THE ALAMEDA DEVELOPMENT

746 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

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CIVIL:

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ARCHITECT:

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LANDSCAPE:

REED ASSOCIATES
477 SOUTH TAAFFE STREET
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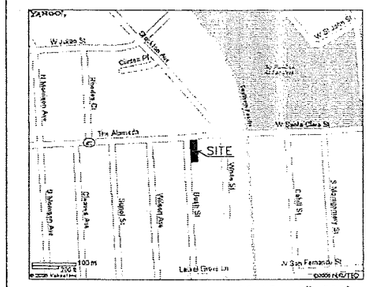
SYMBOL

- DOOR NUMBER / DOOR SCHEDULE / HARDWARE GROUP
- WINDOW TYPE
- REVISION NUMBER
- WORK POINT, DATUM POINT OR CONTROL POINT
- ELEVATION IDENTIFICATION — SHEET WHERE ELEVATION IS DRAWN
- SECTION IDENTIFICATION — SHEET WHERE SECTION IS DRAWN
- DETAIL IDENTIFICATION — SHEET WHERE DETAIL IS DRAWN
- INTERIOR ELEVATION IDENTIFICATION — SHEET WHERE INTERIOR ELEVATION IS DRAWN.
- ROOM NAME / ROOM NO. / FLOOR SCHEDULE / BASE SCHEDULE / CEILING SCHEDULE / WALL SCHEDULE

VICINITY MAP



SCALE: 1"=500'

PROJECT DESCRIPTIONS

EXISTING PROPERTY CONSIST OF COMMERCIAL OFFICE BUILDING.

THIS PROJECT IS TO DEMOLISH THE EXISTING OFFICE BUILDING AND BUILD A NEW MIXED-USE BULDING, WITH FIRST FLOOR FOR PARKING AND, FOR RETAIL, SECOND AND THIRD FLOOR FOR 8 CONDOMINIUM FLATS.

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- C-2 CONCEPTUAL GRADING AND DRAINAGE PLAN
- C-3 CROSS SECTIONS
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- C-5 EROSION CONTROL PLAN
- C-6 STORM WATER TREATMENT UNIT DETAILS
- C-7 STORM WATER TREATMENT UNIT DETAILS

A-5.1 CONCEPTUAL FIRST FLOOR, SECOND AND THIRD FLOOR PLAN
A-5.2 CONCEPTUAL ELEVATIONS
A-6 CONCEPTUAL LANDSCAPE PLAN

SCHEDULE

PLANNING PERMIT:	AUGUST. 2008
BUILDING PERMIT:	SEPT. 2008
START CONSTRUCTION:	OCT. 2008
FINISH CONSTRUCTION:	OCT. 2009
DATE OF OCCUPANCY:	NOV. 2009

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THE ALAMEDA DEVELOPMENT
GENERAL DEVELOPMENT PLAN-
EXHIBIT-C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

