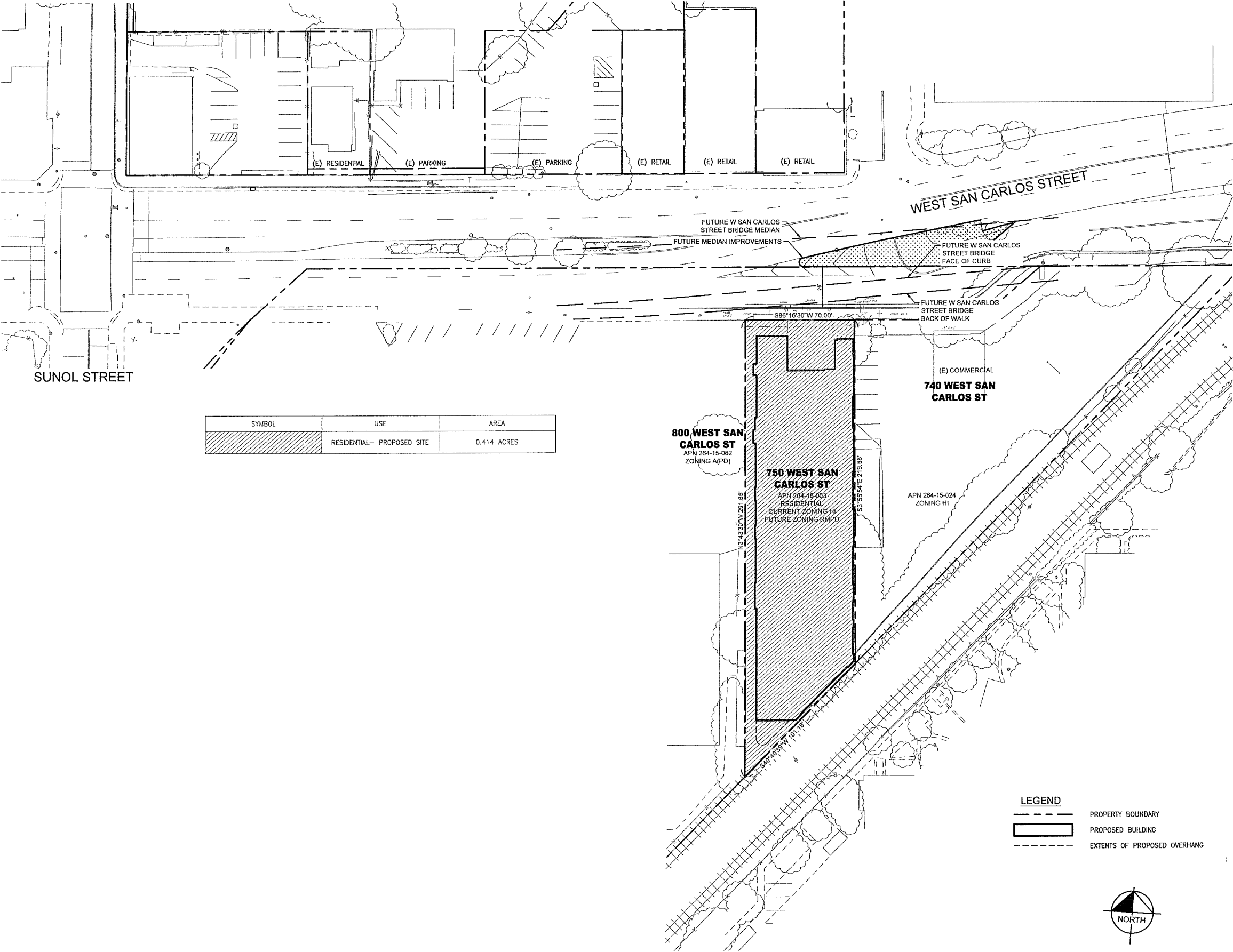
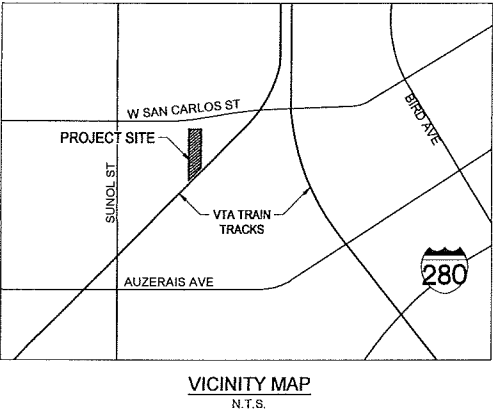


Project Location

View B

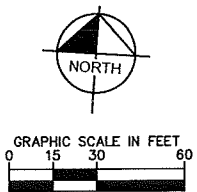
### Vicinity Map





**LEGEND**

- PROPERTY BOUNDARY
- [Box] PROPOSED BUILDING
- - - - - EXTENTS OF PROPOSED OVERHANG



# West San Carlos Residential

San Jose, California

## General Development Plan











	Description	Unit area	Circulation & Service Area	Amenity Area	Parking	Gross Floor Area
Floor 1	Ground Level	0	2,794	0	11,735	14,529
Floor 2	Second Parking Level	0	554	0	13,975	14,529
Floor 3	First Residential Level	11,439	1,911	0		14,469
Floor 4	Second Residential Level	11,439	1,911	0		14,469
Floor 5	Third Residential Level	11,439	1,911	0		14,469
Floor 6	Fourth Residential Level	11,439	1,911	0		14,469
Floor 7	Fifth Residential Level	7,087	1,951	2,249		12,026
<b>Totals</b>		<b>52,843</b>	<b>12,943</b>	<b>2,249</b>		<b>98,960</b>

Use	Area (sf)	Percentage of Lot
Building	14,529	81.04%
Walkway	1,592	8.88%
Hardscape/landscape (west planting, front & rear yards)	1,119	6.24%
Sideyard	402	2.24%
Water Retention	236	1.32%
Driveway	285	1.59%
Total	17,927	100%

	Unit Type				Total
	1Bed/1Bed Afordable	2Bed/2Bed Afordable	1Bed/1Bed	2Bed/2Bed	
Floor 3	1	1	5	5	12
Floor 4	1	1	5	5	12
Floor 5	1	1	5	5	12
Floor 6	1	1	5	5	12
Floor 7	1	-	5	2	8
<b>Total Unit Count Proposed</b>	<b>5</b>	<b>4</b>	<b>25</b>	<b>22</b>	<b>56</b>
% Mix	8.93%	7.14%	44.64%	39.29%	100.00%

Very Low Income (VLI)	Area (sf)	Number of Units	Total Area (sf)
1A	620	5	3,100
2A	977	4	3,908
<b>Total</b>	<b>779</b>	<b>9</b>	<b>7,008</b>

	Area (sf)	Number of Units	Total Area (sf)
Total VLI	758	9	7,008
Total MR	944	47	45,772
<b>Total Residential</b>	<b>943</b>	<b>56</b>	<b>52,780</b>

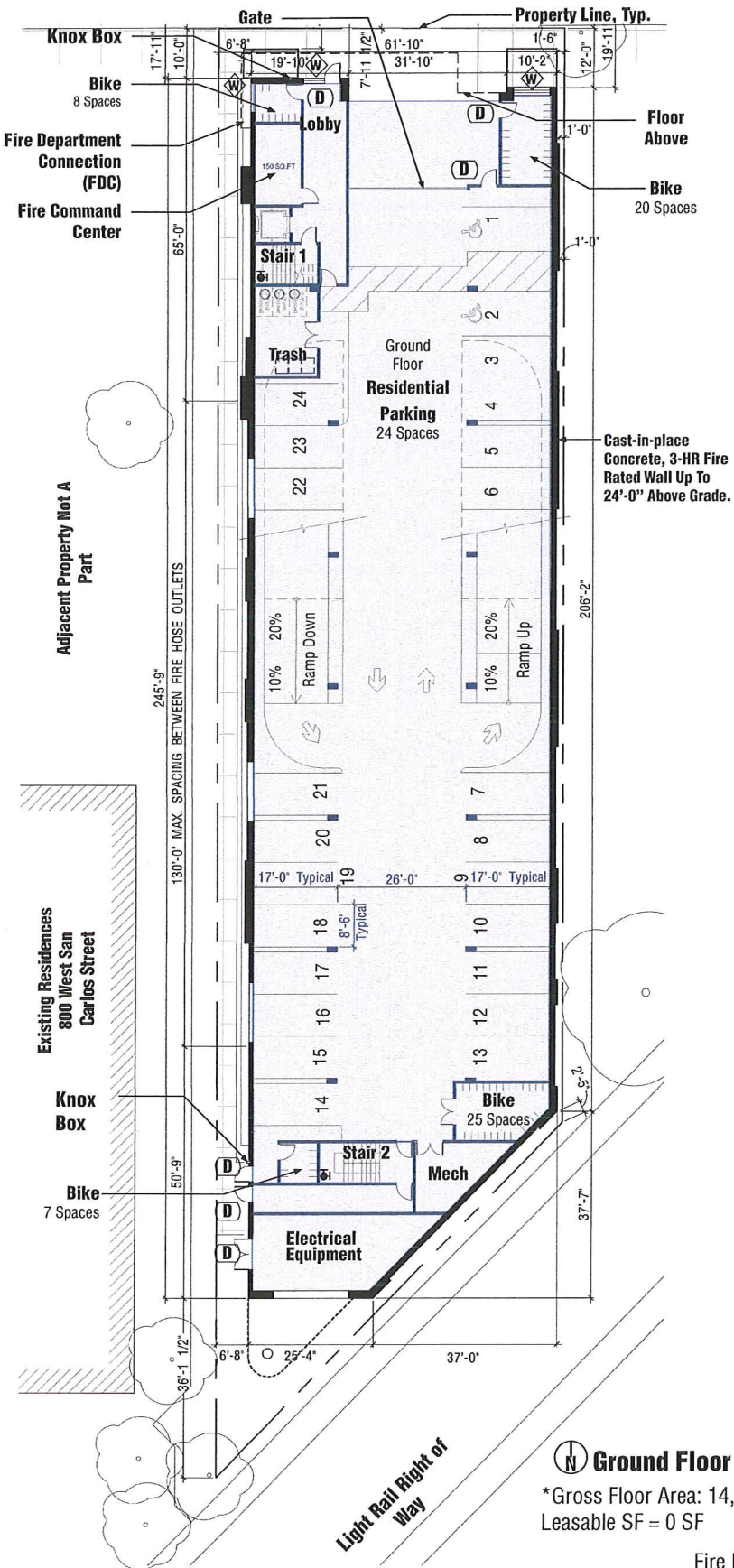
Description	Balconies (sf)	Number of Units	Total Area (sf)
1A	78	5	390
1B	74	5	370
1C	90	10	900
1C	88	5	440
1C-VAR 1	88	5	440
2A	87	4	348
2B	77	4	308
2C	85	9	765
2D	61	5	305
2E	208	4	832
<b>Total</b>			<b>5098</b>

Description	Yard/Terrace (sf)
Floor 1	639
Floor 7	2324
Total	2963

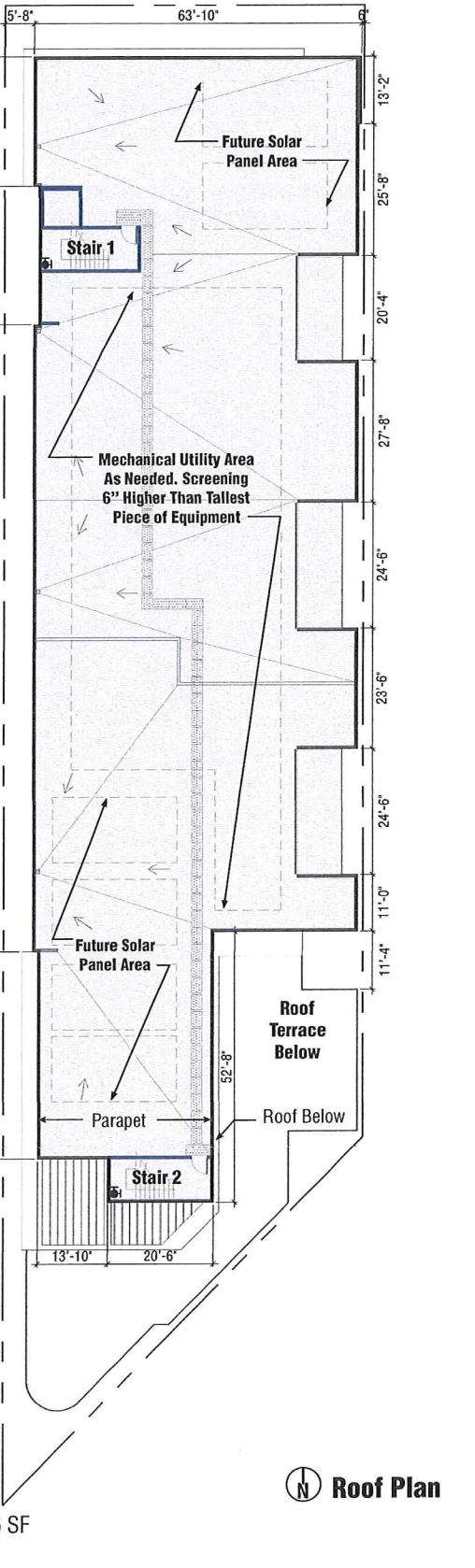
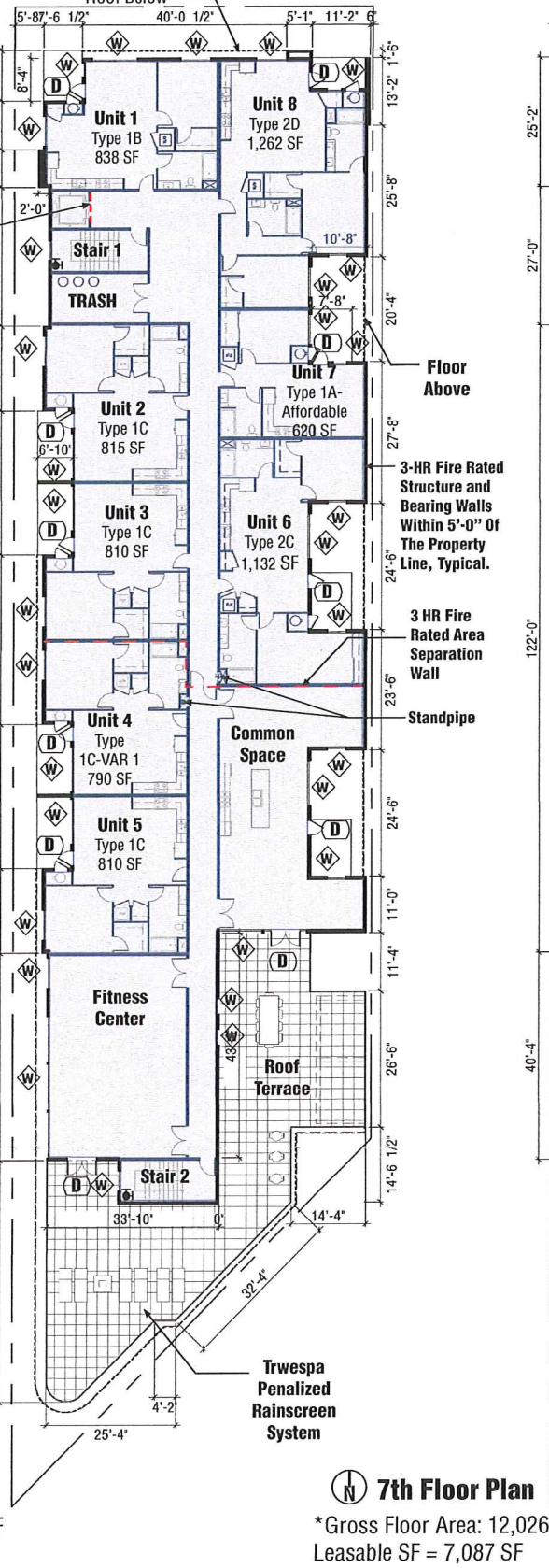
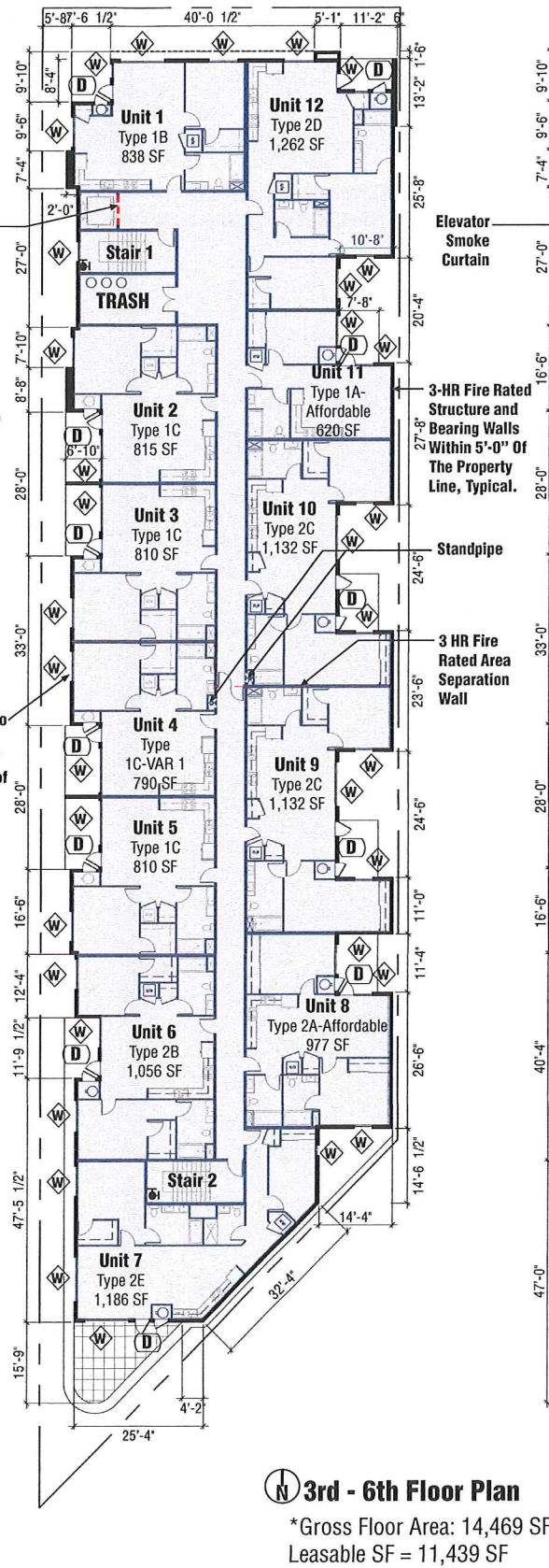
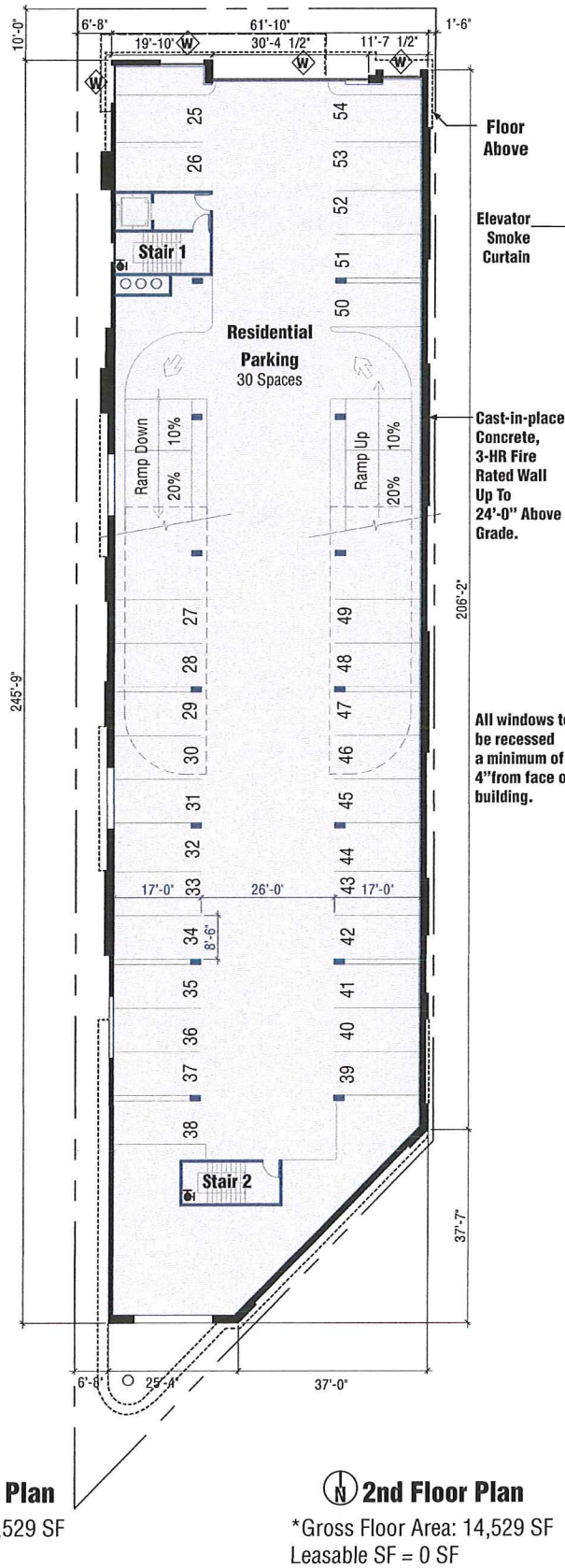
Required Allowable Density	Proposed Project Site	Max Allowed Density
65-250 DU/ACRE	0.41 ACRES	110

