

**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**  
 PDC08-012  
**EMERGENCY HOUSING CONSORTIUM**

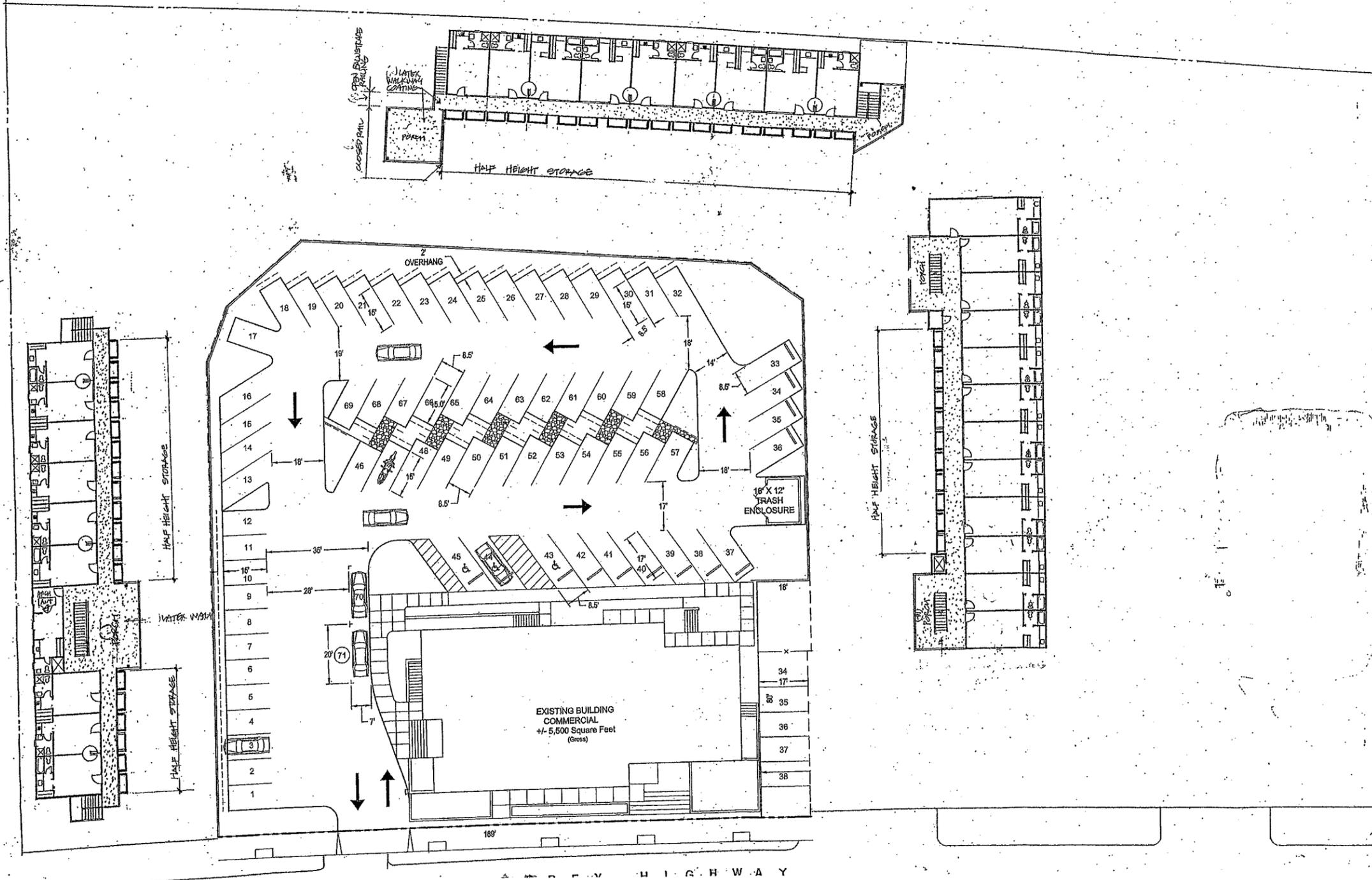
NO	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/10/08)

PROJECT NO: 3524.00  
 CAD DWG FILE: 352400 ARCH DWG  
 DESIGNED BY: JP  
 DRAWN BY: DY  
 CHECKED BY: VR  
 DATE: FEBRUARY 25, 2008  
 SCALE: NOT TO SCALE  
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**PROPOSED  
 THIRD FLOOR  
 FLOOR PLAN**

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LIFEBUILDERS

**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**

PDC08-012

**EMERGENCY HOUSING CONSORTIUM**

NO	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (R231108)
PROJECT NO:	3624.00	
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DESIGNED BY:	JP	
DRAWN BY:	DY	
CHECKED BY:	VR	
DATE:	FEBRUARY 25, 2008	
SCALE:	NOT TO SCALE	
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**PROPOSED  
SECOND FLOOR  
FLOOR PLAN**

NU-2



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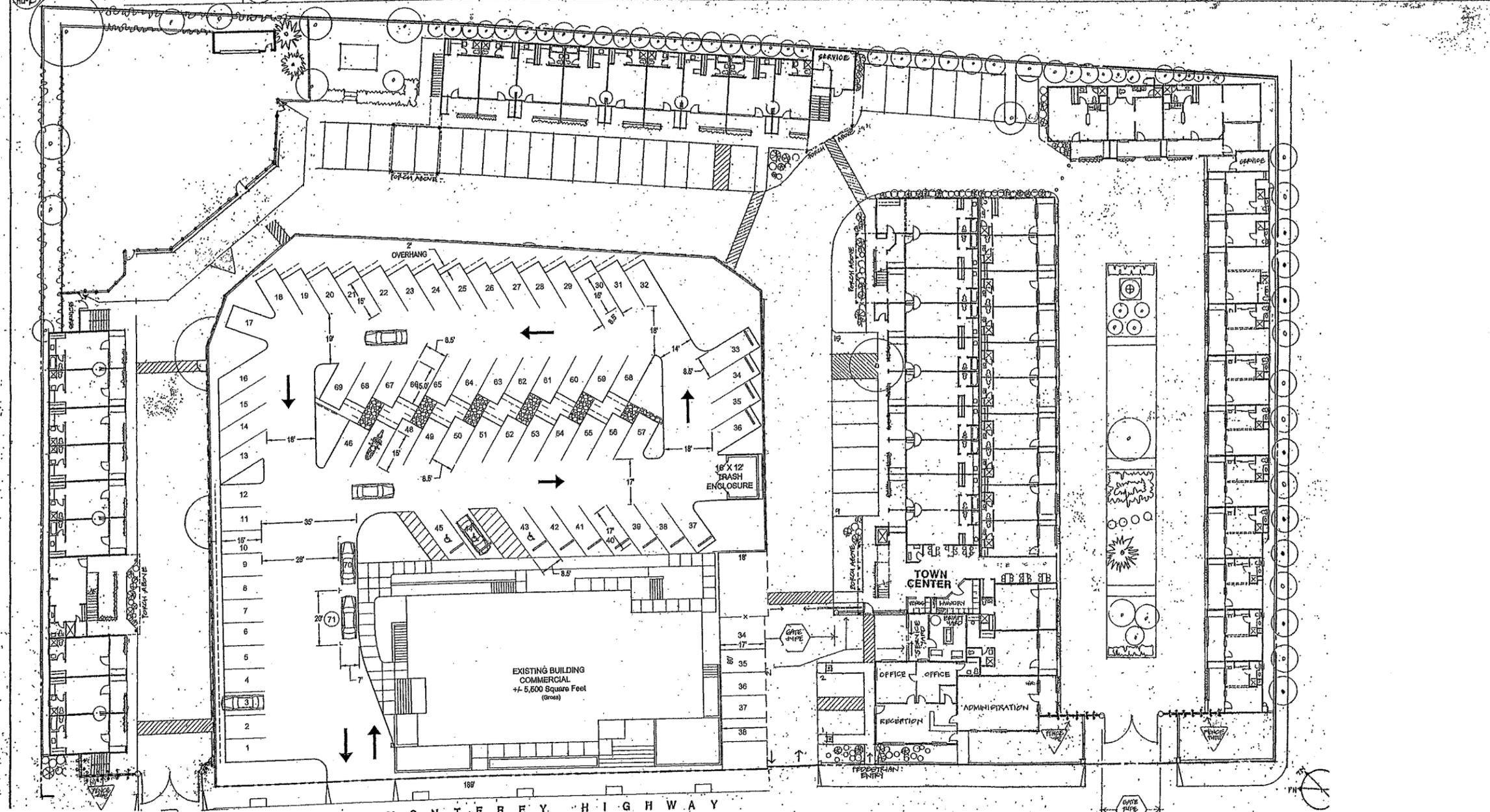
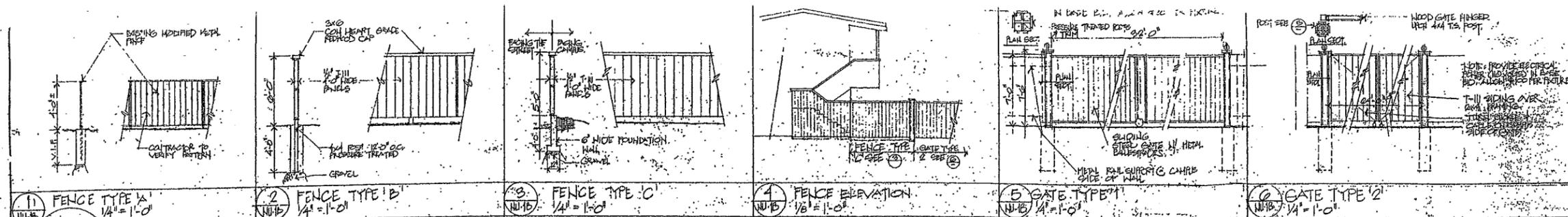