## Assessor's Parcel Number: 264-15-003





Fire Department Notes:  
 a. All buildings under construction, three or more stories in height, shall have at least one standpipe for use during construction. Such standpipe shall be provided with fire department hose connections. Locations(s) and numbers of standpipes shall be reviewed and approved by the Fire Department.  
 b. Building Street numbers shall be easily visible from the street at all times, day and night.



#### LEGEND

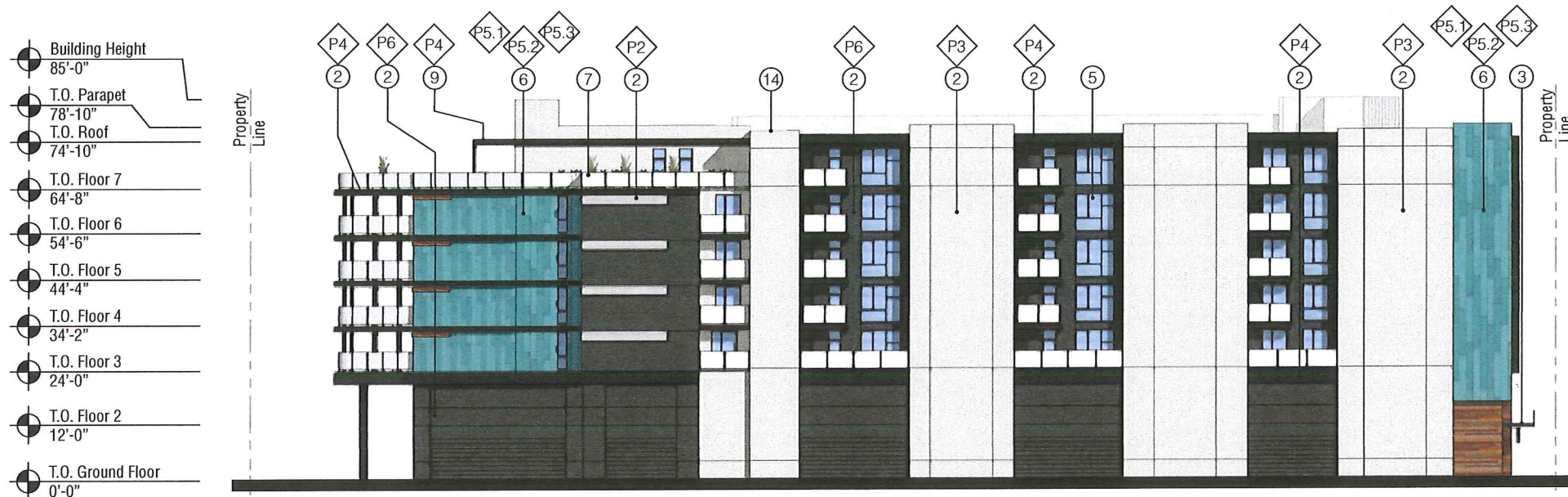
- Property Line
- ◊ Window
- ⓓ Door

#### Conceptual Floor Plans

# West San Carlos Residential

San Jose, California





EAST ELEVATION

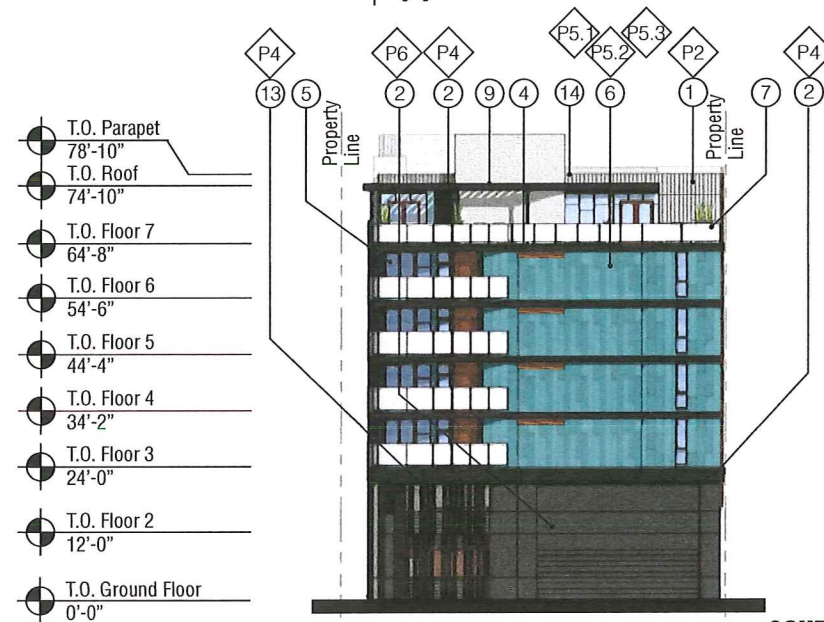
### Colors & Materials

- P1 Benjamin Moore 2124-30 Deep Silver
- P2 Benjamin Moore 2132-60 Metallic Silver
- P3 Benjamin Moore 2122-70 Snow White
- P4 Benjamin Moore 1596 Nightfall
- P5.1 Benjamin Moore 740 Harbor Side Blue
- P5.2 Benjamin Moore 741 San Jose Blue
- P5.3 Benjamin Moore 742 Largo Teal
- P6 Benjamin Moore 1609 Temptation

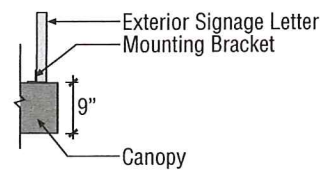
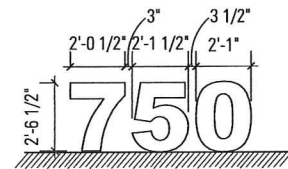
### Key Notes

- ① Corrugated Metal Siding
- ② Exterior Cement Plaster
- ③ Metal Canopy
- ④ High Density Laminate Wall Panel - Ambar
- ⑤ Aluminum Window
- ⑥ Architectural Wall Panel System
- ⑦ Glass Guardrail
- ⑧ Aluminum Storefront Window System
- ⑨ Wood Trusses
- ⑩ Translucent Glass Roll Up Garage Door
- ⑪ Decorative Metal Wall Sconce
- ⑫ Signage & Address Numbers
- ⑬ Metal Grille
- ⑭ Roofing - Single Ply and PVC System
- ⑮ Green Wall
- ⑯ Drain Leader

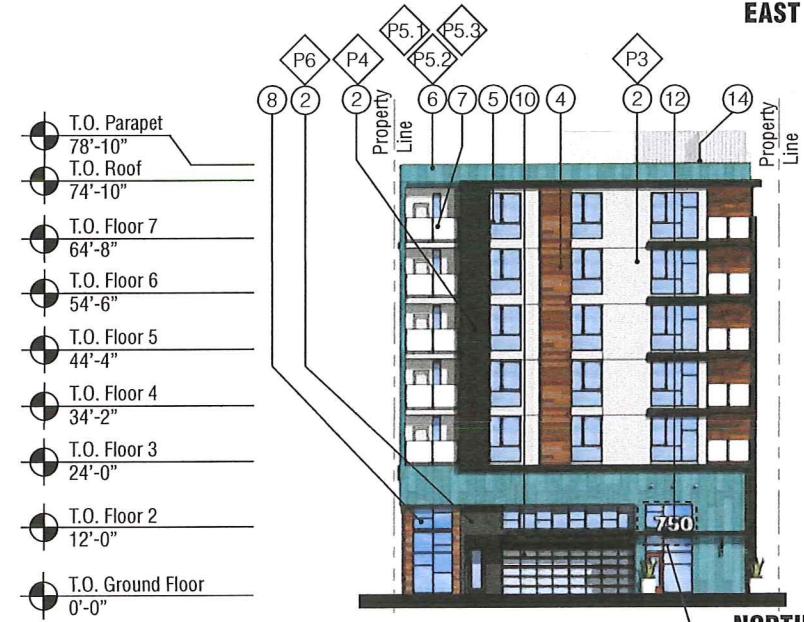
Note: The General Plan, Transit Residential District, Does Not Specify A Height Limit; It Specifies A Building To Be 5 To 25 Stories



SOUTH ELEVATION



- ① Conceptual Building Signage N.T.S.  
Note: Street numbers of the buildings shall be easily visible from the street at all times, day and night.



NORTH ELEVATION



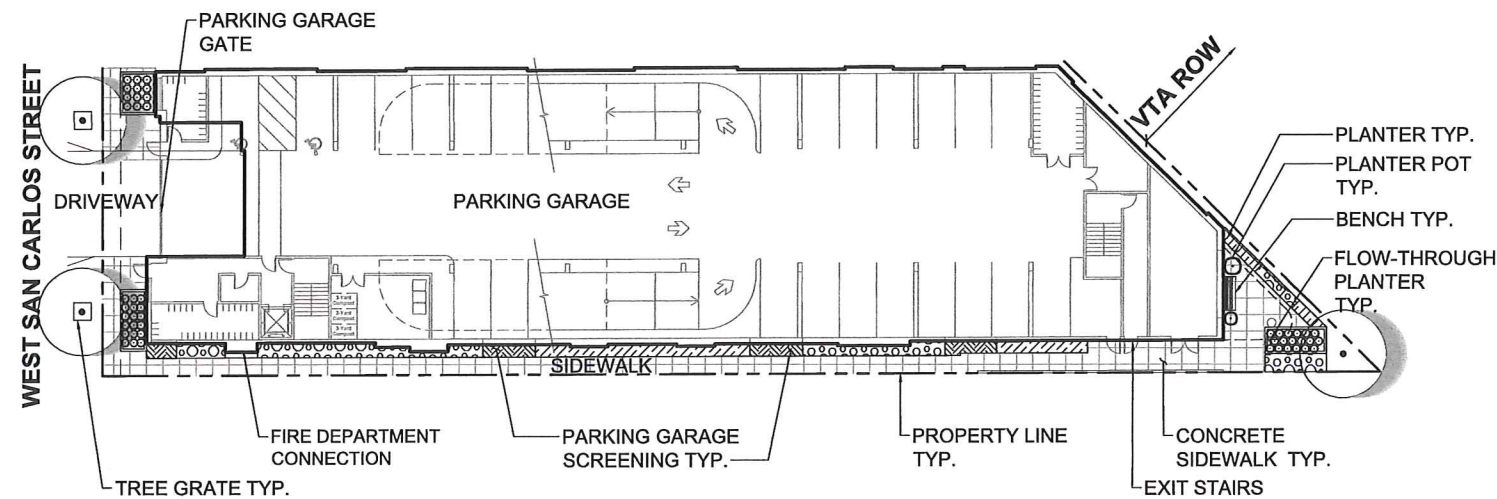
WEST ELEVATION

# West San Carlos Residential

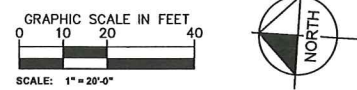
San Jose, California

# Conceptual Elevations





**GROUND FLOOR: STREETSCAPE & PERIMETER**



#### GENERAL NOTES:

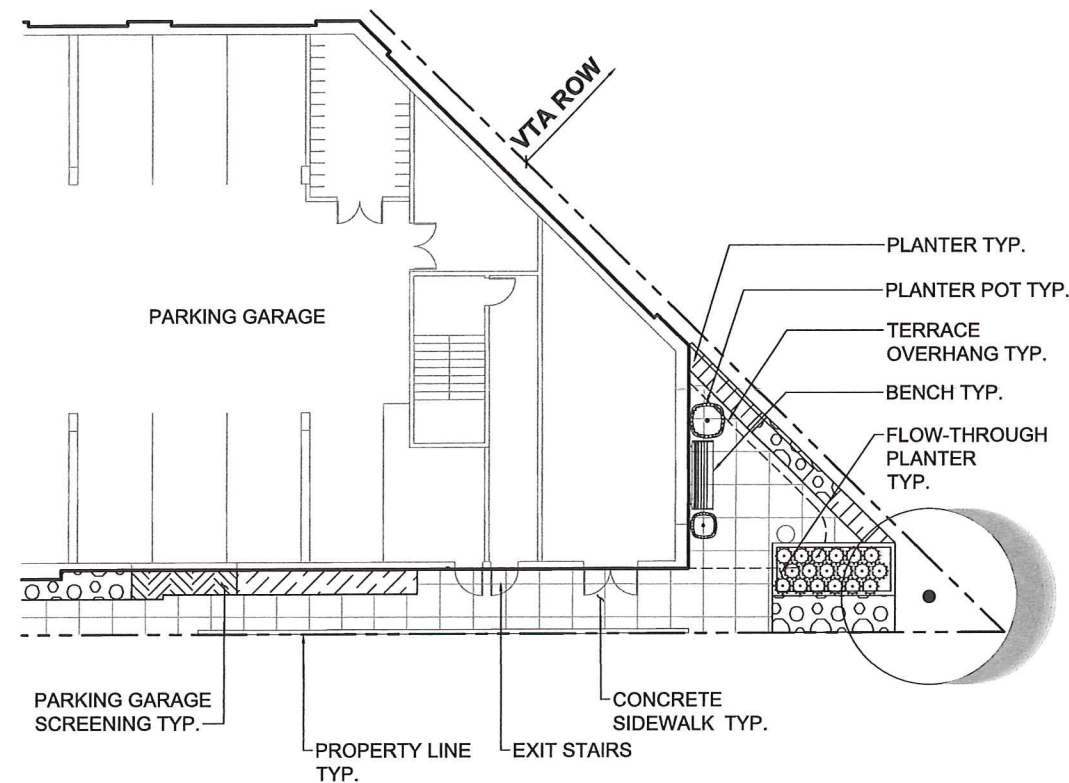
1. DESIGN SHALL MEET ALL APPLICABLE STATE AND LOCAL CODES.
2. SEE CIVIL PLANS FOR GRADES, STORMWATER MANAGEMENT, AND ADA PATH OF TRAVEL.
3. LIGHTING TO BE LOW LEVEL AND DARK SKY COMPLIANT.
4. VERIFY EXISTING SITE INFORMATION, INCLUDING BUT NOT LIMITED TO; GRADES, UTILITIES, PROPERTY LINES, SETBACKS, EASEMENTS, LIMITS OF ROADWAYS, CURBS AND GUTTERS.