LIFE BUILDERS

### 2112 MONTEREY ROAD, SAN JOSE GENERAL DEVELOPMENT PLAN - "EXHIBIT C"

PDC08-012

EMERGENCY HOUSING CONSORTIUM



NO.	DATE	DESCRIPTION
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PROPOSED  
FIRST FLOOR  
FLOOR PLAN

NU-1B

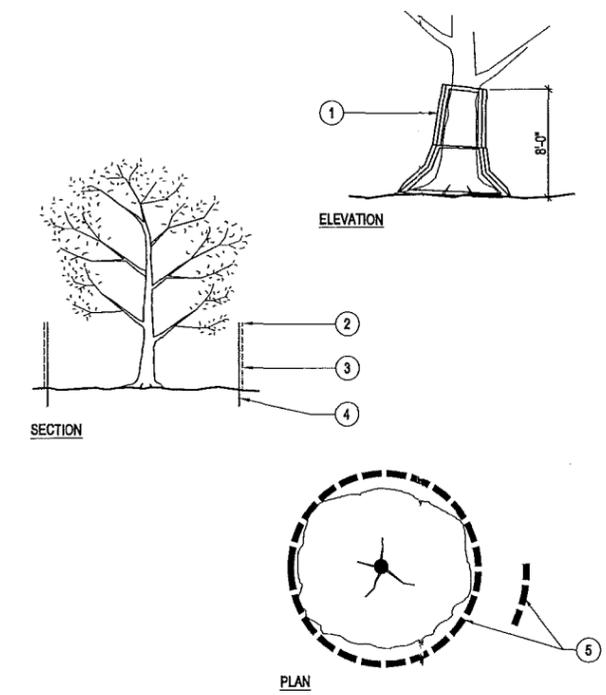
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PROPOSED ACTION								
TREE #	TREE SPECIES	COMMON NAME	DBH IN INCHES	TRUNK CIRCUMFERENCE IN INCHES	SAVE	REMOVE	RELOCATE	ORDINANCE SIZE TREES
1	Schinus molle	Brazilian Pepper Tree	30	98	X			Yes
2	Ginkgo biloba	Maldenhair Tree	5.3	17		X		No
3	Ginkgo biloba	Maldenhair Tree	5	16		X		No
4	Pyrus species	Ornamental Pear	7.4	24		X		No
5	Ginkgo biloba	Maldenhair Tree	5.3	17		X		No
6	Olea europaea	Olive	35.2	111		X		Yes
7	Prunus species	Plum	4	13		X		No
8	Prunus species	Plum	5	16		X		No
9	Prunus species	Plum	5	16		X		No
10	Prunus species	Plum	5.3	17		X		No
11	Washingtonia Robusta	Mexican Fan Palm	18.9	60	X			Yes
12	Prunus species	Plum	6	19		X		No
13	Prunus species	Plum	5	16		X		No
14	Prunus species	Plum	5.3	17		X		No
15	Washingtonia Robusta	Mexican Fan Palm	21.8	69	X			Yes
16	Betula Pendula	Birch	10	32		X		No
17	Betula Pendula	Birch	5.2	17		X		No
18	Sequoia sempervirens	Coast Redwood	33	104	X			Yes
19	Pyrus kawakami	Evergreen Pear	7.5	24	X			No
20	Sequoia sempervirens	Coast Redwood	9	29		X		No
21	Sequoia sempervirens	Coast Redwood	10	32		X		No
22	Olea europaea	Olive	18.2	58	X			Yes
23	Pyrus species	Ornamental Pear	6	19	X			No
24	Eucalyptus species	Eucalyptus	5.9	19	X			No
25	Eucalyptus species	Eucalyptus	18	57	X			Yes
26	Eucalyptus species	Eucalyptus	16	51	X			No
27	Eucalyptus species	Eucalyptus	13.4	43	X			No
28	Eucalyptus species	Eucalyptus	10.5	33	X			No
29	Ulmus parvifolia	Chinese Elm	20	63	X			Yes
30	Phoenix canariensis	Canary Island Date Palm	20.4	65	X			Yes
31	Cinnamomum camphora	Camphor Tree	24.3	77	X			Yes
32	Ceratonia siliqua	Carob Tree	27.2	86	X			Yes
33	Platanus acerifolia	Sycamore	12	38	X			No
34	Platanus acerifolia	Sycamore	10.4	33	X			No
35	Platanus acerifolia	Sycamore	11.3	36	X			No
36	Platanus acerifolia	Sycamore	15.2	48	X			No
37	Platanus acerifolia	Sycamore	12.5	40	X			No
38	Pyrus species	Ornamental Pear	15.5	49		X		No
39	Fraxinus species	Ash	27.4	87		X		Yes
40	Washingtonia Robusta	Mexican Fan Palm	19.5	62	X			Yes
41	Washingtonia Robusta	Mexican Fan Palm	22.6	71	X			Yes

- NOTES:
- CONSTRUCTION PERIOD PROTECTION FOR TREES SHOULD BE PROVIDED BEFORE GRADING OR OTHER EQUIPMENT IS ALLOWED ON THE PROPERTY.
  - WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3 FEET BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION AND THE TREE TRUNK.
  - IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT THE AREA BENEATH CANOPY, AND DRIP LINE FENCING IS NOT PRACTICAL, SNOW FENCING SHOULD BE USED TO PROTECT THE TRUNKS FROM DAMAGE.

- SNOW FENCING THREE LAYERS OF WIRE AND LATH SNOW FENCING TO 8 FEET ABOVE GROUND ON TREES WHERE CONSTRUCTION WILL TAKE PLACE BENEATH THE CANOPY.
- TOP OF FENCE WITH FLUORESCENT FLAGGING TAPE HUNG EVERY 10 FEET
- 6" CHAIN LINK OR WELDED WIRE MESH
- 8" FENCE POST OF 2" DIAMETER GI PIPE OR T-ANGLE POST
- FENCE PLACED AT DRIP LINE OR 50% GREATER THAN THE TREE CANOPY RADIUS WHERE POSSIBLE



**A TREE PROTECTION FENCING**  
SCALE: NOT TO SCALE

EXISTING TREE SUMMARY	
TOTAL TREES TO REMAIN	23
TOTAL TREES TO BE RELOCATED	0
TOTAL TREES TO BE REMOVED/MITIGATED	+ 18
TOTAL NUMBER OF TREES EXISTING ON SITE	41

ON-SITE TREE MITIGATION TABLE PER CSJ POLICY				
	DBH	QTY	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TOTAL NUMBER OF NATIVE TREES TO BE REMOVED	< 12" DIA.	2	1:1 - 15 GALLON	2
	12"-18" DIA.	0	3:1 - 24" BOX	0
	*18"+ DIA.	0	5:1 - 24" BOX	0
TOTAL NUMBER OF NON-NATIVE TREES TO BE REMOVED	< 12" DIA.	13	1:1 - 15 GALLON	13
	12"-18" DIA.	0	2:1 - 24" BOX	0
	*18"+ DIA.	3	4:1 - 24" BOX	12

\* ORDINANCE TREE HAS A DIAMETER BREAST HEIGHT (DBH) OF 18 INCHES OR GREATER. BREAST HEIGHT IS 4.5' ABOVE GRADE ON THE UPRILL SIDE OF TREE.

TREE MITIGATION SUMMARY TABLE		
TOTAL TREES REQUIRED TO MEET MITIGATION REQUIREMENTS	QUANTITY	SIZE
	15	15 GALLON
	+ 12	24" BOX
	27 TOTAL TREES REQD.	
TOTAL PROPOSED TREES (NOT INCLUDING STREET TREES)	27	

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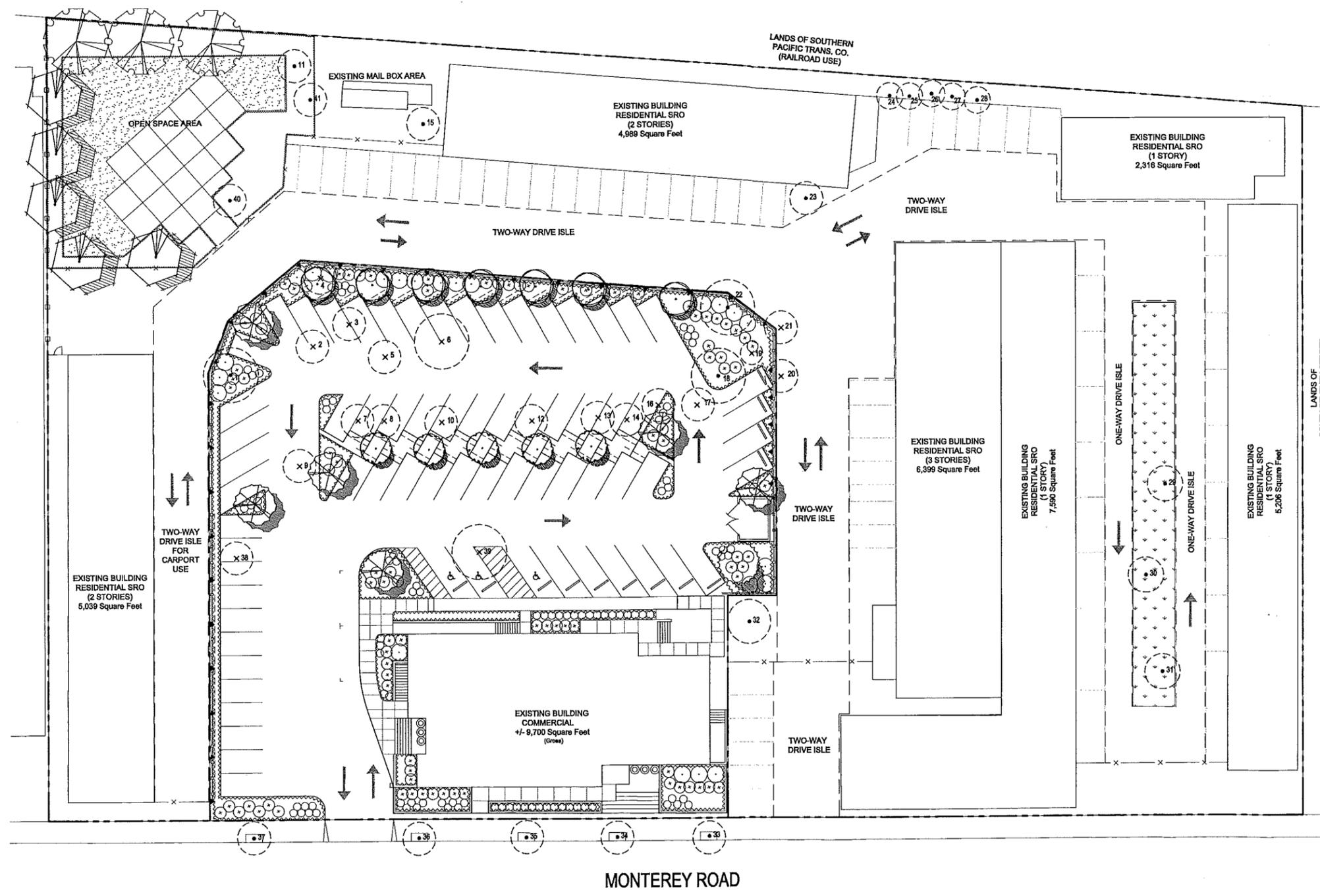
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DRAWN BY: BG  
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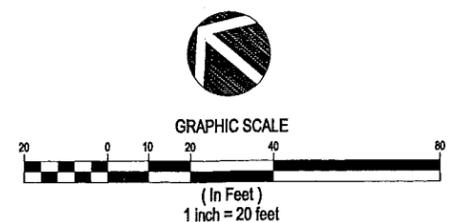
**TREE MITIGATION PLAN**  
**6F**



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NOTE:  
 FOR TREE SUMMARY, SEE TREE MITIGATION PLAN SHEET 6F.



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04.22.08		REVISED PER CITY COMMENTS
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DRAWN BY: BG		
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DATE: FEBRUARY 25, 2008		
SCALE: 1" = 20'		
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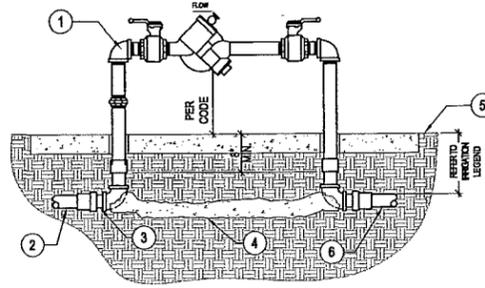
**TREE MITIGATION PLAN**

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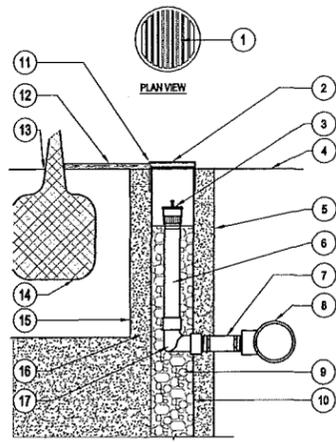
- NOTES:  
 1. NIPPLES AND FITTINGS TO BE SAME PT SIZE AS BACKFLOW ASSEMBLY.  
 2. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY.  
 3. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.

- 1 REDUCED PRESSURE BACKFLOW ASSEMBLY
- 2 PVC MAIN LINE TO POINT OF CONNECTION
- 3 BUSH AS NECESSARY FOR SIZE TRANSITION
- 4 CONCRETE SUPPORT BLOCK
- 5 FINISHED GRADE
- 6 PVC MAIN LINE TO IRRIGATION SYSTEM



**I REDUCED PRESSURE BACKFLOW DEVICE AND ENCLOSURE**  
 SCALE: NOT TO SCALE

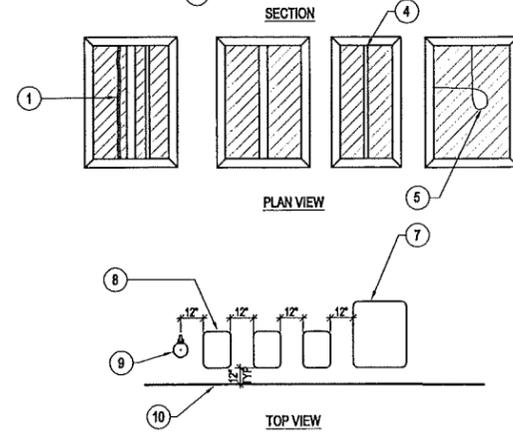
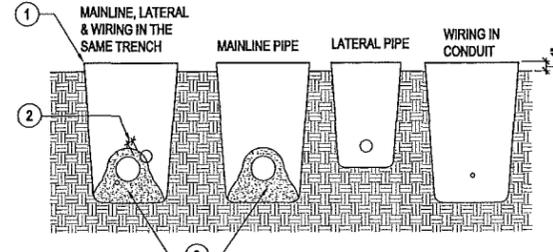
- 1 4" OPEN GRATE CAP FOR PERFORATED DRAIN PIPE NOT TO SCALE - TYP.
- 2 SMOOTH PLASTIC DRAIN PIPE CAP OPEN GRATE TYPE - TYP.
- 3 BUBBLER HEAD (SEE IRRIGATION LEGEND FOR BUBBLER MAKE & MODEL)
- 4 FINISHED GRADE
- 5 LIMIT OF EXCAVATED TREE PLANTING PIT
- 6 PVC SCHED. 80 NIPPLE LENGTH AS REQUIRED
- 7 PVC LATERAL PIPE
- 8 PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
- 9 3/4" DRAIN ROCK
- 10 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
- 11 DISTANCE FROM FINISHED GRADE NOT TO EXCEED 2" MAX.
- 12 SEE PLANS FOR ADJACENT MATERIAL
- 13 PLANT CROWN
- 14 ROOT BALL
- 15 PLACE PERFORATED PIPE 6" MAX. FROM ROOTBALL TYP.
- 16 BACKFILL PLANTING MIX
- 17 PVC SCHED. 40 90 ELL



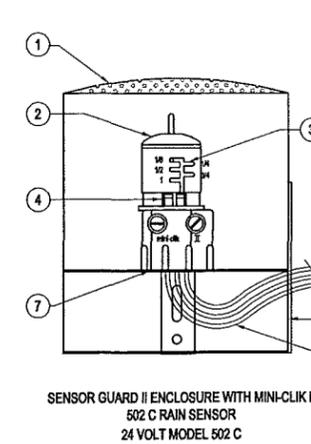
**J BELOW GRADE TREE BUBBLER**  
 SCALE: NOT TO SCALE

- NOTE:  
 1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH THE SLEEVING TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CONTAINED IN IT. SEE IRRIGATION LEGEND FOR MINIMUM COVER.
- INSTRUCTIONS:  
 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.  
 2. SET BOXES 7" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVERS/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.  
 3. SET RVD AND VALVE BOX ASSEMBLY IN GROUND COVERS/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.  
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.  
 5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.  
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.  
 7. NEVER INSTALL VALVE BOX IN HARDSCAPE.

- 1 FINISHED GRADE
- 2 PROVIDE A MIN. OF 2" CLEAR BETWEEN PIPES
- 3 PROVIDE A 3" MINIMUM SAND ENVELOPE AROUND ALL MAINLINE
- 4 SNAKE SOLVENT WELD PLASTIC PIPING IN TRENCH AS SHOWN
- 5 TIE A 24" LOOP IN WIRING AT CHANGES OF DIRECTION 30 DEGREES OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE
- 6 INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10 FOOT INTERVALS
- 7 16" x 28" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY.
- 8 14" x 10" RECTANGULAR VALVE BOX
- 9 QUICK COUPLING VALVE
- 10 EDGE OF LAWN, WALK, FENCE, CURB, ETC.

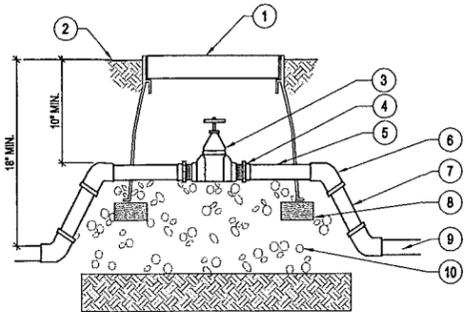


**G INSTALLATION DIAGRAMS**  
 SCALE: NOT TO SCALE



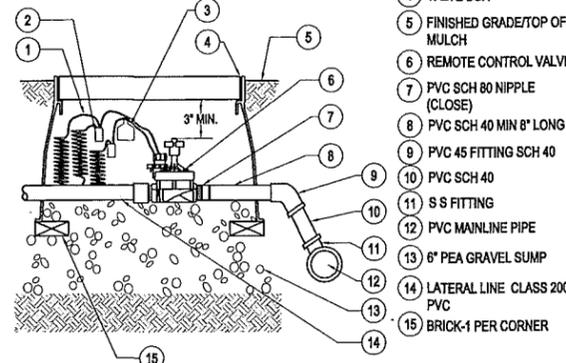
**H MINICLIK II RAIN SENSOR**  
 SCALE: NOT TO SCALE

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



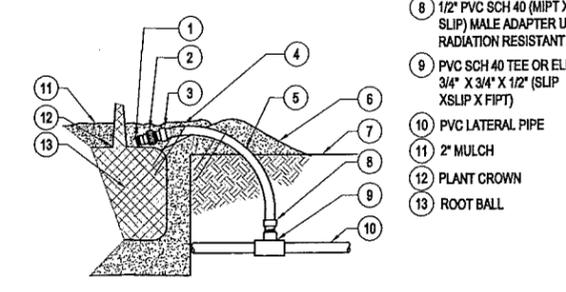
**D GATE VALVE**  
 SCALE: NOT TO SCALE

- NOTES:  
 1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN  
 2. COMPACT SOIL AROUND BOX TO SAME DENSITY AS ADJACENT UNDISTURBED SOIL  
 3. BUNDLE AND TAPE CONTROL WIRE TO MAINLINE EVERY 10'  
 4. NO SPLICES IN CONTROL WIRE WILL BE ALLOWED BETWEEN CONTROLLER AND VALVE



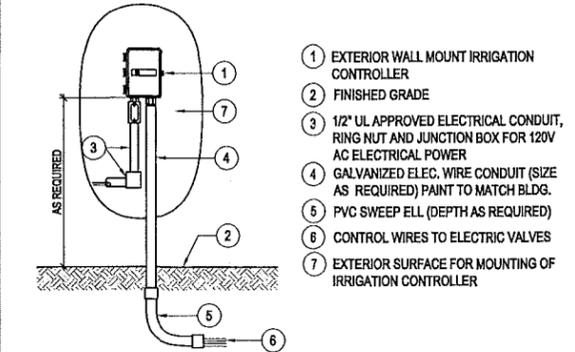
**E REMOTE CONTROL VALVE**  
 SCALE: NOT TO SCALE

- NOTES:  
 1. BUBBLER DISTANCE TO ROOT BALL WILL VARY DEPENDING ON THE CONTAINER SIZE OF THE PLANT.  
 2. PLACE ALL BUBBLER ON UPHILL SIDE OF SLOPE.  
 3. IF APPLICABLE CONCEAL ALL EQUIPMENT UNDER MULCH.



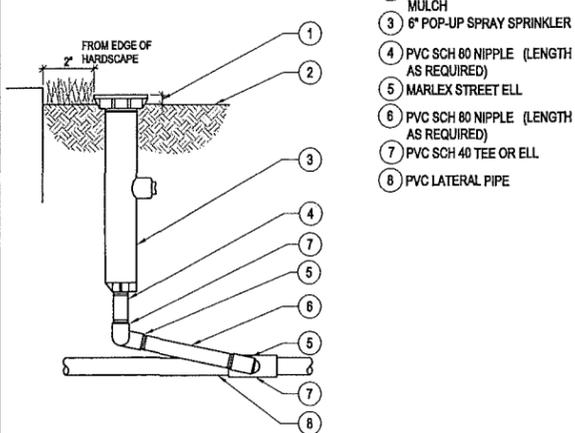
**F SHRUB BUBBLER**  
 SCALE: NOT TO SCALE

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



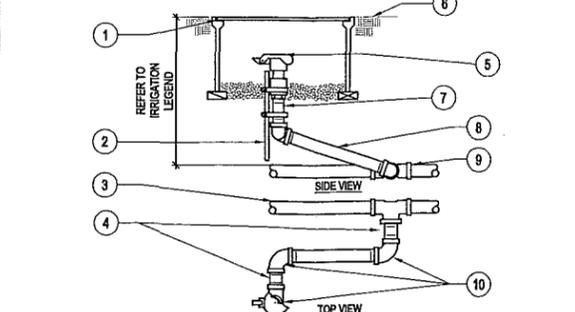
**A WALL MOUNT CONTROLLER**  
 SCALE: NOT TO SCALE

- NOTE:  
 1. ALWAYS INSTALL SPRAY SPRINKLER PERPENDICULAR TO FINISHED GRADE.