#### IRRIGATION NOTES:

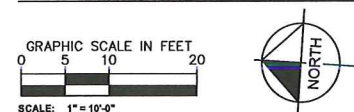
1. ALL PLANT GROUPS ARE LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY SUB-SURFACE DRIP OR BUBBLERS. THE NEW IRRIGATION CONTROL SYSTEM WILL CONNECT TO A WEATHER SENSOR AND BACKFLOW PREVENTOR. ALL COORDINATION SHALL BE DONE WITH THE CLIENT'S REPRESENTATIVE.
2. ALLOW ONE VALVE MINIMUM PER HYDRO ZONE IN EACH PLANTER.

#### PLANTING & WATER USE NOTES:

1. ALL PLANT GROUPS ARE DESIGNED FOR LOW WATER USE, AND LAID OUT BY WATER ZONES DEPENDING ON WATER NEEDS. ALL PLANTING IS WATERED BY SUB-SURFACE DRIP OR BUBBLERS.
2. ALL GROUNDCOVER PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN TWO (2) YEARS. ALL SHRUB PLANTING AREAS ARE EXPECTED TO UNIFORMLY PROVIDE COMPLETE COVER OVER THE PLANTING AREA IN FIVE (5) YEARS.
3. ALL NEW PLANTING AREAS SHALL HAVE A MINIMUM 3" DEPTH LAYER OF ORGANIC MULCH APPLIED. STABILIZING MULCH PRODUCTS SHALL BE APPLIED TO SLOPES OF 3 TO 1 OR GREATER.



**GROUND FLOOR: GARDEN ENLARGEMENT**



#### 750 LANDSCAPE NARRATIVE:

The design of the outdoor spaces at 750 West San Carlos Street will acknowledge, as well as, compliment the planned enhancements to the West San Carlos Street Corridor. An entry, with street trees and a hardscape design which visually ties the development to others along the corridor, will offer an inviting experience for residents and guests alike. Additionally, hardscape elements such as, benches and tree grates will reinforce the design intent of the public streetscape and main project entry. A private rooftop terrace will offer residents an outdoor experience which is flexible to any lifestyle. Ample shade and sitting areas will provide respite, while amenities such as, outdoor dining tables, and barbeque grills and fire pits will be attractive areas for entertaining. The views to downtown and the surrounding urban core, as well as, adjacency to the light rail station, will emphasize a sense belonging to the community for residents.

Acting as an important buffer, a storm water basin along the south property line, will utilize environmentally sensitive engineering and landscaping methods to create a visually stimulating accent zone. Keen use of water conservation practices through planting, soil, and irrigation will be incorporated into this area of the project. The design of all hardscape and landscape areas will strive to use local and natural materials whenever possible, all while emphasizing the sophisticated contemporary 'language' and architectural style of the West San Carlos Street Corridor.

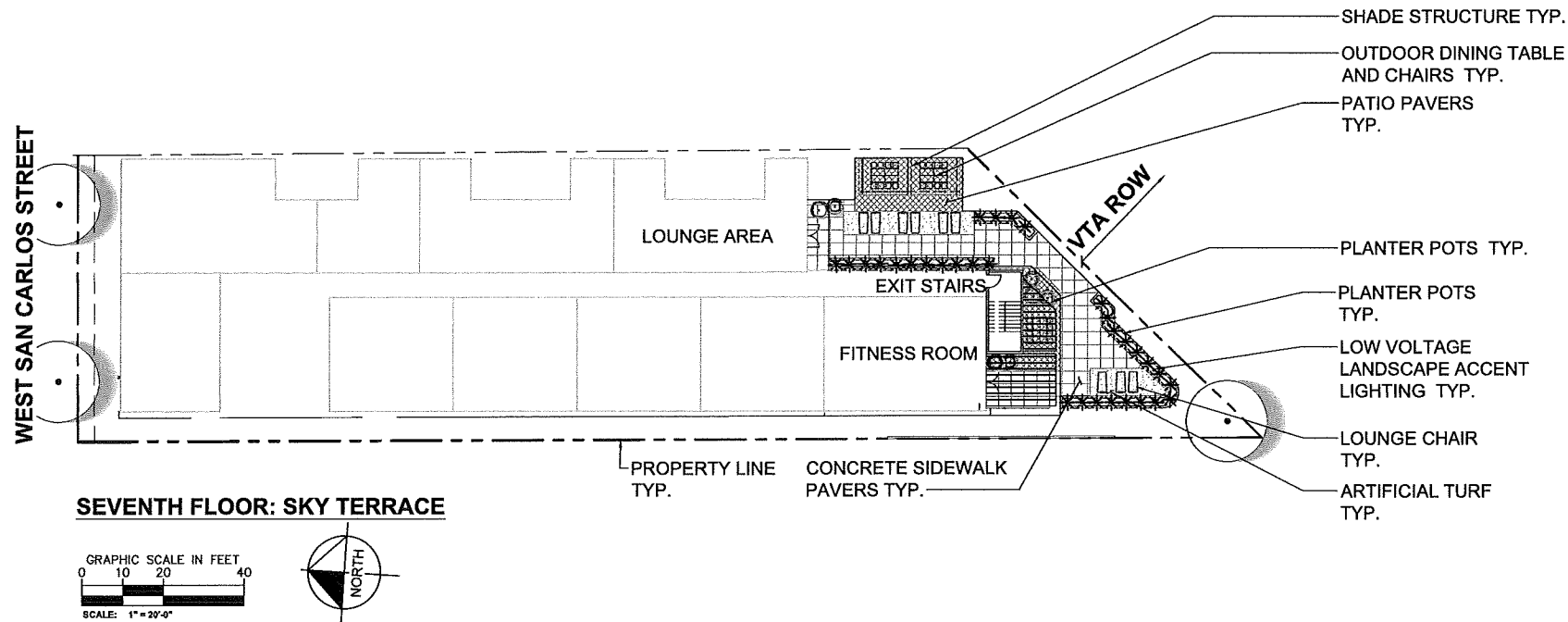
#### PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	IRRIGATION
	PY	3	Platanus x acerifolia 'Yarwood' / London Plane Tree	24"box	M	BUBBLER
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	IRRIGATION
	DB	48	Dietes bicolor / Fortnight Lily	1 gal	L	DRIP
	PV	2	Portulacaria afra variegata / Elephant Bush	1 gal	VL	BUBBLER
	CK	94	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	L	DRIP
	HT	34	Hardenbergia violacea 'Happy Wanderer' / Lilac Vine Trellis	1 gal	M	DRIP
	MR	63	Muhlenbergia rigens / Deer Grass	1 gal	L	DRIP

#### MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION
	1,743 sf	Standard Concrete Paving
	1 each	Bench
	2 each	Planter Pot
	3 each	Flow-Through Planter
	2 each	Tree Grate



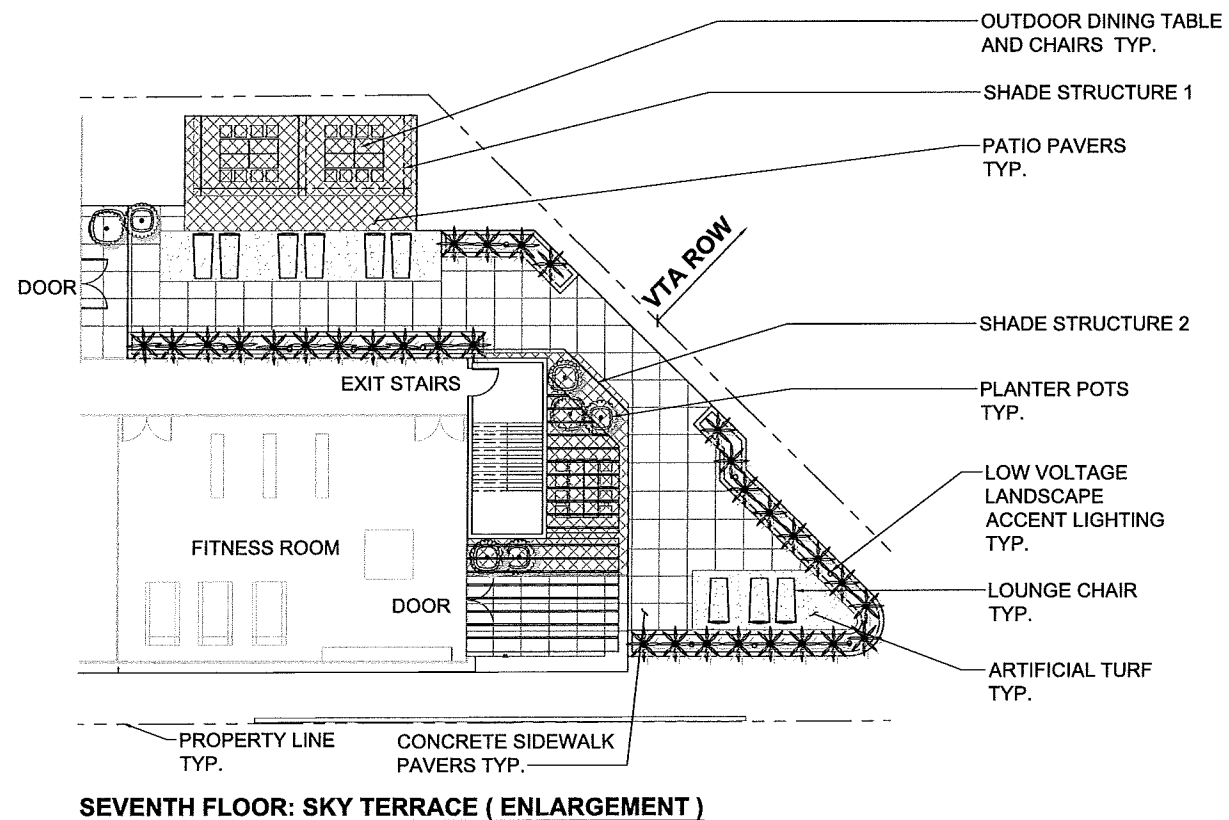


### PLANT LEGEND

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	WUCOLS	IRRIGATION
*	IB	31	Ipomoea batatas 'Blackie' / Ornamental Sweet Potato	1 gal	M	BUBBLER
⊙	PV	7	Portulacaria afra variegata / Elephant Bush	1 gal	VL	BUBBLER

### MATERIALS LEGEND

SYMBOL	QTY	DESCRIPTION
[Grid Pattern]	227 sf	concrete walk pavers
[Stippled Pattern]	297 sf	artificial turf
[Cross-hatch Pattern]	605 sf	patio pavers
[Circle with Dot]	10 each	planter pots
[Rectangle]	9 each	lounge chairs
[Table and Chairs]	3 each	outdoor dining table and chairs
[Lighting Symbol]	14 each	low voltage landscape accent lighting
[Shade Structure]	2 each	shade structure



### PRELIMINARY WATER CALCULATIONS ( GROUND AND TERRACE LEVELS )

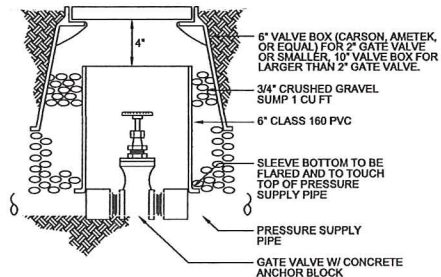
TOTAL LANDSCAPE AREA: 1,252 S.F.  
TOTAL NEW TREES: 3  
ETO: 45.3

HYDROZONE	PLANT WATER USE TYPE	IRRIGATION EFFICIENCY	PLANT FACTOR (PF)*	HYDROZONE AREA (HA)(SQUARE FEET)	ESTIMATED TOTAL WATER USE (ETWU)
GROUND ZONE 1	MODERATE	.81	0.4	48 sf	666 gallons per year
GROUND ZONE 2	MODERATE	.81	0.4	127 sf	1,761 gallons per year
GROUND ZONE 3	LOW	.81	0.2	790 sf	5,479 gallons per year
GROUND ZONE 4	VERY LOW	.81	0.1	15 sf	52 gallons per year
TERRACE ZONE 1	MODERATE	.81	0.4	229 sf	3,176 gallons per year
TERRACE ZONE 2	VERY LOW	.81	0.1	43 sf	149 gallons per year
				TOTAL HA: 1,252 sf	ETWU: 11,283

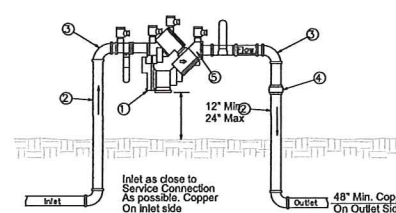
#### SUMMARY

ESTIMATED TOTAL WATER USE (ETWU): 11,283 gallons per year (58%)  
ETO(0.62)(PF)(HA)/IE  
MAXIMUM APPLIED WATER ALLOWANCE (MAWA): 19,340 gallons per year  
ETO(ETAF)(HA)(CONVERSION FACTOR)  
45.3(0.55)(1,252)(.62)





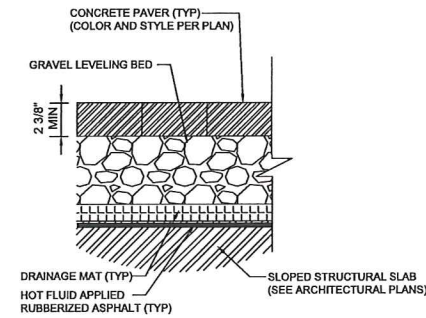
**A GATE VALVE**  
N.T.S.



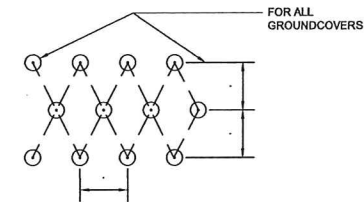
NOTE: THIS BACKFLOW PREVENTOR DETAIL IS INCLUDED IN THE SET FOR GENERAL INFORMATION. EXISTING BACKFLOW PREVENTOR ON PROJECT SITE WILL BE UTILIZED.

**B REDUCED PRESSURE BACKFLOW PREVENTOR**  
N.T.S.

- LIST OF MATERIALS**
- APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY, BALL VALVES INCLUDED.
  - PIPE SPOOL TYPE 1" COPPER 3/4" THRU 2 1/2".
  - 90° ELL, COPPER, 3/4" THRU 2 1/2".
  - PIPE UNION, BRASS, OR COPPER.
  - TEST COCKS WITH BRASS PLUGS INSTALLED (4 REQUIRED).
- GENERAL NOTES**
- CONTACT CITY OF SCOTTSDALE WATER RESOURCES BACKFLOW PREVENTION FOR LATEST LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES OR CERTIFIED TESTERS.
  - BACKFLOW PREVENTORS MUST BE TESTED BY A CERTIFIED TESTER BEFORE FINAL APPROVAL IS ISSUED.
  - COPPER FITTINGS SHALL BE CONNECTED WITH LEAD FREE SOLDER JOINTS.
  - FINISH GRADE UNDERNEATH THE BACKFLOW PREVENTOR SHALL BE AT 95% COMPACTION.
  - ALL NIPPLES TO BE COPPER OR BRASS.
  - PIPING UNDER THE CITY RIGHT-OF-WAY MUST BE TYPE 1" COPPER.
  - CALL FOR UNDERGROUND INSPECTION BEFORE BACKFILLING TRENCH.