**B 6" POP UP SPRINKLER**  
 SCALE: NOT TO SCALE

- NOTE:  
 1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE



**C QUICK COUPLING VALVE**  
 SCALE: NOT TO SCALE

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DESIGNED BY:	JP	
DRAWN BY:	BG	
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SCALE:	AS NOTED	
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**CONCEPTUAL IRRIGATION DETAILS**  
 6D







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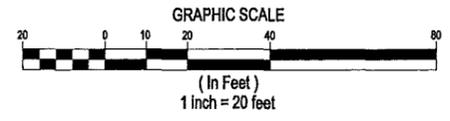
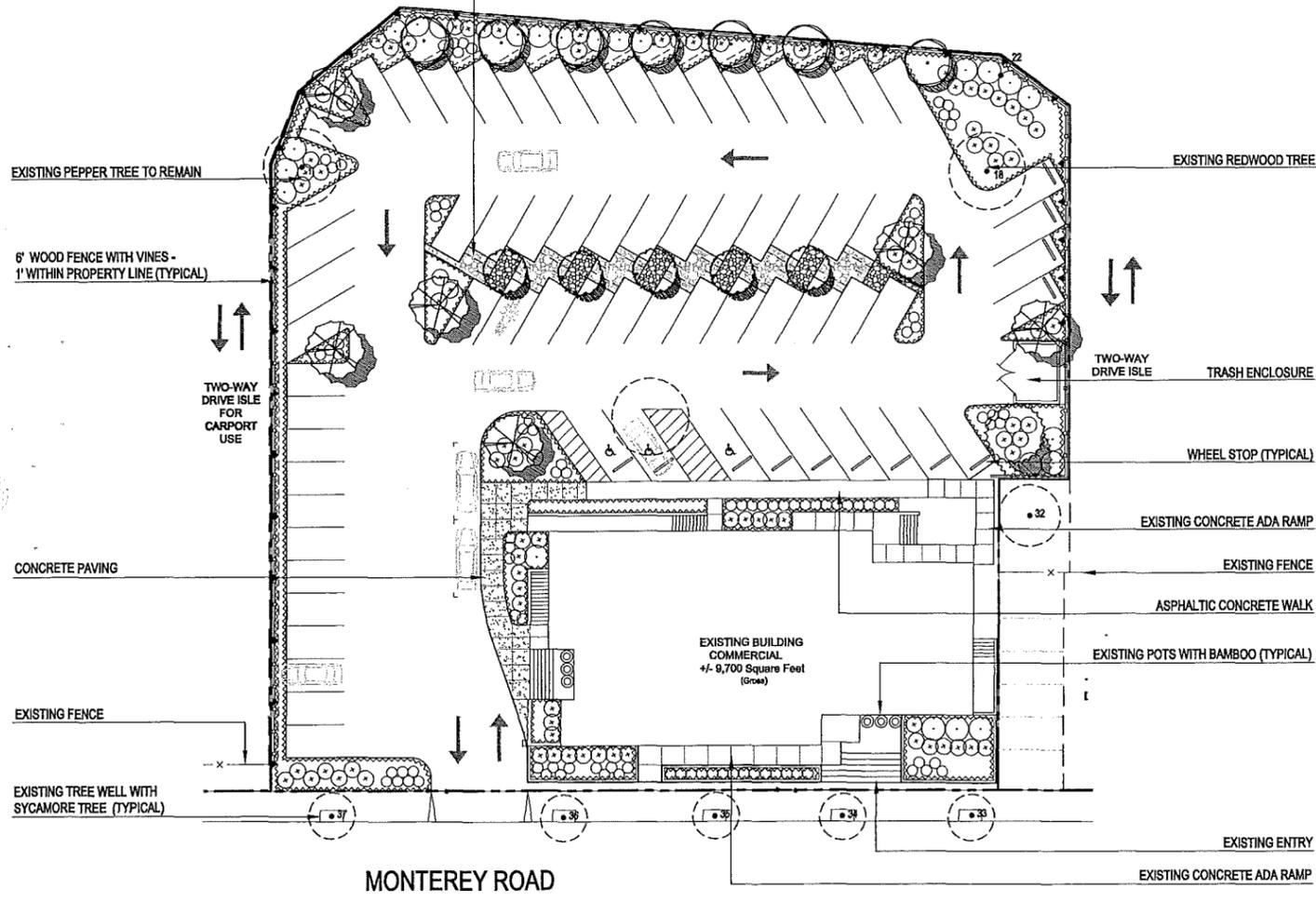
**CONCEPTUAL LANDSCAPE PLAN**

**PROPOSED PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE
<b>TREES</b>			
	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX
	FRAXINUS ANGUSTIFOLIA 'RAYWOOD'	RAYWOOD ASH	15 GALLON
	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX
	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	24" BOX
	PRUNUS CERASIFERA 'ATROPURPUREA'	PURPLE LEAF PLUM	15 GALLON
	SEQUOIA SEMPERVIRENS	COAST REDWOOD	15 GALLON
	EXISTING TREES TO REMAIN- SEE SHEETS 6E - 6F FOR TREE SUMMARY AND MITIGATION		
<b>LARGE SHRUBS</b>			
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	BAMBOO	5 GALLON
	CAMELLIA JAPONICA	JAPANESE CAMELLIA	5 GALLON
	THUJA OCCIDENTALIS 'EMERALD'	EMERALD CEDAR	5 GALLON
	CAMELLIA SASANQUA 'MINE-NO-YUKI'	WHITE DOVES CAMELLIA	5 GALLON
	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	5 GALLON
<b>MEDIUM SHRUBS</b>			
	LOROPETALUM CHINENSE 'RUBRUM'	RED FRINGE FLOWER	5 GALLON
	NANDINA DOMESTICA 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GALLON
	PENNISETUM 'EATON CANYON'	EATON CANYON DWARF FOUNTAIN GRASS	5 GALLON
	PHORMIUM 'DUET'	NEW ZEALAND FLAX	5 GALLON
	RHAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	5 GALLON
	PITTIOSPORUM TOBIRA 'CREAM DE MINT'	TOBIRA	5 GALLON
	HEBE 'PATTY'S PURPLE'	VERONICA	5 GALLON
<b>SMALL SHRUBS</b>			
	COLEONEMA PULCHRUM 'GOLD SUNSET'	GOLDEN BREATH OF HEAVEN	1 GALLON
	HEMEROCALLIS HYBRID	DAYLILY	1 GALLON
	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GALLON
	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO	1 GALLON
	PHORMIUM TENAX 'JACK SPRATT'	JACK SPRATT FLAX	5 GALLON
	EUONYMUS FORTUNEI 'IVORY JADE'	IVORY JADE EUONYMUS	5 GALLON
	ESCALLONIA 'NEWPORT DWARF'	DWARF ESCALLONIA	5 GALLON
<b>GROUNDCOVERS</b>			
	CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 GALLON
	PACHYSANDRA TERMINALIS 'GREEN CARPET'	JAPANESE SPURGE	1 GALLON
	LANTANA MONTEVIDENSIS 'NEW GOLD'	NEW GOLD TRAILING LANTANA	1 GALLON
	TRACHELOSPERMUM ASIATICUM	STAR JASMINE	1 GALLON
	FESTUCA OVINA 'GLAUCA'	BLUE FESCUE	1 GALLON
<b>LAWN</b>			
	MEDALLION DWARF WITH BONSAI	SOD	
<b>VINES</b>			
	CLYTOSTOMA CALLISTEGIOIDES	LAVENDER TRUMPET VINE	5 GALLON
	JASMINUM POLYANTHUM	JASMINE	5 GALLON
<b>POTTERY</b>			
	EXISTING POTS WITH BAMBOO		

NOTES: 1. BARK MULCH: ALL PLANTER AREAS TO RECEIVE A 2" THICK LAYER OF FIR BARK MULCH.

PEBBLE BANDS IN CONTRASTING COLORS

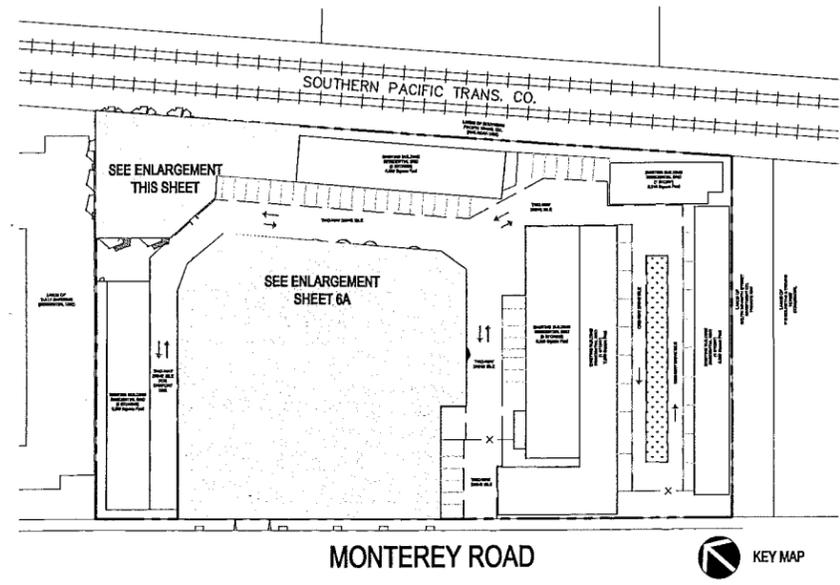
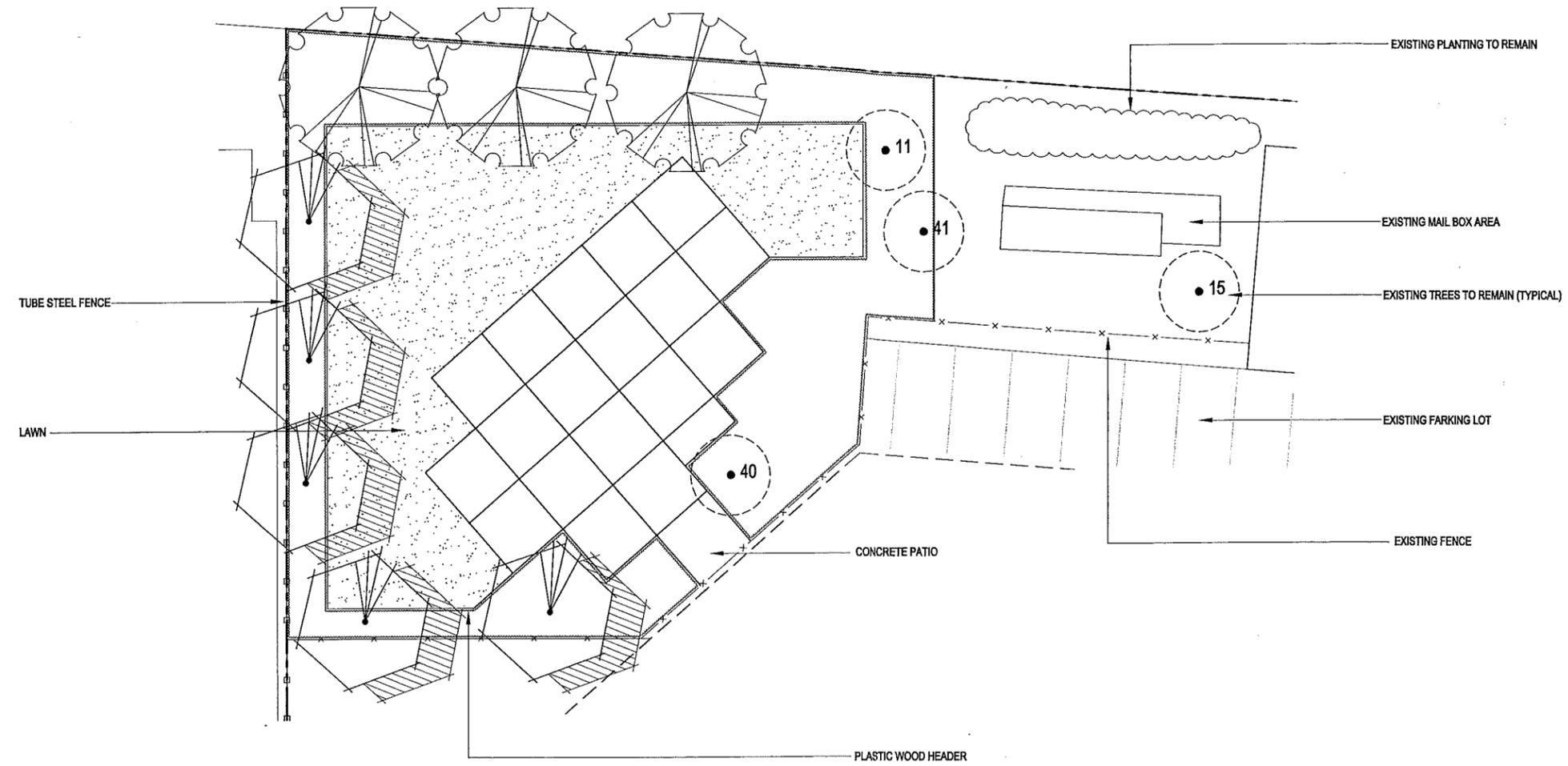