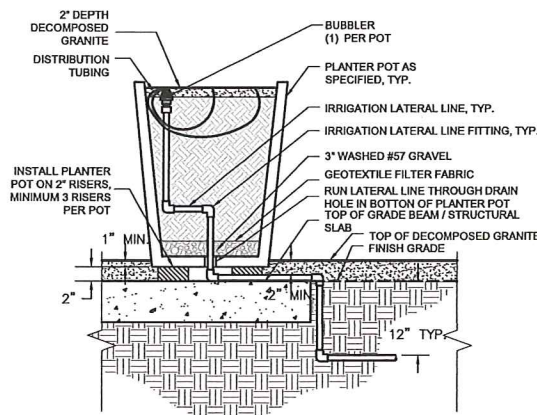


**C CONCRETE PAVERS ON STRUCTURE**  
NTS

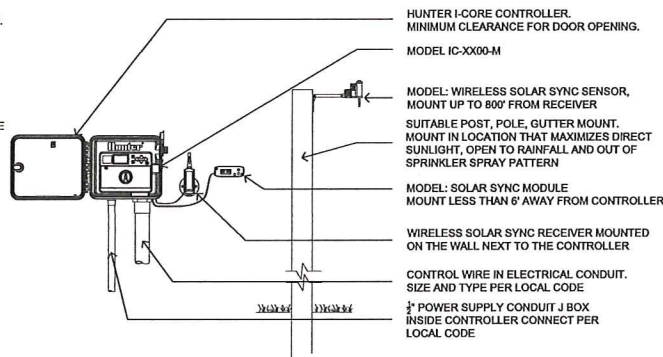


- NOTES:**
- PLANT ALL GROUNDCOVERS ON CENTER AND IN A TRIANGLE PATTERN
  - DIMENSIONS "Y" EQ. .66 TIMES DIMENSION "X" THAT'S NOTED ON PLANT SCHEDULE
  - SIZE OF PLANT MATERIAL TO BE AS NOTED ON PLANT SCHEDULE

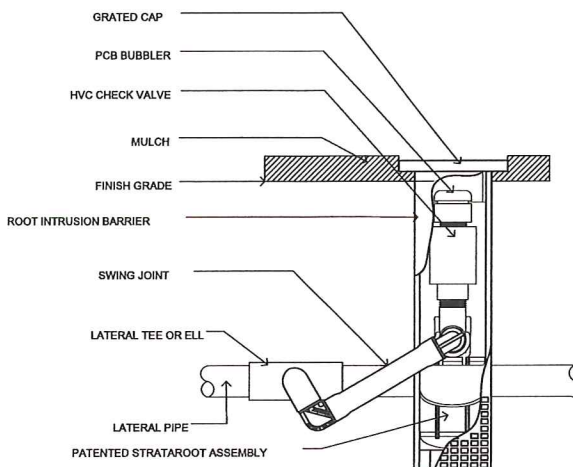
**D GROUNDCOVER SPACING**  
N.T.S.



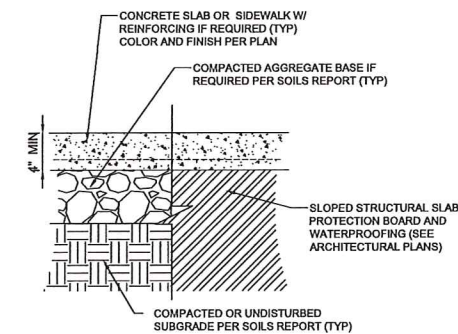
**E PLANTER POT IRRIGATION**  
N.T.S.



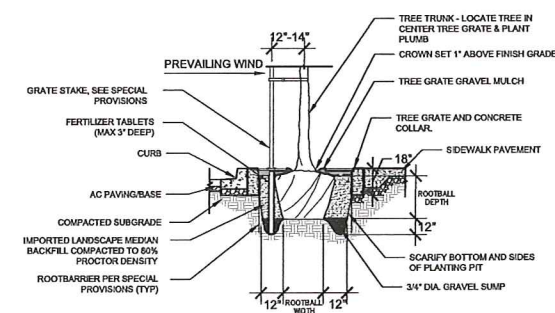
**F WALL MOUNTED CONTROLLER**  
N.T.S.



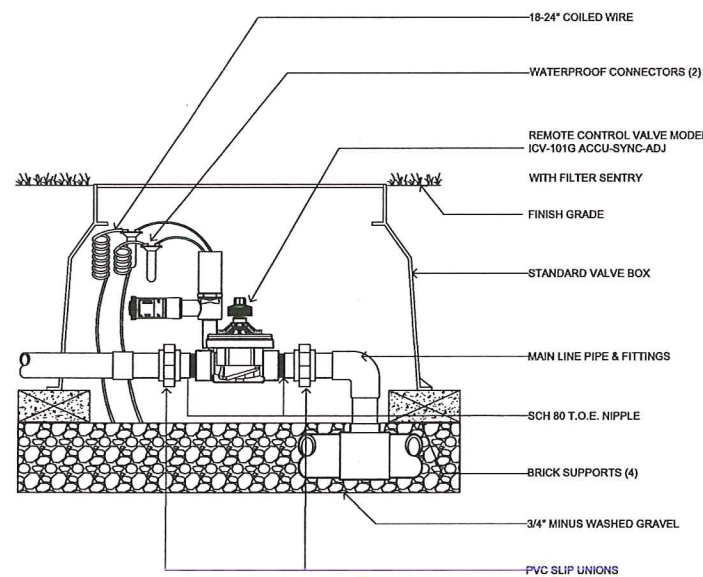
**G ROOT ZONE WATERING SYSTEM (TREE BUBBLER)**  
N.T.S.



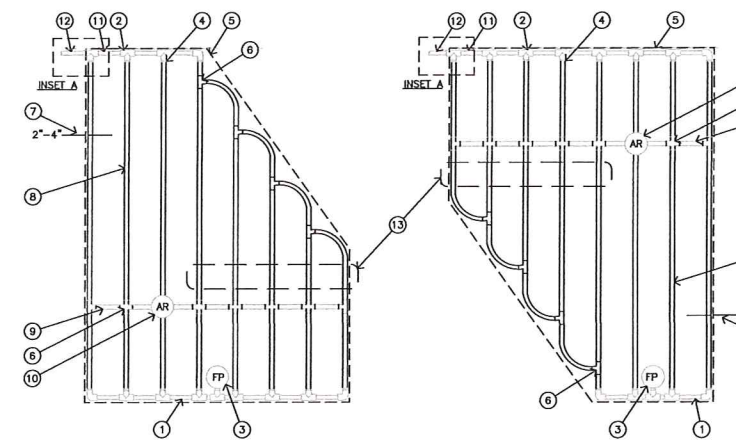
**H CONCRETE SLAB/ WALK**  
NTS



**I TREE PLANTING IN TREE GRATE**  
N.T.S.



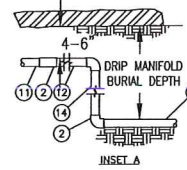
**J REMOTE CONTROL VALVE**  
N.T.S.



**K IN-LINE DRIFT TUBING**  
N.T.S.

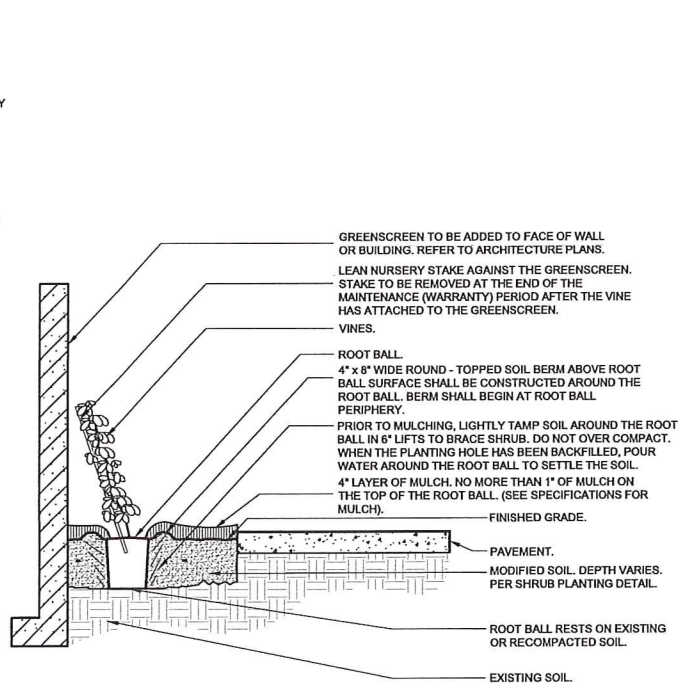
- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR EL (TYPICAL)
- FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- BAB X MALE FITTING: RAIN BIRD XFD-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BAB X BAB INSERT TEE OR CROSS: RAIN BIRD XFD-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) PORTABLE: XFS DRIPLINE NON-PORTABLE: XFS DRIPLINE
- 4" POLYETHYLENE BLANK TUBING: RAIN BIRD XF SERIES BLANK TUBING
- AIR RELIEF VALVE: RAIN BIRD AR VALVE KIT SEE RAIN BIRD DETAIL "XFS AIR RELIEF VALVE KIT"
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE

- NOTES:**
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACING.
  - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
  - AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.



**L SHRUB PLANTING**  
N.T.S.

Inlet Pressure psi	XFS Dripline Maximum Lateral Lengths (Feet)		
	12" Spacing	18" Spacing	24" Spacing
0.5	0.9	0.6	0.9
1.5	255	194	357
2.0	291	220	408
3.0	350	266	494
4.0	396	302	560
5.0	434	333	614
			470
			775
			594



- NOTES:**
- VINES SHALL BE OF QUALITY AS PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
  - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

**M VINE STAKING**  
N.T.S.

URBAN TREE FOUNDATION ©  
2014  
OPEN SOURCE FREE TO  
USE





PARKING STRUCTURE GREEN WALL AND METAL GRILLE



GROUND FLOOR EXTERIOR BENCHES



TERRACE PLANTER



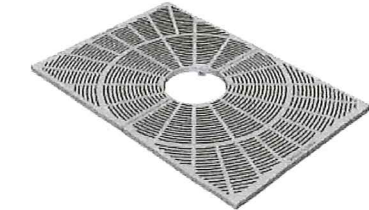
PLANTER POTS



TERRACE OUTDOOR DINING TABLE AND CHAIRS



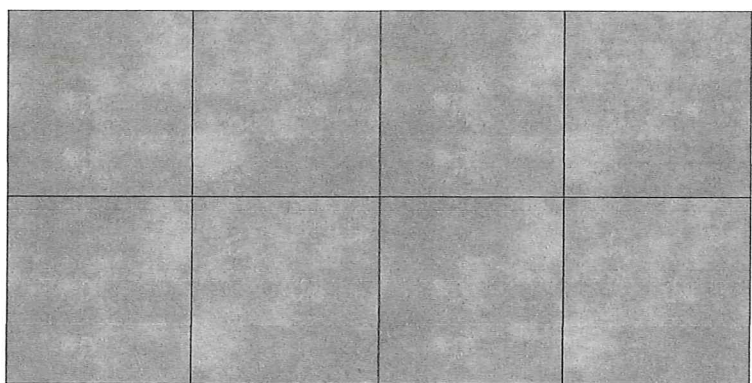
TERRACE LOUNGE CHAIRS



SIDEWALK TREE GRATE



PATIO PAVER - CHAMPAGNE TONE



WALK PAVER - CONCRETE



ARTIFICIAL TURF

# **West San Carlos Residential** San Jose, California

## **Landscape Furnishing Imagery Board**



SITE CONDITIONS	
SOIL TYPE	0'-19' BGS <sup>1</sup> = SILTS AND CLAYS 19'-30' BGS <sup>1</sup> = SILTY AND GRAVELLY SANDS 30'-37' BGS <sup>1</sup> = CLAYEY SILT AND SILTY CLAY 37'-45' BGS <sup>1</sup> SILTY AND GRAVELLY SANDS
DEPTH TO GROUNDWATER	APPROXIMATELY 26'-27' BGS <sup>1</sup>
100 YEAR FLOOD ELEVATION	ZONE X, AREA DETERMINED TO HAVE MINIMAL FLOOD HAZARD
RECEIVING WATER BODY	GUADALUPE RIVER
POLLUTANTS (INCLUDING BUT NOT LIMITED TO THE FOLLOWING)	SEDIMENT, TRASH, GREASE, OIL, HEAVY METALS, HAZARDOUS WASTE
POLLUTANT SOURCE AREAS	DRIVEWAY, ROOF, CONCRETE
SOURCE CONTROL MEASURES	CONTECH STORMWATER MANAGEMENT STORMFILTER, STORM DRAIN STENCIL, WATER EFFICIENT LANDSCAPING AND IRRIGATION, INTERIOR PARKING, COVERED DUMPSTER AREA
SITE CONTROL MEASURES	PROTECT SLOPES, MINIMIZE IMPERVIOUS SURFACE, BEST MANAGEMENT PRACTICES, PARKING UNDER BUILDING, FLOW THROUGH PLANTERS

<sup>1</sup>BGS = BELOW GROUND SURFACE

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
A. PROJECT PHASE NUMBER (N/A, 1, 2, 3, ETC)	N/A	B. TOTAL SITE (ACRES)	0.41±
C. TOTAL SITE EXISTING IMPERVIOUS SURFACES (SQUARE FEET):	18,015	D. TOTAL AREA OF SITE DISTURBED (ACRES)	0.41±
E. IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SF)	PROPOSED CONDITION OF SITE AREA DISTURBED (SF)	
		REPLACED <sup>1</sup>	NEW <sup>2</sup>
ROOF AREA	9,837	14,750	0
PARKING	0	0	0
SIDEWALKS, PATHS, ETC.	8,178	2,050	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES	E.1: 18,015	E.2: 16,800	E.3: 0
F. PERVIOUS SURFACES	0	0	0
LANDSCAPE AREA	0	0	1,215
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, ETC.)	0	0	0
TOTAL PERVIOUS SURFACES	F.1: 0	F.2: 0	F.3: 1,215
G. TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES (E.2+E.3) (SF)		16,800	
H. TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES (F.2+F.3) (SF)		1,215	
I. PERCENT OF REPLACEMENT OF IMPERVIOUS AREA IN REDEVELOPMENT PROJECTS (E.2/C*100)		93.3%	

**TABLE FOOTNOTES:**

<sup>1</sup>PROPOSED REPLACED IMPERVIOUS SURFACE: ALL IMPERVIOUS SURFACES ADDED TO ANY AREA OF THE SITE THAT WAS PREVIOUSLY EXISTING IMPERVIOUS SURFACE.

<sup>2</sup>PROPOSED NEW IMPERVIOUS SURFACE: ALL IMPERVIOUS SURFACES ADDED TO ANY AREA OF THE SITE THAT WAS A PREVIOUSLY EXISTING PERVIOUS SURFACE.

TREATMENT CONTROL MEASURE SUMMARY											
DMA	AREA (ACRE)	AREA (SF)	PERVIOUS SURFACE (SF)	PERVIOUS SURFACE TYPE	IMPERVIOUS SURFACE (SF)	IMPERVIOUS SURFACE TYPE	RUNOFF COEFFICIENT	TREATMENT METHOD	TCM NUMBER	TREATMENT REQUIRED (APPROX.)	TREATMENT PROVIDED (APPROX.)
A	0.034	1501	0	N/A	1,501	Roof	0.9	Flow-Through Planter	TCM 1	75 CF	65 SF
B	0.034	1501	0	N/A	1,501	Roof	0.9	Flow-Through Planter	TCM 2	75 CF	65 SF
C	0.051	2221	0	N/A	2,221	Roof	0.9	Flow-Through Planter	TCM 3	112 CF	91 SF
D	0.29	12792	1,215	Landscape	12,792	Roof, sidewalk, driveway	0.9	Contech Stormwater Management StormFilter	TCM 4	0.053 CFS	0.06 CFS*

\*SEE CONTECH STORMFILTER MANHOLE ON SHEET 12.0

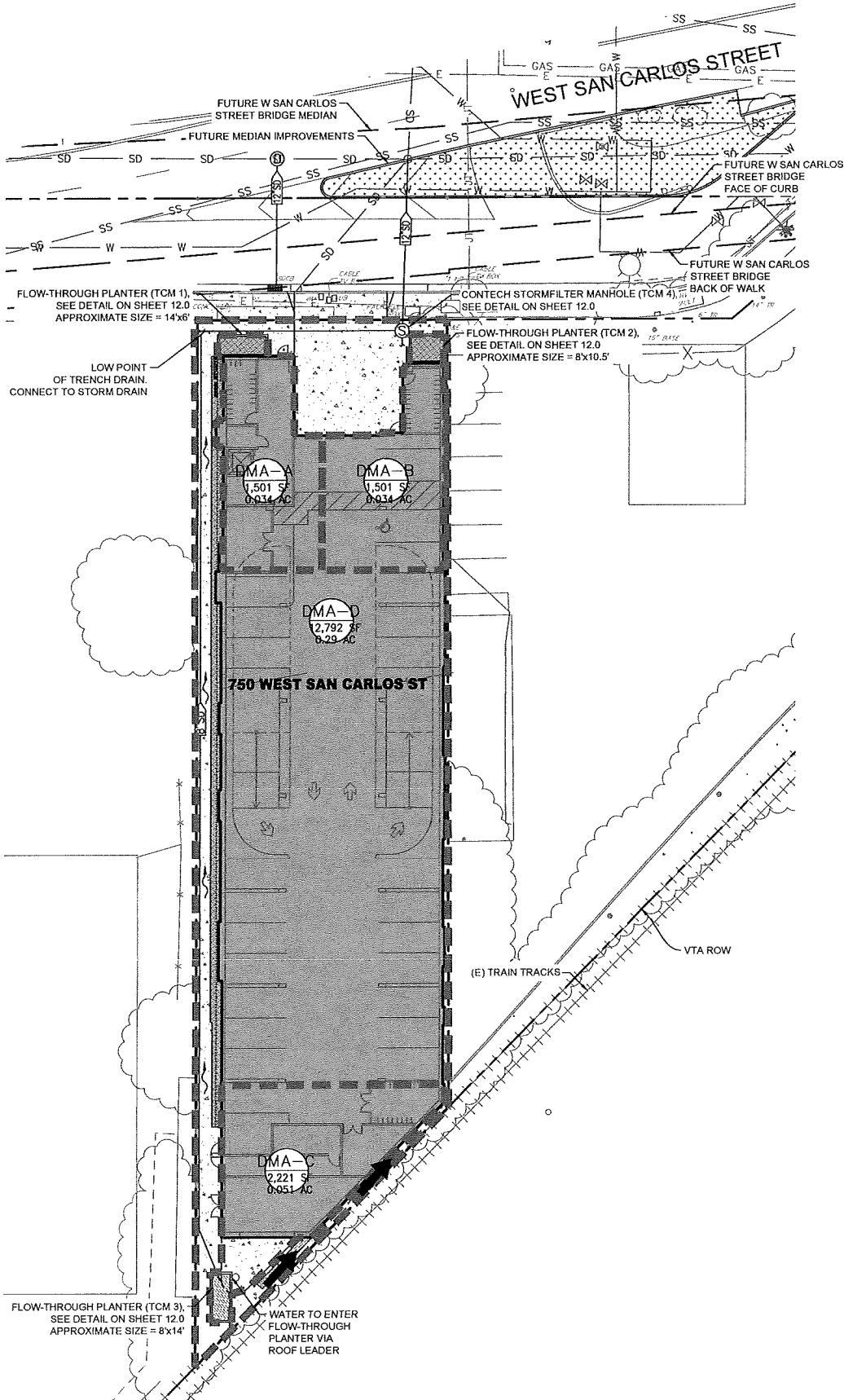


TABLE 1 ROUTINE MAINTENANCE ACTIVITIES			
NO.	TYPE	MAINTENANCE TASK	FREQUENCY OF TASK
1	MEDIA FILTER	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS	MONTHLY DURING RAINY SEASON.
2	MEDIA FILTER	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS.
3	MEDIA FILTER	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	MEDIA FILTER	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	MEDIA FILTER	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED.
6	FLOW THROUGH PLANTER	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR ONSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH	QUARTERLY
7	FLOW THROUGH PLANTER	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WQITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
8	FLOW THROUGH PLANTER	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
9	FLOW THROUGH PLANTER	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
10	FLOW THROUGH PLANTER	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
11	FLOW THROUGH PLANTER	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, EXPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
12	FLOW THROUGH PLANTER	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
13	FLOW THROUGH PLANTER	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
14	FLOW THROUGH PLANTER	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
15	FLOW THROUGH PLANTER	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
16	FLOW THROUGH PLANTER	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

**LEGEND**

	PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED STORM DRAIN
	PROPOSED MANHOLE
	PROPOSED CONTECH STORMFILTER MANHOLE
	PROPOSED CATCH BASIN
	OVERLAND RELEASE FLOW ARROW
	TRENCH DRAIN FLOW DIRECTION
	EXISTING STORM DRAIN LINE
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	DRAINAGE AREA BOUNDARY
	PLANTED AREA
	DRAINAGE MANAGEMENT AREA (SF)
	AREA (AC)

**NOTE:**

- INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN PLANTINGS.
- PROJECT TO BE OPERATED AND MAINTAINED BY THE PROPERTY OWNER.



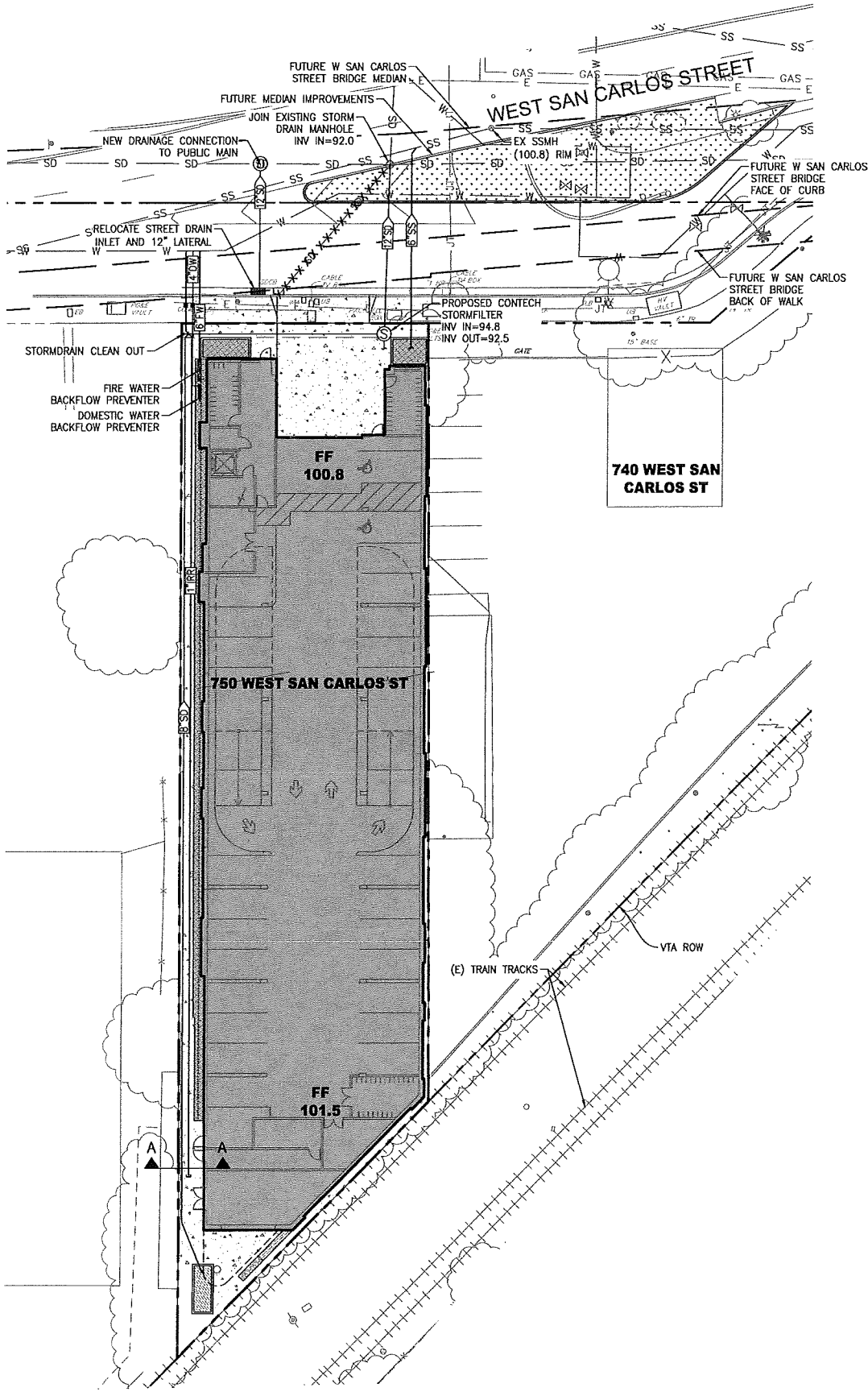
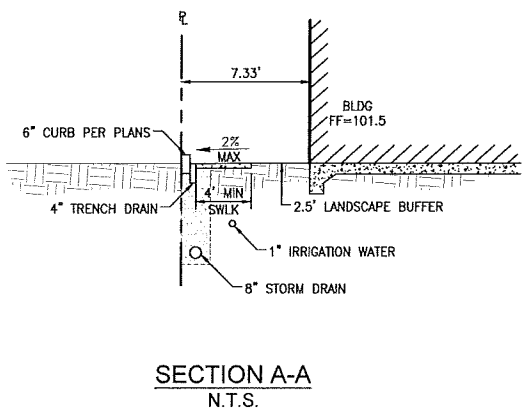
GRAPHIC SCALE IN FEET  
0 10 20 40

## West San Carlos Residential

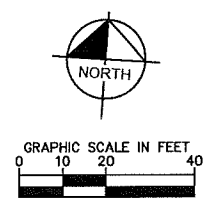
San Jose, California

## Proposed Stormwater Plan





LEGEND	
	PROPERTY BOUNDARY
	PROPOSED BUILDING
	PROPOSED STORM DRAIN
	PROPOSED AREA DRAIN
	PROPOSED MANHOLE
	PROPOSED CONTECH STORMFILTER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED 4\"/>
	PROPOSED 1\"/>
	PROPOSED 6\"/>
	PROPOSED SEWER LINE
	PROPOSED BACK FLOW PREVENTER
	PROPOSED WATER METER
	EXISTING STORM DRAIN LINE
	EXISTING STORM DRAIN LINE TO BE ABANDONED
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	PLANTED AREA

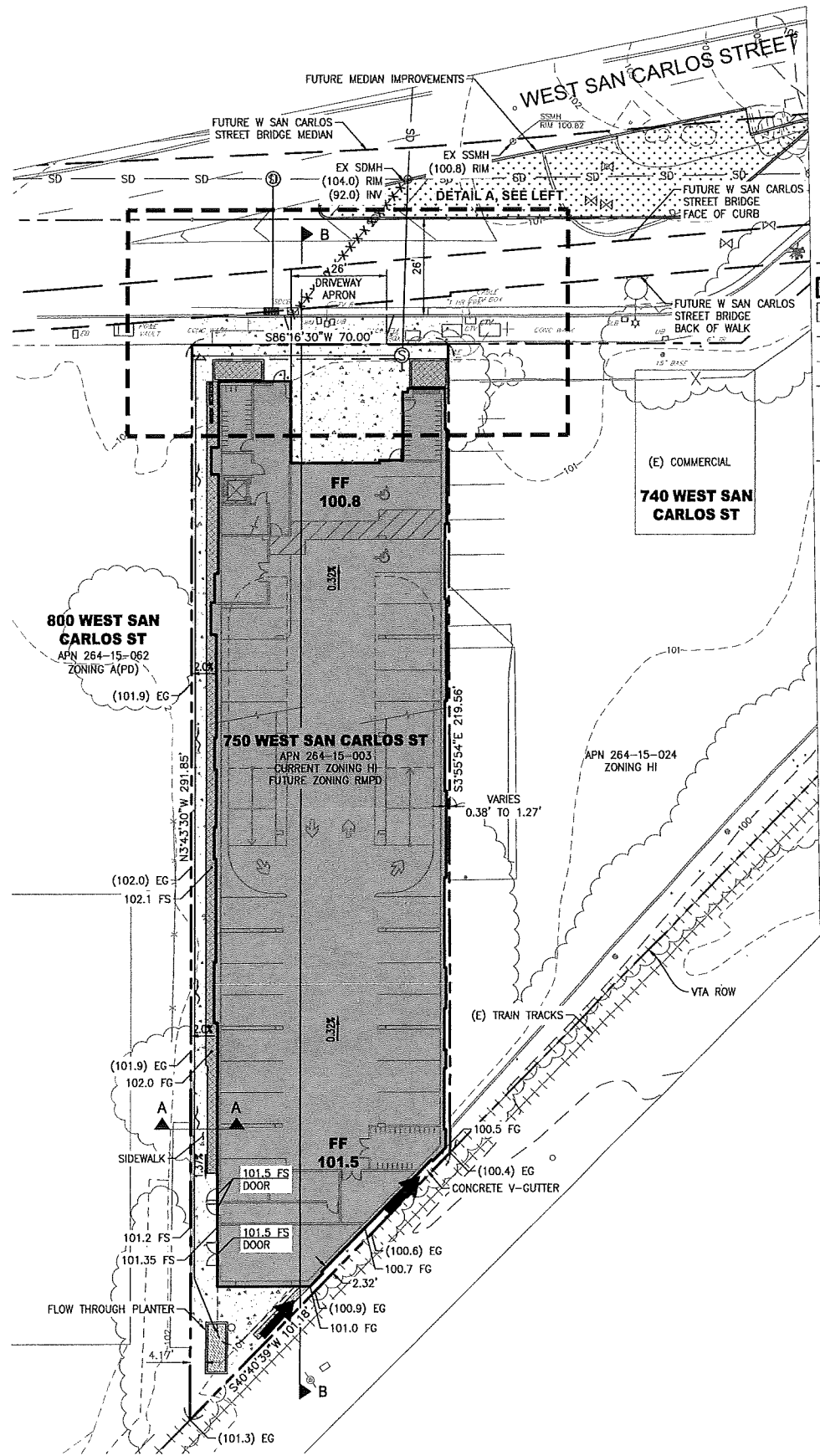
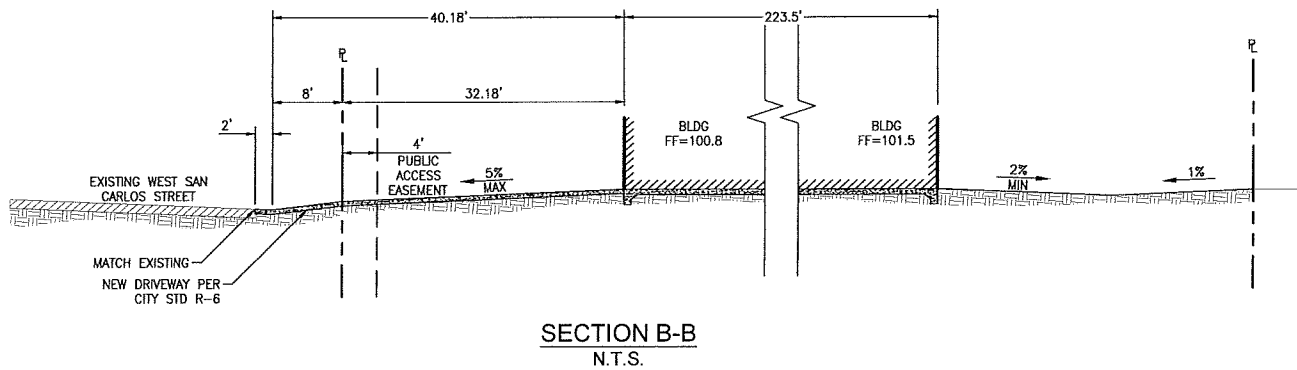
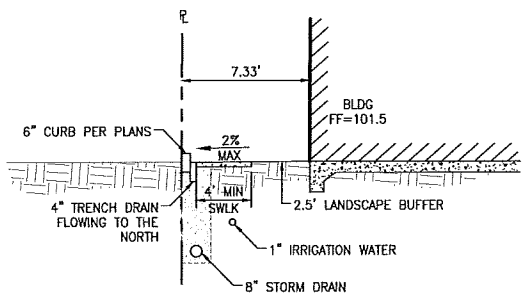
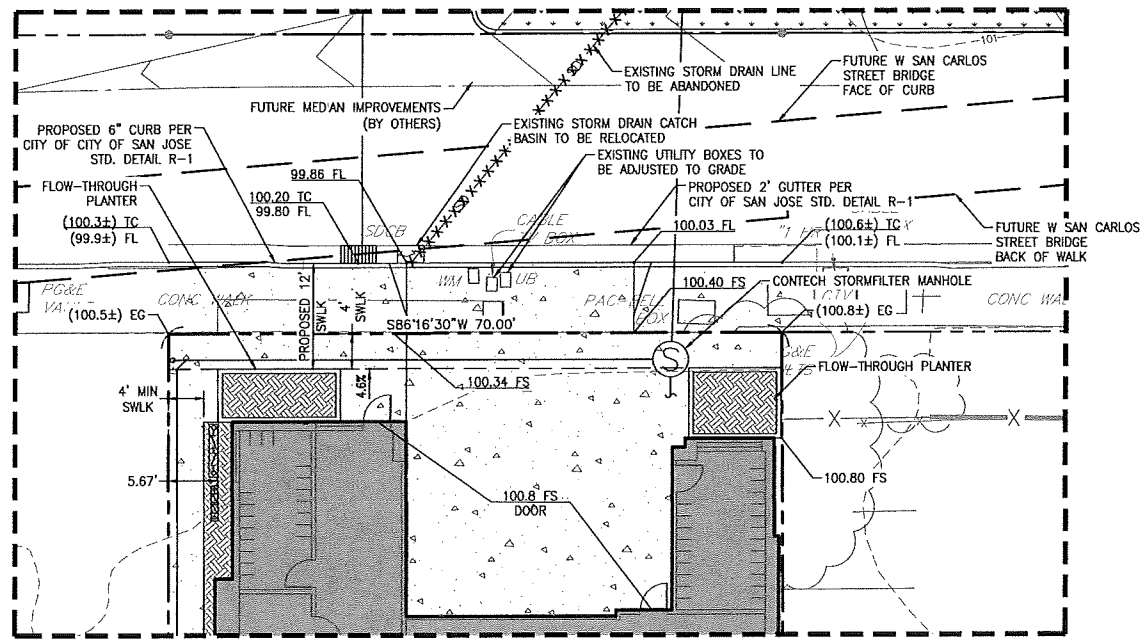
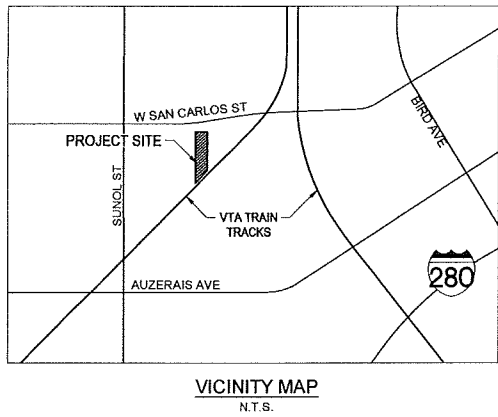