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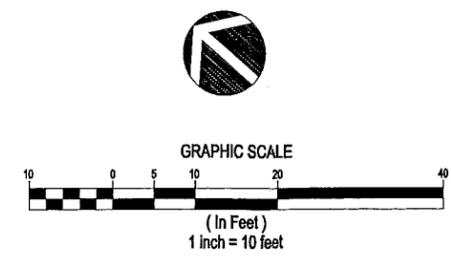
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**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**  
**PDC08-012**  
**EMERGENCY HOUSING CONSORTIUM**



NOTES:  
 FOR PLANTING LEGEND SEE PAGE 6A.  
 FOR TREE SUMMARY AND MITIGATION, SEE SHEETS 6E-6F.

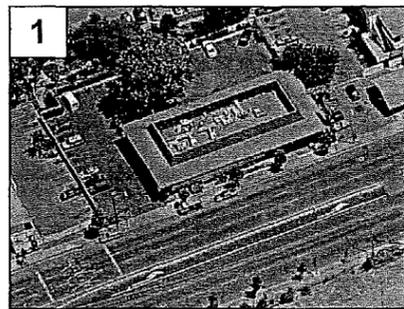


NO.	DATE	DESCRIPTION
04.22.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/21/08)
PROJECT NO: 3824.00		
CAD DWG FILE: 382400CL-ZONING REVISED.DWG		
DESIGNED BY: JP		
DRAWN BY: BG		
CHECKED BY: VR		
DATE: FEBRUARY 25, 2008		
SCALE: 1" = 20'		
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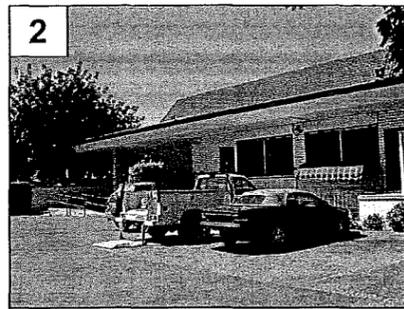
**CONCEPTUAL LANDSCAPE PLAN**

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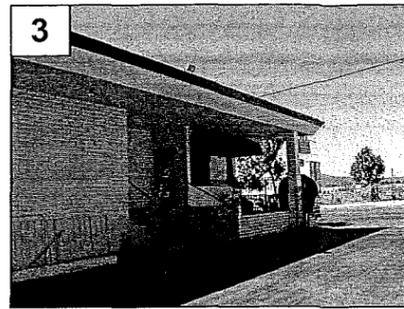
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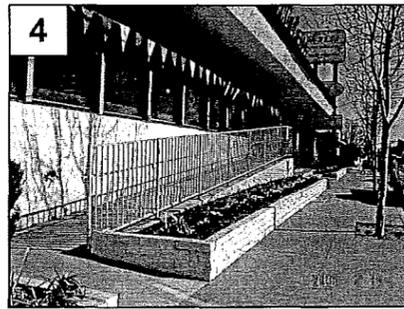
PROJECT AERIAL VIEW



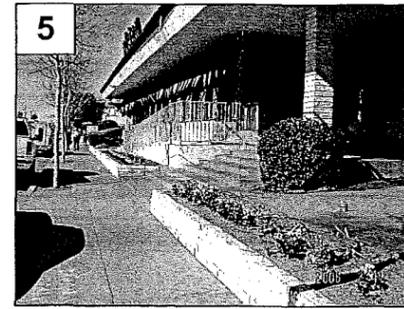
EAST ELEVATION



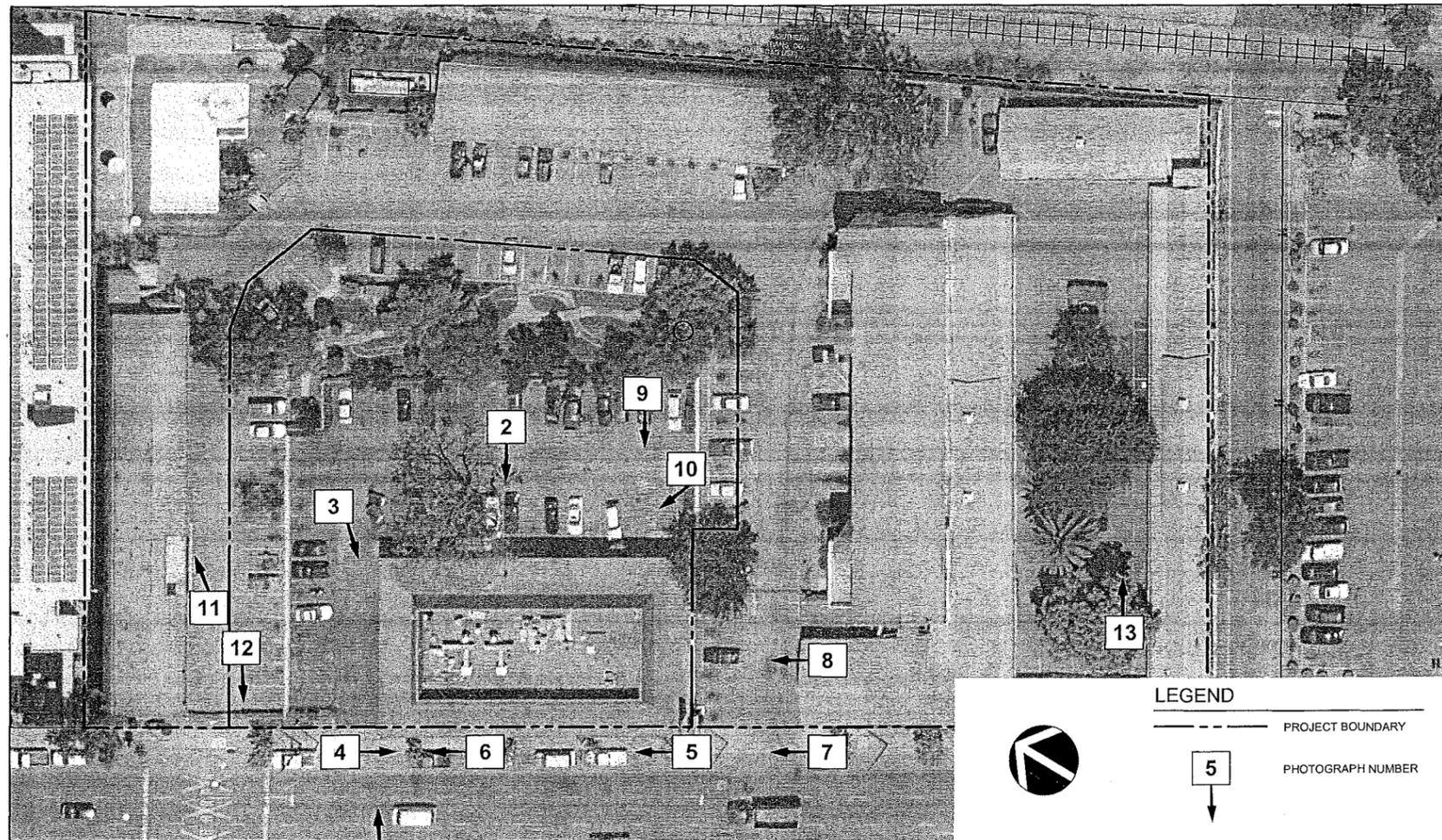
NORTH ELEVATION



MONTEREY ROAD ELEVATION (LOOKING SOUTH)



MONTEREY ROAD ELEVATION (LOOKING NORTH)



PROJECT SITE

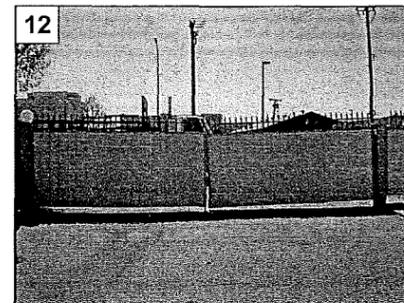
**LEGEND**

— PROJECT BOUNDARY

5 PHOTOGRAPH NUMBER



SINGLE ROOM OCCUPANCY UNITS (LOOKING EAST)



EMERGENCY VEHICLE ACCESS GATE (LOOKING WEST)



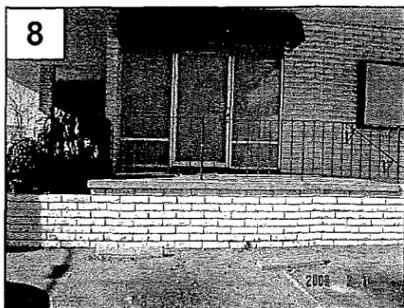
SINGLE ROOM OCCUPANCY UNITS (LOOKING EAST)



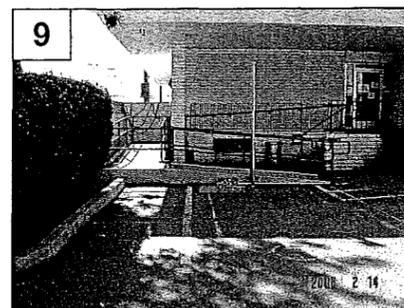
MAIN ENTRANCE GATE



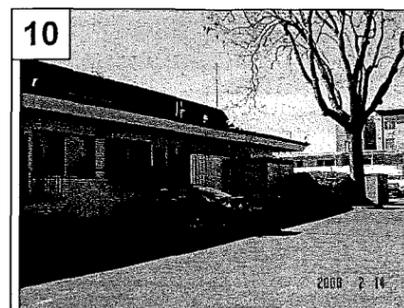
RESTAURANT SIGNAGE



SOUTH ELEVATION



EAST HANDICAPPED ENTRANCE



EAST ELEVATION (LOOKING NORTH)

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**2112 MONTEREY ROAD, SAN JOSE**  
GENERAL DEVELOPMENT PLAN - "EXHIBIT C"  
PDC08-012  
EMERGENCY HOUSING CONSORTIUM

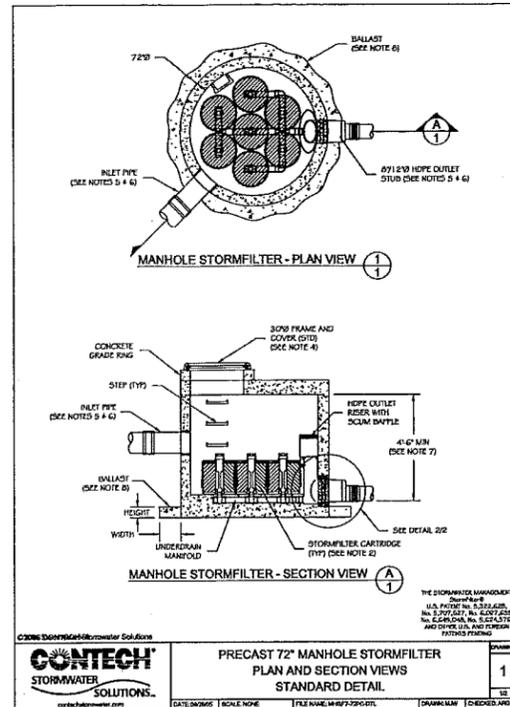
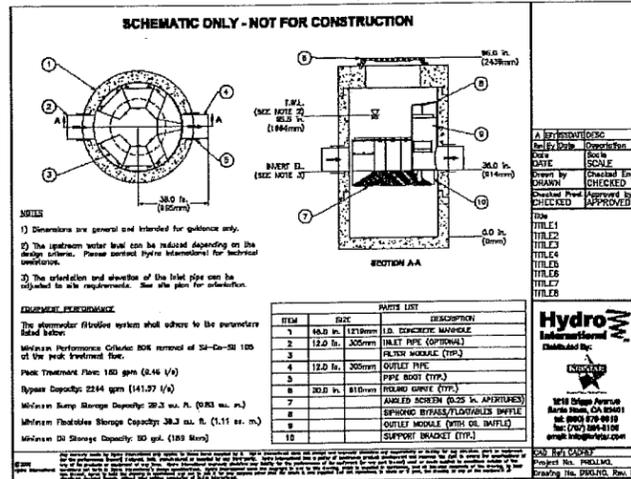
▲	
▲	
▲	
▲	04.23.08 REVISED PER CITY COMMENTS
▲	04.05.08 PER CITY COMMENTS (03/31/08)
NO	DATE DESCRIPTION
PROJECT NO: 3024.03	
CAD DWG FILE: 302403PH1TOP02.DWG	
DESIGNED BY: JP	
DRAWN BY: DY	
CHECKED BY: VR	
DATE: FEBRUARY 25, 2008	
SCALE: NOT TO SCALE	
© HMH ENGINEERS	

**BUILDING ELEVATIONS/ PHOTO EXHIBIT**

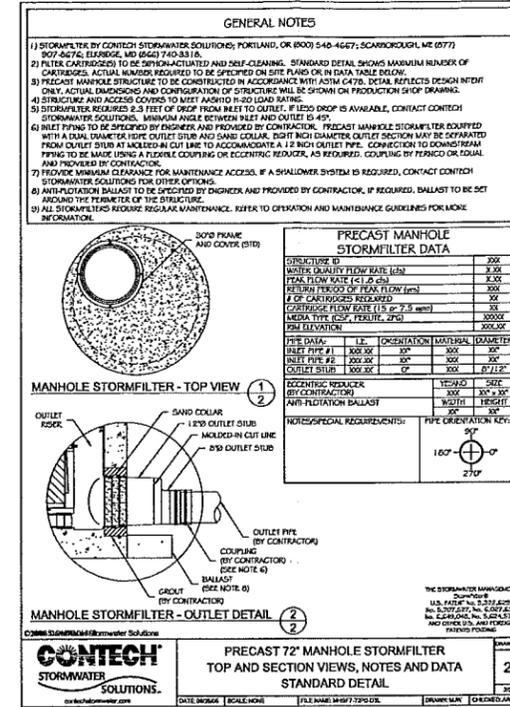
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PLOTED: 5/14/2008 10:15 AM





NOTE:  
GRAPHIC REPRESENTATION OF MEDIA FILTRATION SYSTEM.  
REFER TO MEDIA FILTER SIZING CALCULATIONS ON THIS PAGE FOR ACTUAL NUMBER OF CARTRIDGES.



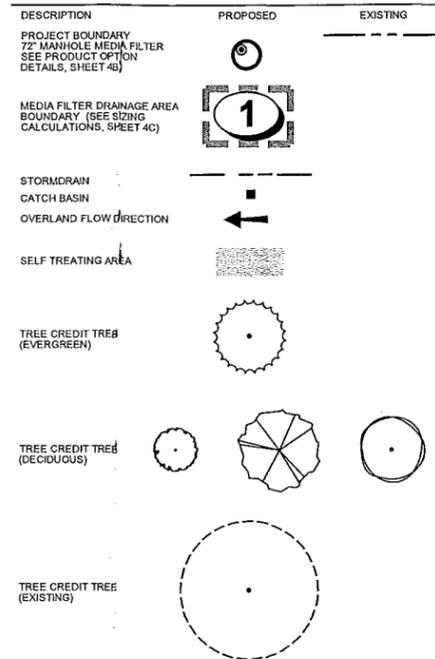
NO.	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/31/08)

PROJECT NO: 302400  
CAD DWG FILE: 302400SWPDC1.DWG  
DESIGNED BY: MC  
DRAWN BY: JC  
CHECKED BY: MC  
DATE: FEBRUARY 25, 2008  
SCALE: 1" = 20'

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Pervious and Impervious Surface Comparison						
	Existing Condition (sq ft)	%	Proposed Condition (sq ft)	%	Difference (sq ft)	%
Site (acre):	126,453		126,453		0	
Building Footprint(s)	37,039	30%	37,039	30%	0	0%
Parking	58,511	47%	60,855	49%	2,354	2%
Sidewalks, Patios, Paths, etc.	22,403	18%	10,504	10%	-2,839	-2%
Landscaping	7,500	6%	7,985	6%	485	0%
Total	126,453	100%	126,453	100%	0	0%
Impervious Surfaces	117,953	94%	117,468	94%	-485	0%
Pervious Surfaces	7,500	6%	7,985	6%	485	0%
Total	126,453	100%	126,453	100%	0	0%