# West San Carlos Residential

San Jose, California

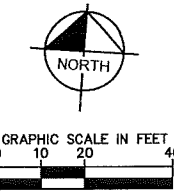
## Proposed Wet utility Plan





- LEGEND**
- PROPERTY BOUNDARY
  - PROPOSED BUILDING
  - PROPOSED CONCRETE SIDEWALK/WALKWAY
  - EXTENTS OF PROPOSED OVERHANG
  - EXISTING CONTOUR
  - PUBLIC ACCESS EASEMENT
  - PROPOSED ELEVATION SPOT SHOT
  - EXISTING ELEVATION SPOT SHOT
  - PROPOSED STORM DRAIN
  - PROPOSED MANHOLE
  - PROPOSED CONTECH STORMFILTER MANHOLE
  - PROPOSED CATCH BASIN
  - OVERLAND RELEASE FLOW ARROW
  - TRENCH DRAIN FLOW DIRECTION
  - PLANTED AREA

- ABBREVIATIONS**
- | APPROX. | APPROXIMATELY             |
|---------|---------------------------|
| AC      | ACRE                      |
| BLDG    | BUILDING                  |
| CF      | CUBIC FEET                |
| CFS     | CUBIC FEET PER SECOND     |
| DIA     | DIAMETER                  |
| DMA     | DRAINAGE MANAGEMENT AREA  |
| DW      | DOMESTIC WATER            |
| ELEV.   | ELEVATION                 |
| (E)     | EXISTING                  |
| EG      | EXISTING GROUND           |
| FF      | FINISHED FLOOR            |
| FG      | FINISHED GROUND           |
| FL      | FLOW LINE                 |
| FS      | FINISHED SURFACE          |
| FW      | FIRE WATER                |
| INV     | INVERT                    |
| IRR     | IRRIGATION                |
| MIN.    | MINIMUM                   |
| N.T.S.  | NOT TO SCALE              |
| PL      | PROPERTY LINE             |
| ROW     | RIGHT OF WAY              |
| S       | SOUTH                     |
| SD      | STORM DRAIN               |
| SDMH    | STORM DRAIN MANHOLE       |
| SF      | SQUARE FOOT               |
| SS      | SANITARY SEWER            |
| SSMH    | SANITARY SEWER MANHOLE    |
| ST      | STREET                    |
| STD     | STANDARD                  |
| SWLK    | SIDEWALK                  |
| TC      | TOP OF CURB               |
| TCM     | TREATMENT CONTROL MEASURE |
| TG      | TOP OF GRATE              |
| VTA     | VALLEY TRANSIT AUTHORITY  |
| W       | WEST                      |

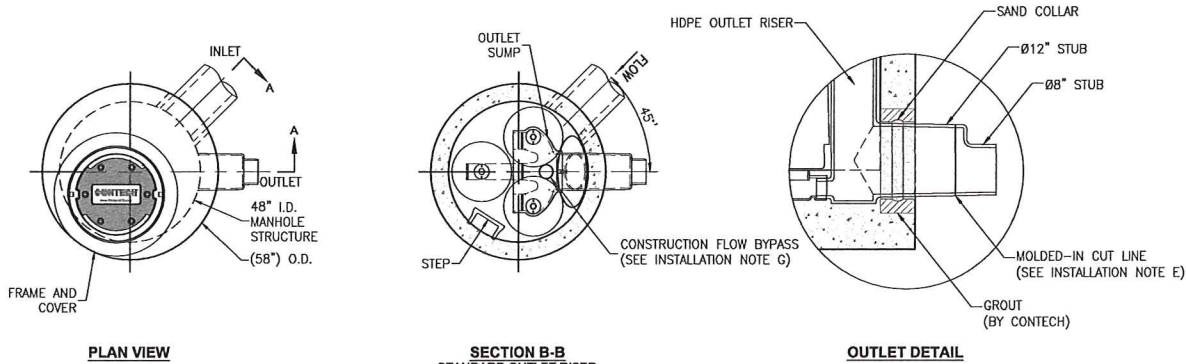


# West San Carlos Residential

San Jose, California

# Proposed Grading And Drainage Plan





SECTION B-B  
STANDARD OUTLET RISER  
FLOWKIT: 40A

OUTLET DETAIL

MATERIAL LIST - PROVIDED BY CONTECH

COUNT	DESCRIPTION	INSTALLED BY
3	27" CARTRIDGE (GRY)	PRECASTER
0	2" PVC SLIP PLUG	PRECASTER
1	HDPE OUTLET RISER	PRECASTER
1	FLOW KIT	PRECASTER
1	JOINT SEALANT (BY PRECASTER)	CONTRACTOR
1	PLC GRADE RINGS/RISERS	CONTRACTOR
1	630"x4" FRAME AND COVER	CONTRACTOR

SITE DESIGN DATA

WATER QUALITY FLOW RATE	0.06 CFS
PEAK FLOW RATE	0.03 CFS
RETURN PERIOD OF PEAK FLOW	10 YEAR
FILTER MEDIA TYPE	ZPG

PERFORMANCE SPECIFICATION

- FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING.
- RADIAL MEDIA DEPTH SHALL BE 7 INCHES. FILTER MEDIA.
- CONTACT TIME SHALL BE AT LEAST 37 SECONDS.
- SPECIFIC FLOW RATE SHALL BE 2 GPM/SF (MAXIMUM). SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF).
- MEDIA VOLUMETRIC FLOW RATE SHALL BE 6 GPM/CF OF MEDIA (MAXIMUM).

GENERAL NOTES

1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. WWW.CONTECHES.COM
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0'-5' AND GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M307 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES

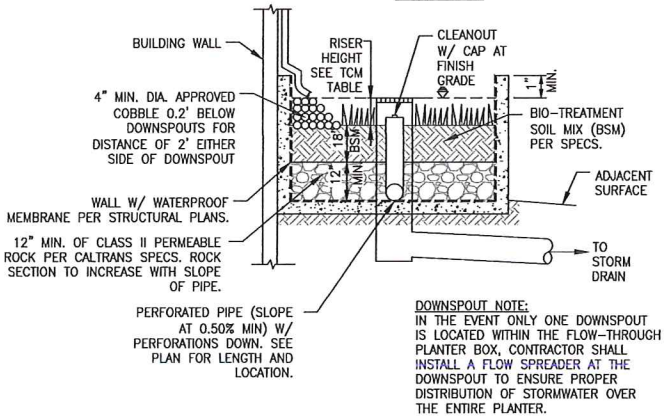
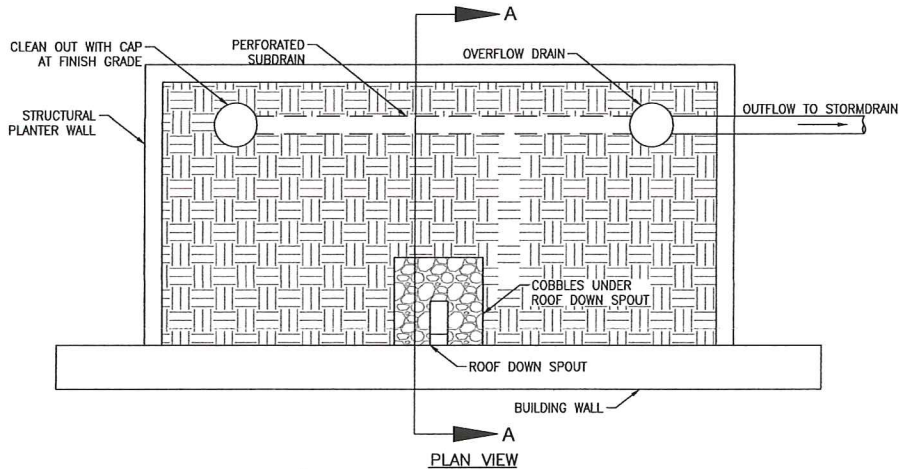
- A. BE SPECIFIED BY ENGINEER OF RECORD.
- B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
- C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
- D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
- E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES, CONTRACTOR TO REMOVE THE 8" OUTLET STUB AT MOLDED IN CUT LINE. COUPLING BY FERINCO OR EQUAL AND PROVIDED BY CONTRACTOR.
- F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FORM CONSTRUCTION-RELATE EROSION RUNOFF.
- G. CONTRACTOR TO INSTALL SUPPLIED PLUG IN CONSTRUCTION FLOW BYPASS WHEN SYSTEM IS BROUGHT ON LINE (PRESSURE FIT ONLY, DO NOT GLUE).

STRUCTURE WEIGHT

- APPROXIMATE HEAVIEST PICK=T.B.D. LBS.

CONTECH STORMFILTER MANHOLE  
N.T.S.

SIZING FOR VOLUME-BASED TREATMENT MEASURES (DMA A, B)			
STEP 1	DRAINAGE AREA:	0.034	ACRE
STEP 2	A. IMPERVIOUS AREA DRAINING TO BMP:	0.034	ACRE
	B. % IMPERVIOUS AREA	100	
STEP 3	MEAN ANNUAL PRECIPITATION (MAP <sub>site</sub> ):	14.50	INCHES (FIGURE B-1)
STEP 4	CLOSEST REFERENCE RAIN GAUGE (MAP <sub>gage</sub> ):	13.90	INCHES (TABLE B-2B)
STEP 5	DETERMINE THE RAIN GAGE CORRECTION FACTOR:	CORRECTION FACTOR = MAP <sub>site</sub> /MAP <sub>gage</sub> = 1.043	
STEP 6	A. IDENTIFY THE REPRESENTATIVE SOIL TYPE FOR THE BMP DRAINAGE AREA	CLAY (D) <input type="text"/>	SANDAY CLAY (D) <input type="text"/>
		SILT <input type="text"/>	CLAY LOAM (D) <input type="text"/>
		NOT APPLICABLE (100% IMPERVIOUS) <input checked="" type="checkbox"/> X	
STEP 6	B. DOES THE SITE PLANNING ALLOW FOR PROTECTION OF NATURAL AREAS AND ASSOCIATED VEGETATION AND SOILS SO THAT THE SOILS OUTSIDE THE BUILDING FOOTPRINT ARE NOT GRADED/COMPACTED?	NO <input type="text"/>	
		IF YOUR ANSWER IS NO, AND THE SOIL WILL BE COMPACTED DURING SITE PREPARATION AND GRADING, THE SOIL'S INFILTRATION ABILITY WILL BE DECREASED. MODIFY YOUR ANSWER TO A SOIL WITH A LOWER INFILTRATION RATE.	
		MODIFIED SOIL TYPE: <input type="text"/> CLAY LOAM	
STEP 7	AVERAGE SLOPE FOR THE DRAINAGE AREA FOR THE BMP:	S=	0.01
STEP 8	DETERMINE THE UNIT BASIN STORAGE	UNIT BASIN STORAGE FOR 1% SLOPE (UBS1%)=	0.58 INCHES (FIGURE B-2)
	VOLUME FROM SIZING CURVES:	UNIT BASIN STORAGE FOR 15% SLOPE (UBS15%)=	0.60 INCHES (FIGURE B-5)
STEP 9	ADJUSTED UNIT BASIN STORAGE VOLUME:	UNIT BASIN STORAGE VOLUME (UBSX)=	0.58 INCHES
STEP 10	DETERMINE THE BMP DESIGN VOLUME:	DESIGN VOLUME = (ADJUSTED UNIT BASIN STORAGE VOLUME * DRAINAGE AREA) / (1FT/12IN)	
			0.0017 ACRE-Feet
STEP 11	DETERMINE DEPTH NEEDED TO SATISFY VOLUME REQUIREMENT:	DEPTH PROVIDED BASED ON 35% VOID SPACE (PERMEABLE ROCK):	0.47 FEET
		DEPTH OF OVER FLOW RISER:	1 FOOT



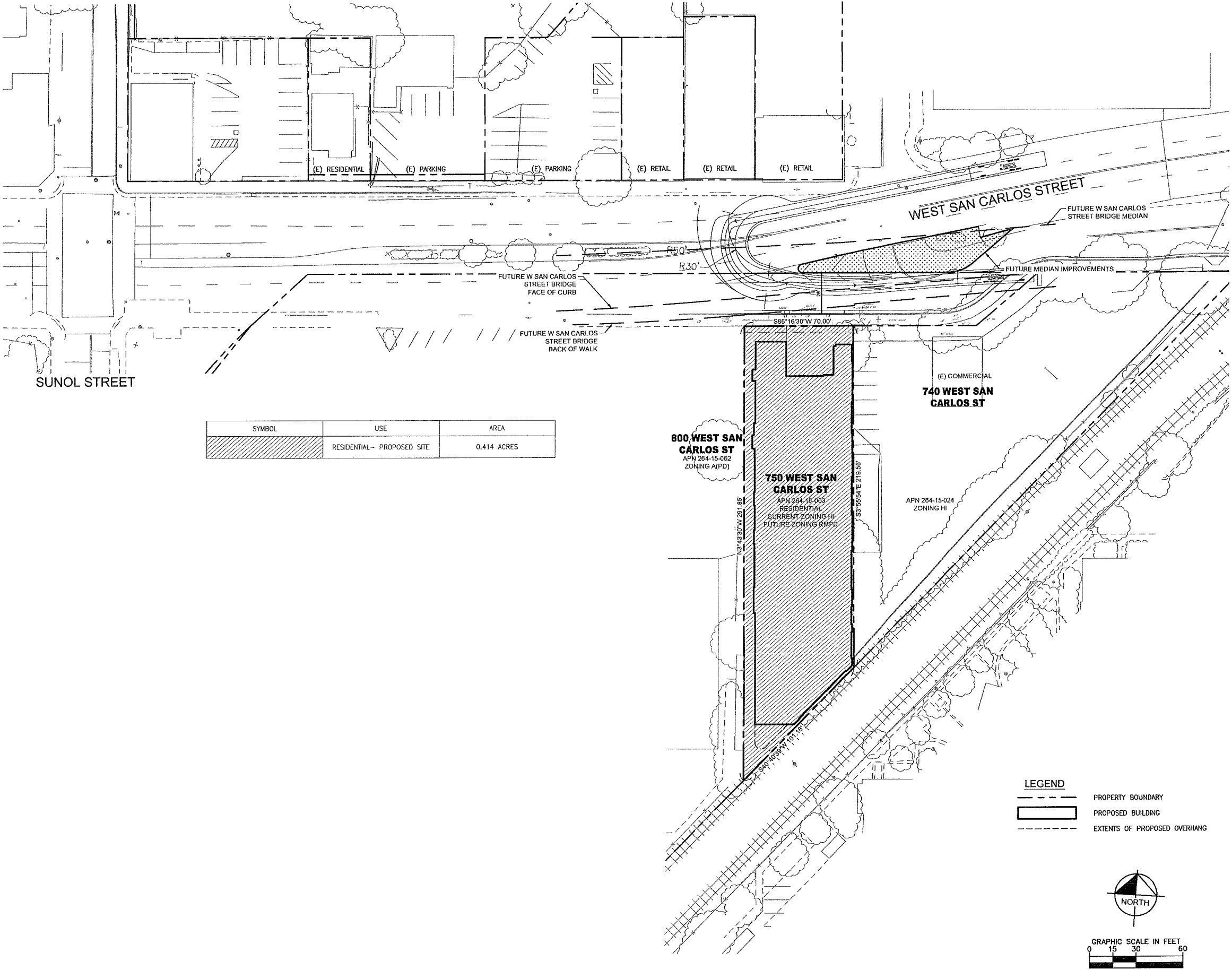
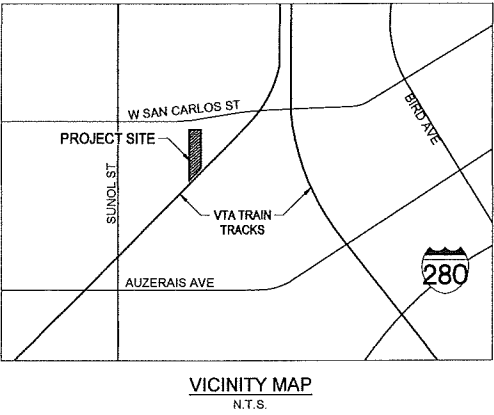
SECTION A-A

FLOW-THROUGH PLANTER  
N.T.S.

SIZING FOR VOLUME-BASED TREATMENT MEASURES (DMA C)			
STEP 1	DRAINAGE AREA:	0.051	ACRE
STEP 2	A. IMPERVIOUS AREA DRAINING TO BMP:	0.051	ACRE
	B. % IMPERVIOUS AREA	100	
STEP 3	MEAN ANNUAL PRECIPITATION (MAP <sub>site</sub> ):	14.50	INCHES (FIGURE B-1)
STEP 4	CLOSEST REFERENCE RAIN GAUGE (MAP <sub>gage</sub> ):	13.90	INCHES (TABLE B-2B)
STEP 5	DETERMINE THE RAIN GAGE CORRECTION FACTOR:	CORRECTION FACTOR = MAP <sub>site</sub> /MAP <sub>gage</sub> = 1.043	
STEP 6	A. IDENTIFY THE REPRESENTATIVE SOIL TYPE FOR THE BMP DRAINAGE AREA	CLAY (D) <input type="text"/>	SANDAY CLAY (D) <input type="text"/>
		SILT <input type="text"/>	CLAY LOAM (D) <input type="text"/>
		NOT APPLICABLE (100% IMPERVIOUS) <input checked="" type="checkbox"/> X	
STEP 6	B. DOES THE SITE PLANNING ALLOW FOR PROTECTION OF NATURAL AREAS AND ASSOCIATED VEGETATION AND SOILS SO THAT THE SOILS OUTSIDE THE BUILDING FOOTPRINT ARE NOT GRADED/COMPACTED?	NO <input type="text"/>	
		IF YOUR ANSWER IS NO, AND THE SOIL WILL BE COMPACTED DURING SITE PREPARATION AND GRADING, THE SOIL'S INFILTRATION ABILITY WILL BE DECREASED. MODIFY YOUR ANSWER TO A SOIL WITH A LOWER INFILTRATION RATE.	
		MODIFIED SOIL TYPE: <input type="text"/> CLAY LOAM	
STEP 7	AVERAGE SLOPE FOR THE DRAINAGE AREA FOR THE BMP:	S=	0.01
STEP 8	DETERMINE THE UNIT BASIN STORAGE	UNIT BASIN STORAGE FOR 1% SLOPE (UBS1%)=	0.58 INCHES (FIGURE B-2)
	VOLUME FROM SIZING CURVES:	UNIT BASIN STORAGE FOR 15% SLOPE (UBS15%)=	0.60 INCHES (FIGURE B-5)
STEP 9	ADJUSTED UNIT BASIN STORAGE VOLUME:	UNIT BASIN STORAGE VOLUME (UBSX)=	0.58 INCHES
STEP 10	DETERMINE THE BMP DESIGN VOLUME:	DESIGN VOLUME = (ADJUSTED UNIT BASIN STORAGE VOLUME * DRAINAGE AREA) / (1FT/12IN)	
			0.0026 ACRE-Feet
STEP 11	DETERMINE DEPTH NEEDED TO SATISFY VOLUME REQUIREMENT:	DEPTH PROVIDED BASED ON 35% VOID SPACE (PERMEABLE ROCK):	0.47 FEET
		DEPTH OF OVER FLOW RISER:	1 FOOT

SIZING FOR FLOW-BASED TREATMENT MEASURES (DMA D)	
DESCRIPTION:	MANHOLE VAULT TO THE NORTH OF THE PROPOSED BUILDING.
DRAINAGE AREA:	12,792 SF
DRAINAGE AREA:	0.29 AC
RUNOFF COEFFICIENT:	0.90
RAINFALL INTENSITY:	0.20 INCHES (PER MRP PROVISION C.3.D)
RAINFALL INTENSITY (10 YEAR):	0.61 INCHES
TREATMENT FLOW (0.2"/HR) =	DRAINAGE AREA (AC) * RUNOFF COEFFICIENT * RAINFALL INTENSITY
	= 0.053 CFS
10-YR FLOW (0.61"/HR)	DRAINAGE AREA (AC) * RUNOFF COEFFICIENT * RAINFALL INTENSITY (10 YEAR)
	= 0.16 CFS

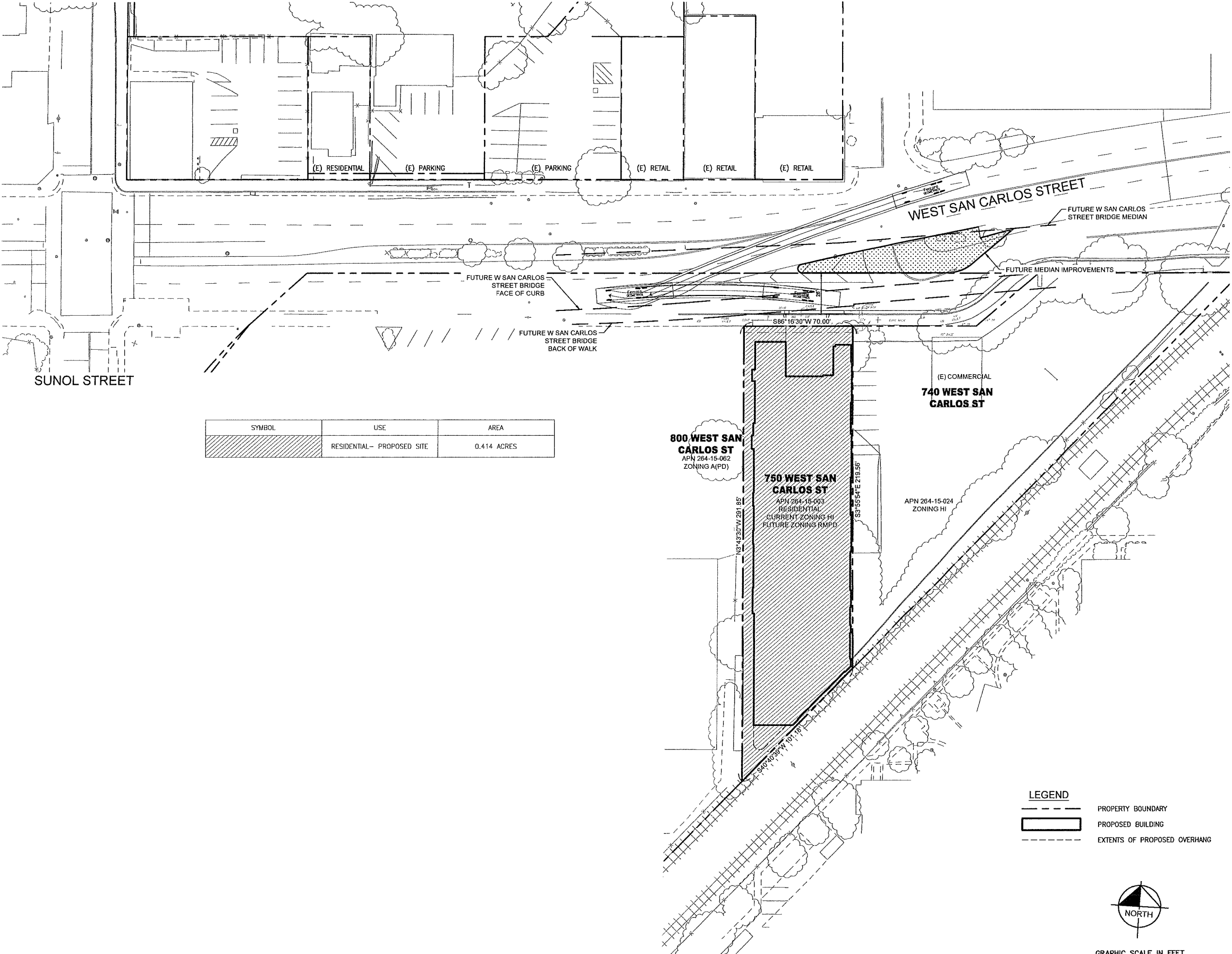
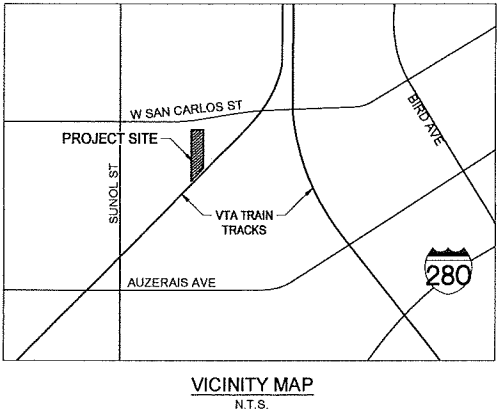




West San Carlos Residential San Jose, California

Fire Access Exhibit - U Turn

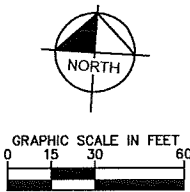




SYMBOL	USE	AREA
	RESIDENTIAL- PROPOSED SITE	0.414 ACRES

**LEGEND**

- PROPERTY BOUNDARY
- PROPOSED BUILDING
- EXTENTS OF PROPOSED OVERHANG



**West San Carlos Residential** San Jose, California

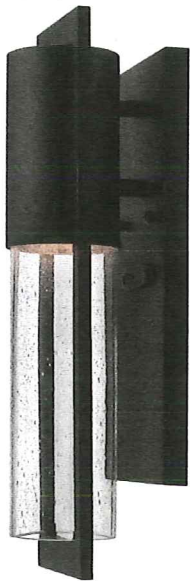
**Fire Access Exhibit - Back In**



Project's exterior wall sconce with installation information

HINKLEY & R.

HINKLEY LIGHTING, INC.  
33020 PIN OAK PARKWAY | AVON, OHIO 44012  
(PH) 440.453.5550 | (F) 440.453.5555  
HINKLEYLIGHTING.COM | FREDRICKRAMOND.COM



SHELTER 1326BK	
BLACK	
WIDTH:	4.5"
HEIGHT:	15.5"
WEIGHT:	3.0 LBS
MATERIAL:	SOLID ALUMINUM
GLASS:	CLEAR SEEDY
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	12.0"
SOCKET:	1-60W MED
DARK SKY:	YES
NOTES:	PATENT: US PATENT D688 413 S (A15 LAMP REQUIRED. REFLECTOR TYPE OR PAR TYPE LAMP RECOMMENDED)
EXTENSION:	4.8"
TTO:	5.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640685132601

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR LIFE AGLOW.

life AGLOW®

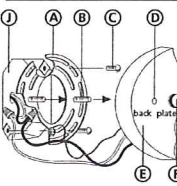
HINKLEY LIGHTING

Assembly Instructions

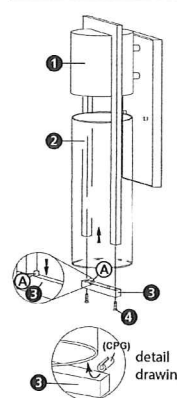
Item No: 1326

English

Drawing 1 - Fixture Mounting



Drawing 2 - Fixture Assembly



- start here
1. Find a clear area in which you can work.
  2. Unpack fixture and glass from carton.
  3. Carefully review instructions prior to assembly.
- \*\*\* The construction of this fixture will be accomplished by first installing the mounting strap to the junction box, making all necessary electrical connections, mounting the fixture to the wall, and then installing the glass.

1. Prepare mounting strap (A) by threading the two long mounting screws (B) into the back of the mounting strap (A) - see Drawing 1.
  - Be sure the holes into which the screws are threaded match the spacing of holes (D) in the backplate (E).
2. Attach mounting strap (A) to junction box (J) using two 1" screws (C) not provided.

SAFETY WARNING: READ WIRING AND GROUNDING INSTRUCTIONS (I.S. 18) AND ANY ADDITIONAL DIRECTIONS. TURN POWER SUPPLY OFF DURING INSTALLATION. IF NEW WIRING IS REQUIRED, CONSULT A QUALIFIED ELECTRICIAN OR LOCAL AUTHORITIES FOR CODE REQUIREMENTS.

Make electrical connections from supply wire to fixture lead wires. Refer to instruction sheet (I.S. 18) and follow all instructions to make all necessary wiring connections. Then refer back to this sheet to complete installation of this fixture.

1. To mount fixture, slip the two mounting screws (B) through the two mounting holes (D) in the backplate (E) - see Drawing 1.
2. While holding fixture in place, thread the two ball knobs (F) on to the end of the mounting screws (B), and tighten.

1. Fixture can now be lapped accordingly.
2. Remove screws (4) from under crossbar (3) - see Drawing 2.
3. Slip one end of glass cylinder (2) into upper cap (1).
4. Take crossbar (3) and slip the glass (2) over pegs (A) and hold glass (2) and crossbar (3) in position.
5. Thread screws (4) back into fixture to secure crossbar (3) and the glass (2).

NOTE: ADDITIONAL CLEAR PLASTIC GROMMETS (CPG) HAVE BEEN SUPPLIED WITH THIS FIXTURE. THEY CAN BE SLIPPED OVER THE BOTTOM EDGE OF THE GLASS WHERE IT CONTACTS THE BOTTOM CROSSBAR (3). SEE DETAIL DRAWING.

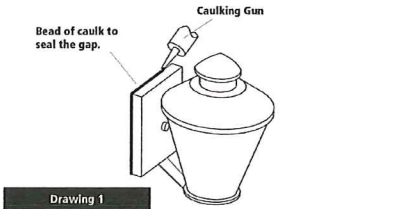
HINKLEY LIGHTING 33020 Pin Oak Parkway, Avon

HINKLEY LIGHTING

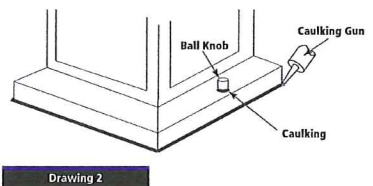
IS200 Caulking Instructions

start here

After securing fixture to the wall it is recommended that the gap between the wall and the fixture backplate be sealed on the top and both sides, with a good quality waterproof caulk or silicone sealant (NOT INCLUDED) - see Drawing 1.



After securing fixture in place it is recommended that the gap between the mounting top and fixture base be sealed with a good quality waterproof caulk or silicone sealant (not included). It is also recommended that a small bead of caulk or sealant be put under the ball knobs used to mount fixture - see Drawing 2.



HINKLEY I

HINKLEY LIGHTING

I.S. 18 wiring grounding instructions

SAFETY WARNING: READ WIRING AND GROUNDING INSTRUCTIONS (I.S. 18) AND ANY ADDITIONAL DIRECTIONS. TURN POWER SUPPLY OFF DURING INSTALLATION. IF NEW WIRING IS REQUIRED, CONSULT A QUALIFIED ELECTRICIAN OR LOCAL AUTHORITIES FOR CODE REQUIREMENTS

wiring instructions

Indoor Fixtures

1. Connect positive supply wire (A) (typically black or the smooth, unmarked side of the two-conductor cord) to positive fixture lead (B) with appropriately sized twist on connector - see Drawings 1 or 2.
2. Connect negative supply wire (C) (typically white or the ribbed, marked side of the two-conductor cord) to negative fixture lead (D).

3. Please refer to the grounding instructions below to complete all electrical connections.

Outdoor Fixtures

1. Connect positive supply wire (A) (typically black or the smooth, unmarked side of the two-conductor cord) to positive fixture lead (B) with appropriately sized twist on connector - see Drawings 2 or 3.
2. Connect negative supply wire (C) (typically white or the ribbed, marked side of the two-conductor cord) to negative fixture lead (D).

3. Cover open end of connectors with silicone sealant to form a watertight seal.
4. If installing a wall mount fixture, use caulk to seal gaps between the fixture mounting plate (backplate) and the wall. This will help prevent water from entering the outlet box. If the wall surface is lap siding, use caulk and a fixture mounting platform specially.

4. Please refer to the grounding instructions below to complete all electrical connections.

grounding instructions

Flush Mount Fixtures

For positive grounding in a 3-wire electrical system, fasten the fixture ground wire (E) (typically copper or green plastic coated) to the fixture mounting strap (M) with the ground screw (S) - see Drawing 1. Note: On strap for screw supported fixtures, first install the two mounting screws in strap. Any remaining tapped hole may be used for the ground screw.