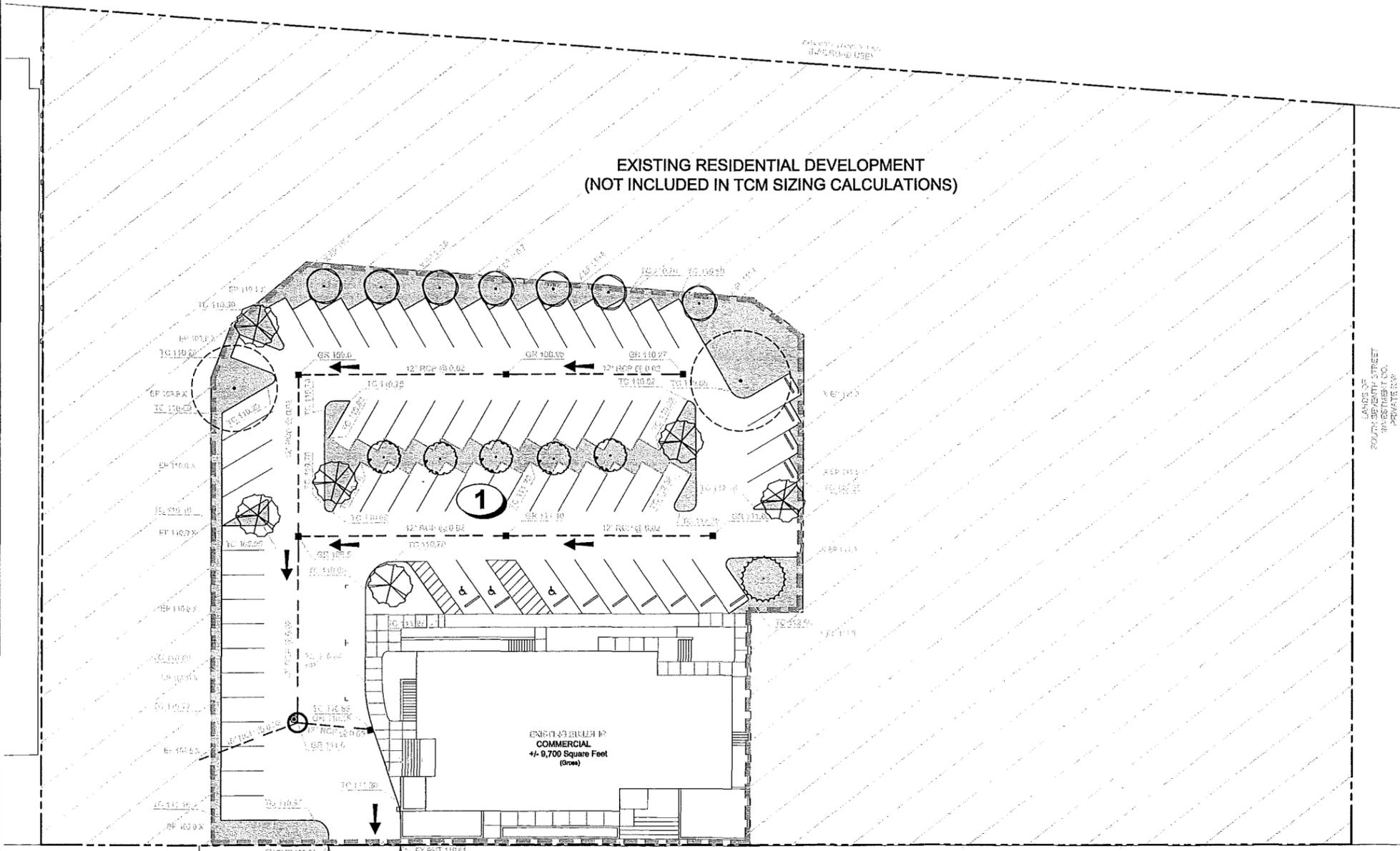
**LEGEND**



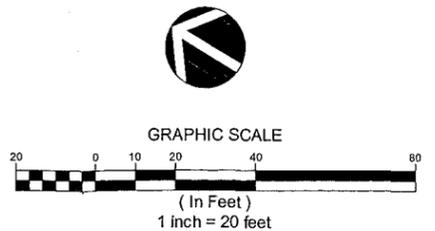
TREE CREDIT SUMMARY			
Species	Type	No.	Credit* (impervious surface area)
<b>Proposed New Trees</b>			
Flowering pear	deciduous	7	700 ft <sup>2</sup>
London plane tree	deciduous	6	600 ft <sup>2</sup>
Redbud	deciduous	5	500 ft <sup>2</sup>
Redwood	evergreen	1	200 ft <sup>2</sup>
<b>Subtotals</b>		<b>19</b>	<b>2,000 ft<sup>2</sup></b>
<b>Preserved Existing Trees</b>			
Pepper	N/A	1	(.5 x 707 ft <sup>2</sup> ) = 354 ft <sup>2</sup>
Redwood	N/A	1	(.5 x 314 ft <sup>2</sup> ) = 157 ft <sup>2</sup>
<b>Subtotals</b>		<b>2</b>	<b>511 ft<sup>2</sup></b>
<b>Totals</b>		<b>21</b>	<b>2,511 ft<sup>2</sup></b>

\* Tree Credit ratios are 100 square feet of impervious surface area per new evergreen tree, 100 square feet of impervious surface area per new deciduous tree, and impervious area equal to 50% of the canopy area, for existing trees to be preserved, up to 25% of the total impervious surface area of the site. These ratios are in accordance with the City of San Jose's Post-Construction Urban Runoff Management Policy. Proposed new trees eligible for credit have canopies located within 80 feet of impervious surfaces.

EXISTING RESIDENTIAL DEVELOPMENT  
(NOT INCLUDED IN TCM SIZING CALCULATIONS)



MONTEREY ROAD



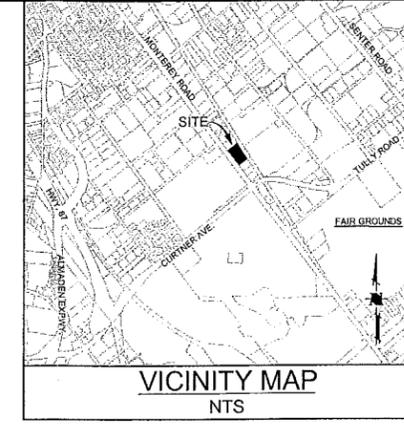
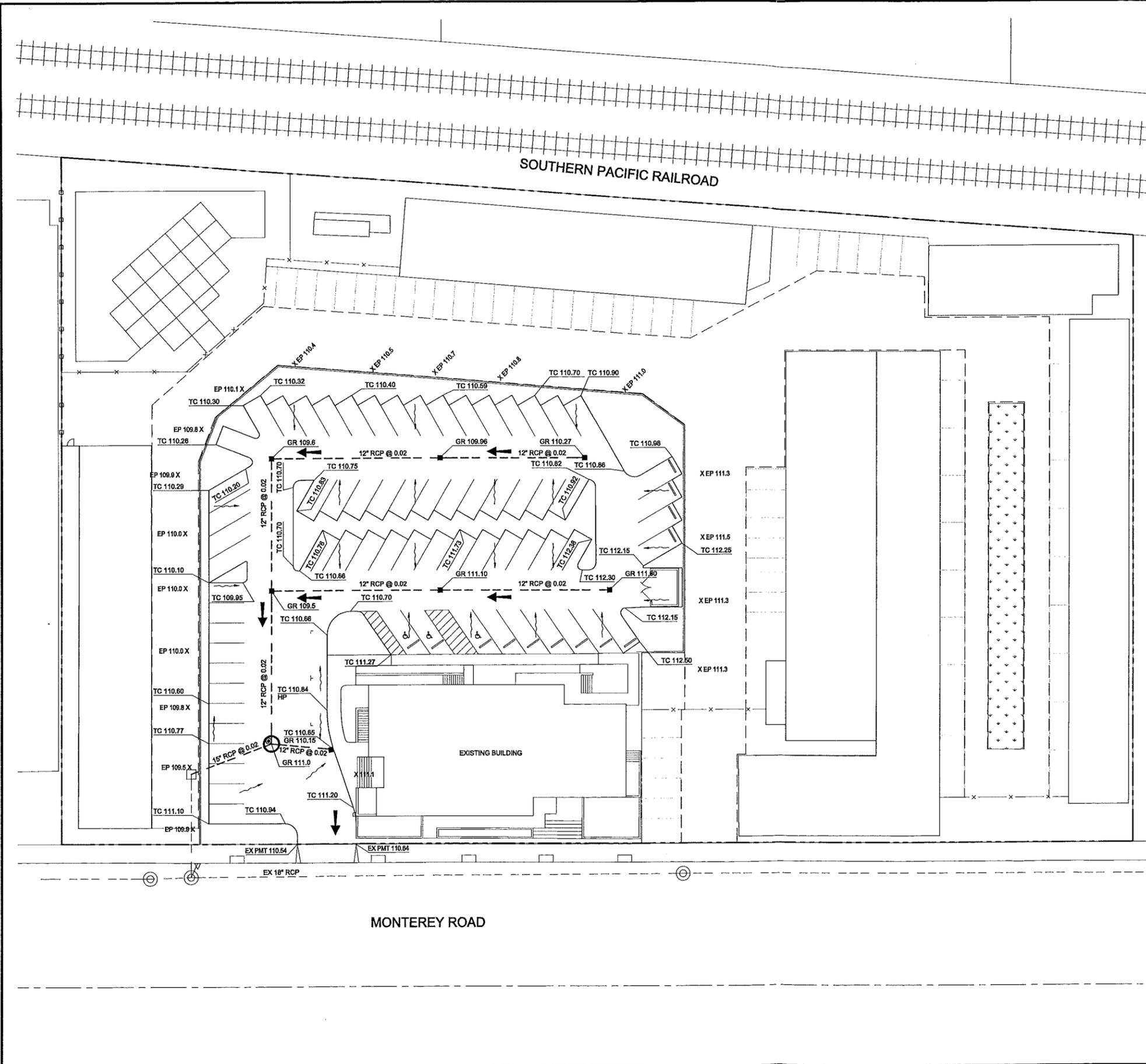
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**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**  
**PDC08-012**  
**EMERGENCY HOUSING CONSORTIUM**

NO	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/01/08)
PROJECT NO: 3924.00		
CAD DWG FILE: 362-005WPDG1.DWG		
DESIGNED BY: MC		
DRAWN BY: JC-JL		
CHECKED BY: MC		
DATE: FEBRUARY 25, 2008		
SCALE: 1" = 20'		
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**CONCEPTUAL STORMWATER CONTROL PLAN**



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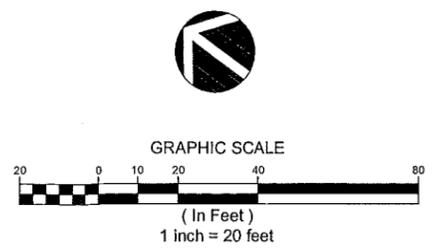


**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
PROPERTY LINE	---	---
CENTER LINE	---	---
EASEMENT	---	---
FENCE	-x-x-	-x-x-
STORM DRAIN	---	---
CATCH BASIN	■	□
CURB INLET	▲	△
STORM DRAIN MANHOLE	⊙	⊙
STORM DRAIN MEDIA FILTER 72" MANHOLE	⊙	⊙

**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**  
 PDC08-012  
**EMERGENCY HOUSING CONSORTIUM**

NO	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/01/08)
PROJECT NO:	362400	
CAD DWG FILE:	362400PPDZ.DWG	
DESIGNED BY:	JP	
DRAWN BY:	JZ	
CHECKED BY:	VR	
DATE:	FEBRUARY 26, 2008	
SCALE:	1" = 20'	
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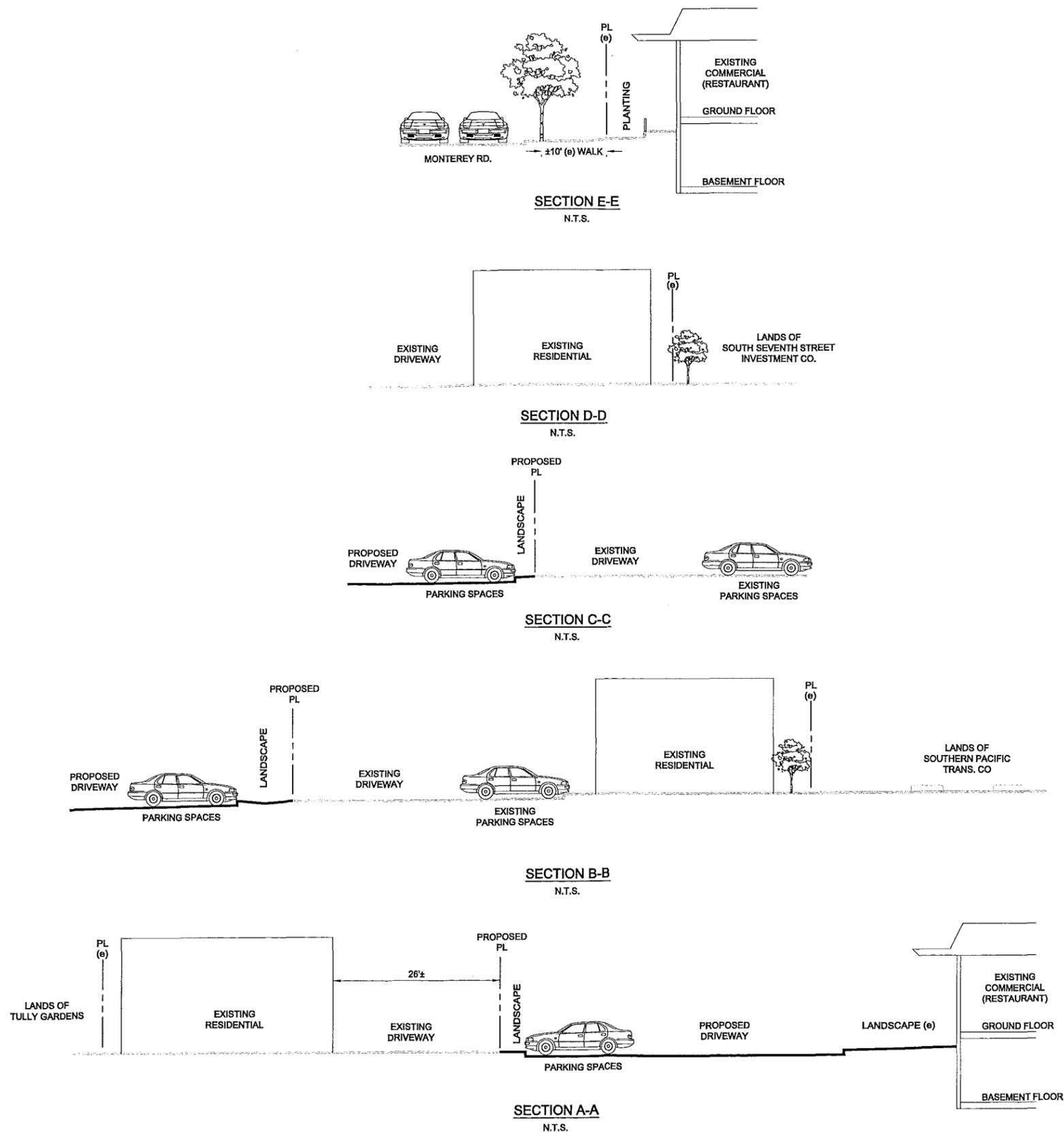
**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**  
**PDC08-012**  
**EMERGENCY HOUSING CONSORTIUM**

NO	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/1/08)

PROJECT NO:	3524.00
CAD DWG FILE:	392400LUPDZ.DWG
DESIGNED BY:	J.P.
DRAWN BY:	JZ
CHECKED BY:	VR
DATE:	FEBRUARY 25, 2008
SCALE:	1" = 30'

**LAND USE SECTION DETAILS**

2A



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**DEVELOPMENT STANDARDS**

**USE ALLOWANCES**

**Permitted Uses**

**Commercial:** All Permitted and Administrative uses as allowed in the CG Commercial General Zoning District per Title 20 of the San Jose Municipal Code, as amended.

**Single Room Occupancy Living Unit Facility:** Up to 95 Single Room Occupancy units with individual bath and kitchen areas, meeting the minimum criteria outlined in section 20.80.1300 of the San Jose Municipal Code, as amended.

**Conditional and Special Uses**

All Conditional and Special uses as allowed in the CG Commercial General Zoning District per Title 20 of the San Jose Municipal Code, as amended. All uses require approval through the issuance of a Planned Development Permit at the discretion of the Director of Planning.

**DEVELOPMENT STANDARDS**

**HEIGHT**

Maximum Height: 40 feet / 3 Stories

**SETBACKS- EXISTING CONSTRUCTION**

**Residential:**

Front: 4' Minimum building front setback from Monterey Highway  
 Side: 3' Minimum building side setback  
 Rear: 4' Minimum building rear setback  
 Interior Property Line: Minimum of 20' setback from commercial property line.

**Commercial:**

Front: 10' Minimum building front setback from Monterey Highway  
 Side: 5' Minimum building side setback  
 Rear: 120' Minimum building rear setback.

**SETBACKS- NEW CONSTRUCTION**

**Residential:**

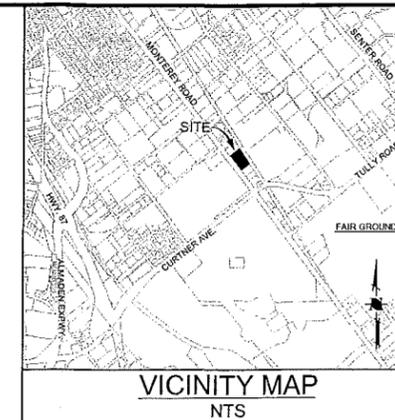
Front: 20' Minimum building front setback from Monterey Highway  
 Side: 5' Minimum building side setback for a single story structure, 15' for multistory structures.  
 Rear: 10' Minimum building rear setback  
 Interior Property Line: Minimum of 15' setback from commercial property line.

**PARKING**

SRO Units: 0.5 space/unit  
 Commercial: Parking shall be required per Table 20-190, of Title 20 of the San Jose Municipal Code, as amended.

**SUBDIVISION**

The property may be subdivided into two lots with a minimum lot size of 0.8 acres.



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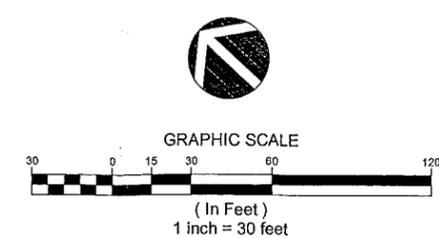
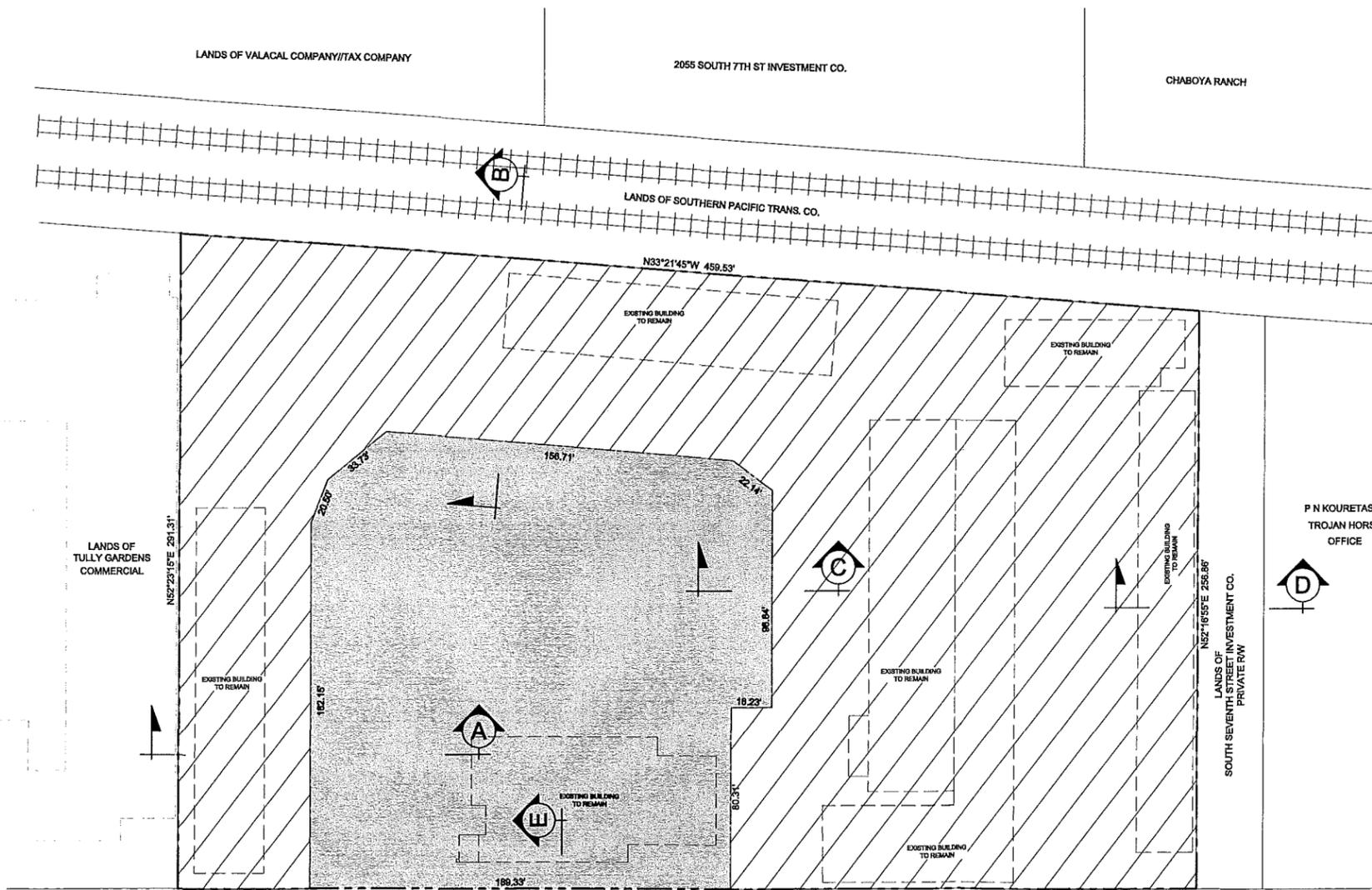
**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
PROPERTY LINE	---	---
EASEMENT	---	---

**PERMITTED USES**

HATCH PATTERN	LAND USE	AREA	PERCENT
[Stippled]	COMMERCIAL	±38,500 SQ. FT.	30.6%
[Diagonal lines]	SRO RESIDENTIAL	±87,160 SQ. FT.	69.4%

LAND USES TABLE		
LAND USE	AREA (SQ. FT.) ±1 (SQ. FT.)	PERCENTAGE (±1 %)
<b>SRO (RESIDENTIAL)</b>		
COMMON OPEN SPACE	8,841	7.0%
LANDSCAPE	2,672	2.1%
BUILDINGS	31,785	25.3%
PARKING, SIDEWALKS, PATHS ETC.	43,862	34.9%
<b>SUBTOTAL</b>	<b>87,160</b>	<b>69.4%</b>
<b>COMMERCIAL</b>		
LANDSCAPE	7,400	5.9%
BUILDINGS	5,500	4.4%
PARKING, SIDEWALKS, PATHS ETC.	25,600	20.4%
<b>SUBTOTAL</b>	<b>38,500</b>	<b>30.6%</b>



**2112 MONTEREY ROAD, SAN JOSE**  
**GENERAL DEVELOPMENT PLAN - "EXHIBIT C"**  
 PDC08-012  
**EMERGENCY HOUSING CONSORTIUM**

NO	DATE	DESCRIPTION
04.23.08		REVISED PER CITY COMMENTS
04.05.08		PER CITY COMMENTS (03/31/08)
PROJECT NO:	392400	
CAD DWG FILE:	362400LUPDZ.DWG	
DESIGNED BY:	JZ	
DRAWN BY:	JZ	
CHECKED BY:	VLS	
DATE:	FEBRUARY 25, 2008	
SCALE:	1" = 30'	
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**LAND USE PLAN**