Chain Hung Fixtures

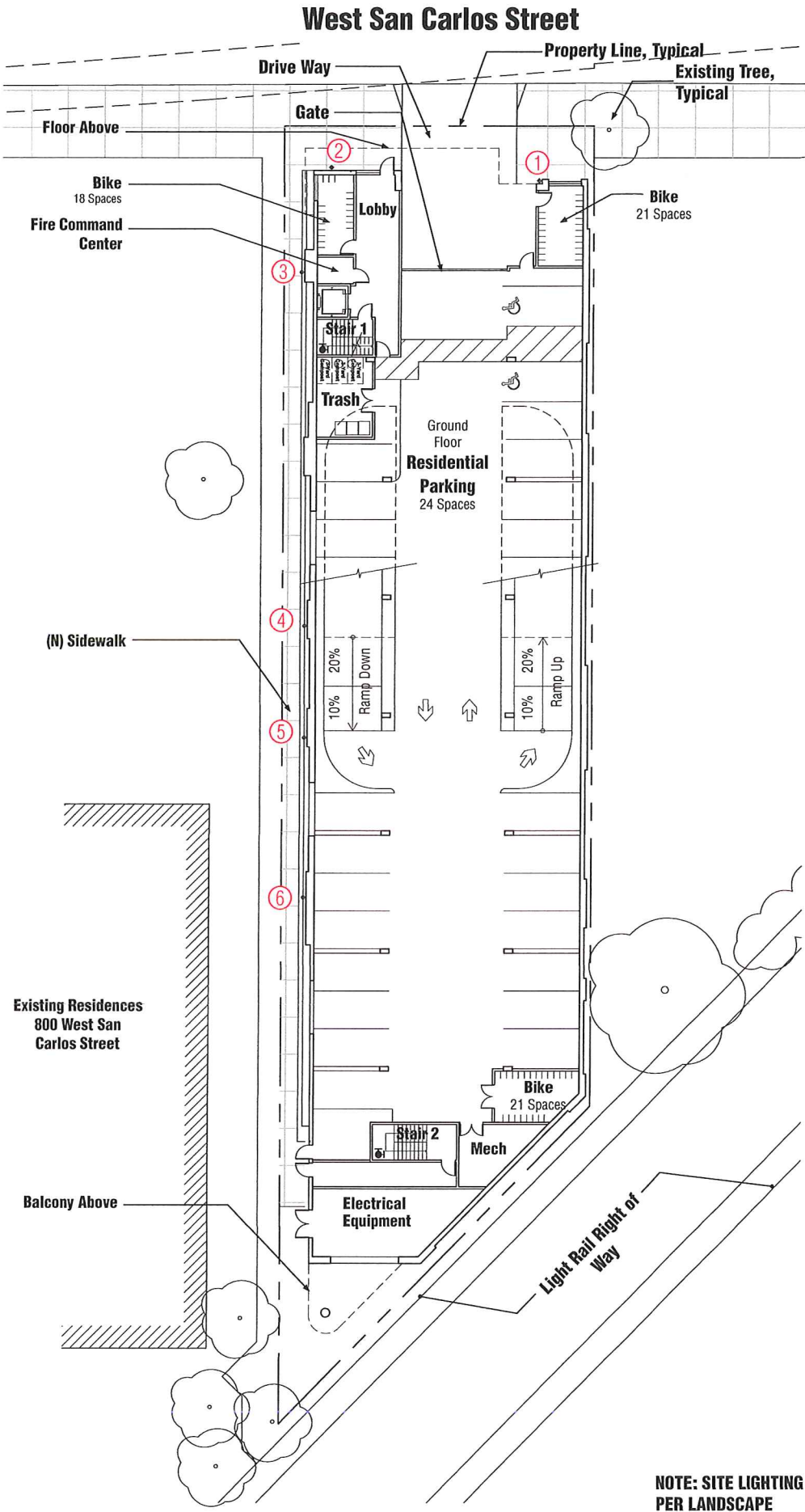
Loop fixture ground wire (E) (typically copper or green plastic coated) under the head of the ground screw (S) on fixture mounting strap (M) and connect to the loose end of the fixture ground wire directly to the ground wire of the building system with appropriately sized twist-on connectors - see Drawing 2.

Post-Mount Fixtures

Connect fixture ground wire (E) (typically copper or green plastic coated) to power supply ground with appropriately sized twist-on connector inside post. Cover open end of connector with silicone sealant to form a watertight seal - see Drawing 3.

HINKLEY LIGHTING 33020 Pin Oak Pk

West San Carlos Residential San Jose, California

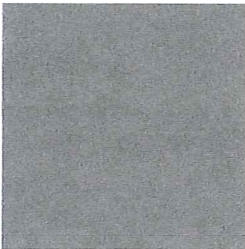


Key

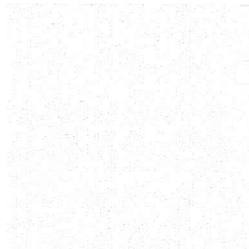
- ⊗ Exterior Wall Sconce
- 6 In Total



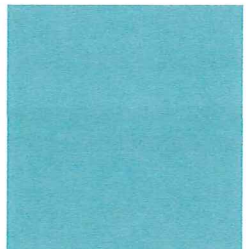
Colors



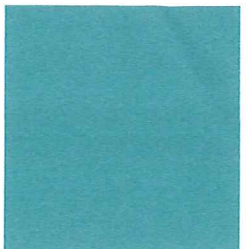
P1



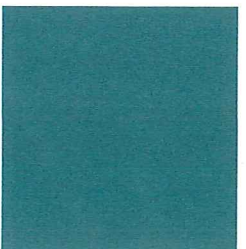
P3



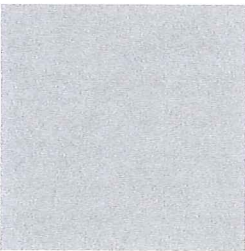
P5.1



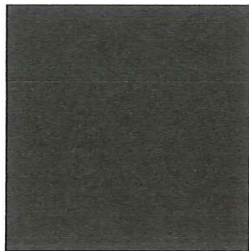
P5.2



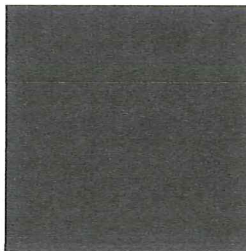
P5.3



P2

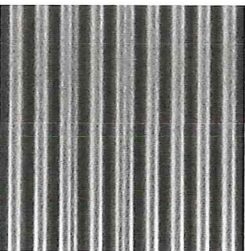


P4



P6

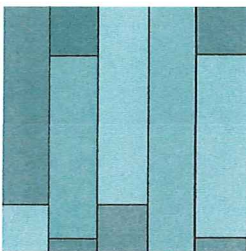
Materials



1



4



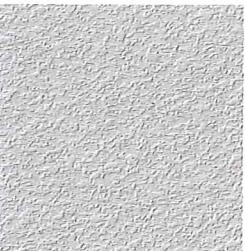
6



10



13



2



5 & 7



8



11



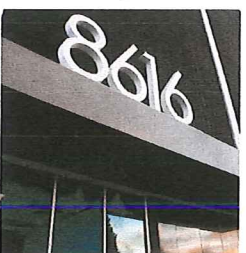
14



3



9



12



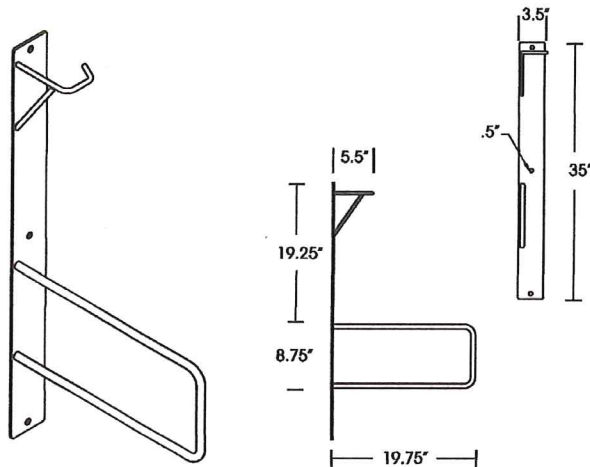
15

West San Carlos Residential San Jose, California

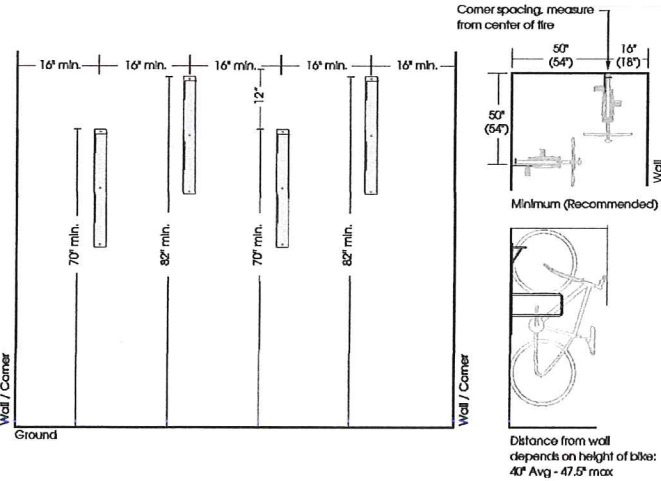
Colors & Materials

- P1 Benjamin Moore 2124-30 Deep Silver
- P2 Benjamin Moore 2132-60 Metallic Silver
- P3 Benjamin Moore 2122-70 Snow White
- P4 Benjamin Moore 1596 Nightfall
- P5.1 Benjamin Moore 740 Harbor Side Blue
- P5.2 Benjamin Moore 741 San Jose Blue
- P5.3 Benjamin Moore 742 Largo Teal
- P6 Benjamin Moore 1609 Temptation

- 1 Corrugated Metal Siding
- 2 Exterior Cement Plaster
- 3 Metal Canopy
- 4 High Density Laminate Wall Panel - Ambar
- 5 Aluminum Window
- 6 Fiber Cement Wall Panel
- 7 Glass Guardrail
- 8 Aluminum Storefront Window System
- 9 Wood Trusses
- 10 Translucent Glass Roll Up Garage Door
- 11 Decorative Metal Wall Sconce
- 12 Signage & Address Number's
- 13 Metal Grille
- 14 Roofing - Single Plywood and PVC System
- 15 Green Wall
- 16 Drain Leader



RECOMMENDED LAYOUT  
NOTE: Wall mount bike racks can be installed non-staggered at 20"-24" spacing.



Bike Rack Detail  
Scale: 1"=1'-0" 1

Details





**Planning Department PERMIT  
Resubmission PD16-031  
August 3rd, 2017**

**West San Carlos Residential  
San Jose, California**

### Sheet Index

- 1.0 - Cover Sheet
- 2.0 - Existing Site Plan
- 3.0 - General Development Plan
- 4.0 - Development Standards
- 5.0 - Mitigation Measures
- 6.0 - Proposed Site Plan
- 7.0 - Proposed Floor Plans
- 8.1 - Proposed Elevations
- 8.2 - Proposed Section
- 9.1 - Landscape Plan - Ground Level
- 9.2 - Landscape plan - Terrace Level
- 9.3 - Planting and Irrigation Details
- 9.4 - Landscape Furnishing Imagery Board
- 10.1 - Proposed Stormwater Plan
- 10.2 - Proposed Wet Utility Plan
- 11.0 - Proposed Grading and Draining Plan
- 12.0 - Stormwater Details
- 13.0 - Fire Access Exhibit - U Turn
- 14.0 - Fire Access Exhibit - Back In
- 15.0 - Lighting Plan
- 16.0 - Details

### Prior Plan Department Permit For Site

PDC14-032 In Review

### Project Description

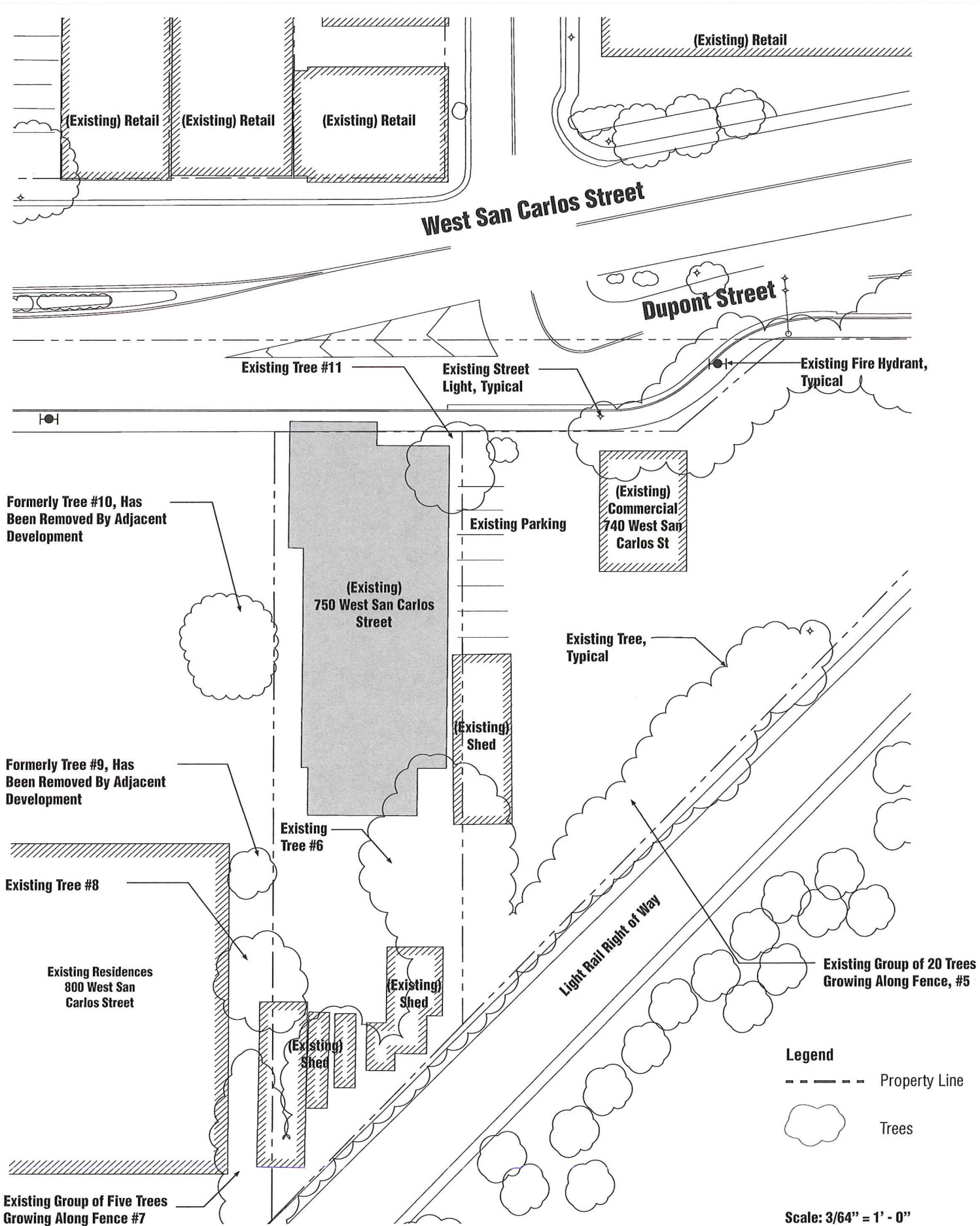
New 92,366 square foot, 56 residential apartment building on 0.41 acres with garage parking. Building construction to be 5 stories of type III A over 2 stories of type 1A fully fire sprinklered. Building shall be provided with an automatic fire extinguishing system in accordance with California Fire Code 903.2 and San Jose Fire Code 17.12.630. Systems serving more than 20 heads shall be supervised by an approved central, proprietary, or remote service to the satisfaction of the Fire Chief. Building occupancy is R-2 with S-2, and A-3. This building is not a speculative building or built for lease (office area and retail spaces). This new building will provide a fire alarm system per California Building Code section 917.2.

Emergency responder radio coverage (ERRC) is required throughout the area of each floor of the building. Lock boxes shall be provided to the satisfaction of the Chief Building Official and Fire Chief.

**West San Carlos Residential** San Jose, California

**Cover Sheet**





# West San Carlos Residential

San Jose, California

## Site Photos

Project Location

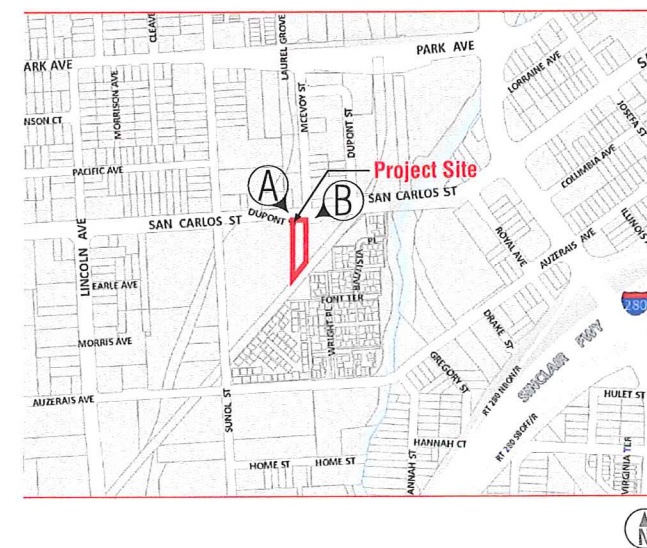


View A



Project Location View B

## Vicinity Map



## Existing Site Plan