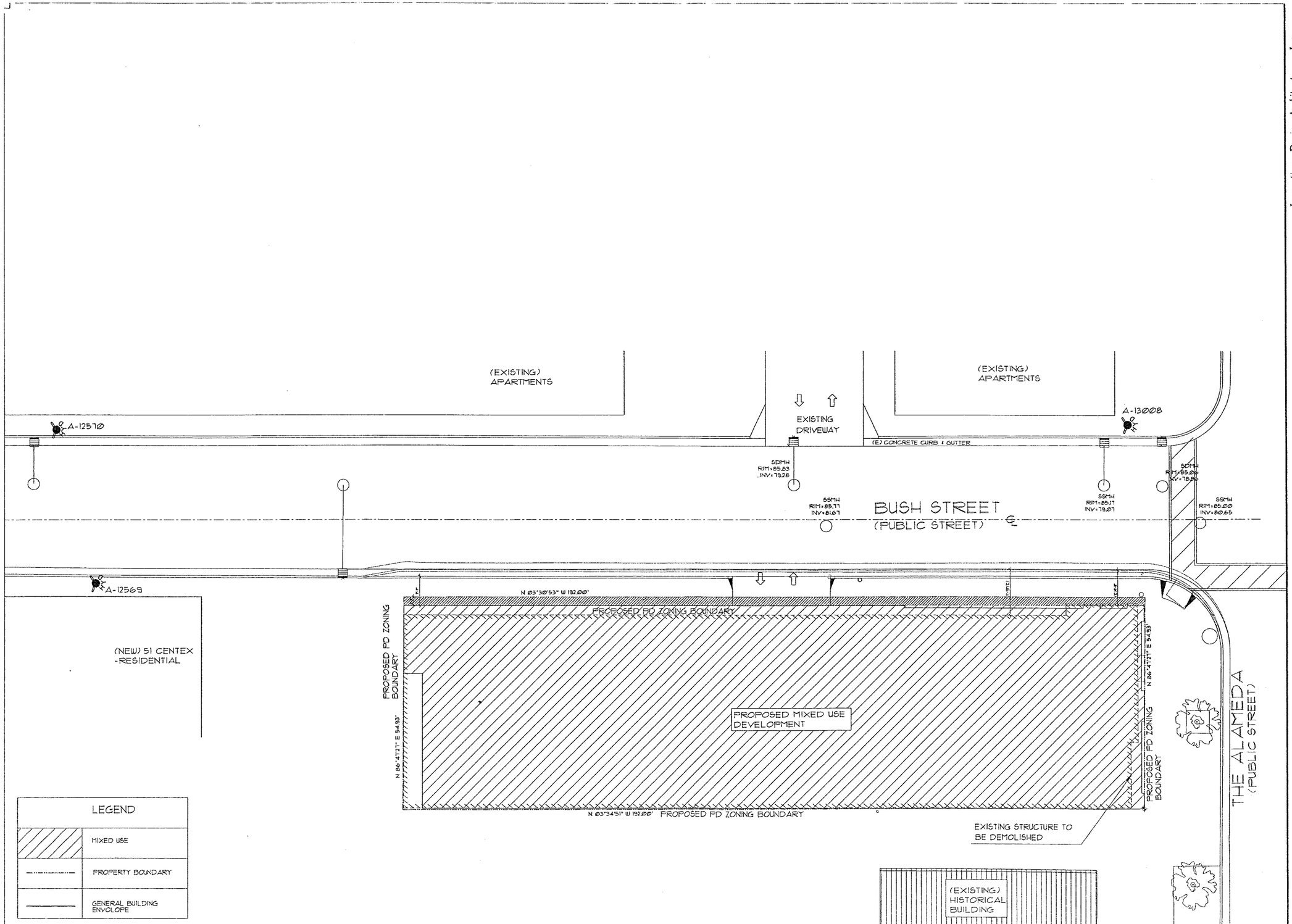
SHEET TITLE:
TITLE SHEET

DATE AUG 04, 2008	PROJECT NO. 06-991
SCALE AS SHOWN	DRAWN JH/VG

SHEET

A-1

OF SHEETS



LANDUSE PLAN

3/32" | 1

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THE ALAMEDA DEVELOPMENT
GENERAL DEVELOPMENT PLAN-
EXHIBIT-C

746 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

SHEET TITLE:
LANDUSE PLAN

DATE	PROJECT NO.
AUG 04, 2008	06-997
SCALE	DRAWN
AS SHOWN	JH/VG

SHEET

A-2

OF SHEETS

PROPOSED MIXED USE TABULATION

OCCUPANCY:		R-3 OVER S-3, B(OFFICE RETAIL)
TYPE OF CONSTRUCTION:		V-ONE HOUR
NUMBER OF STORY:		3
SETBACKS	FRONT(NORTH)	0'-0"
	REAR(SOUTH)	0'-0"
	EAST SIDE	0'-0"
	WEST SIDE	0'-0"
BUILDING HEIGHT	TO ROOF TOP	50'-7"

USE TABLE

EXISTING PROPERTY AREA GROSS	(0.24 ACRE) 10,525 SQ FT
PROPOSED BUILDING AREA	9,816 SQ FT
NUMBER OF CONDOMINIUM FLATS:	8
RETAIL FLOOR SPACE	2,812 SF

PARKING RATIOS

REQUIRED PARKING SPACE:		PARKING RATIO	PARKING STALLS
RETAIL (ALAMEDA NEIGHBORHOOD BUSINESS DISTRICT)	2,812 SF.	1 / 400 SF	2812/400 = 7 STALLS
			TOTAL 5 STALLS
			(PLANNING WILL SUPPORT)
CONDOMINIUM FLATS:			
2 BEDROOM UNIT	x 8 UNITS	1.8 / UNIT	8 X 1.8 = 14.4
			TOTAL 15 STALLS
TOTAL PROPOSED PARKING SPACE:			22 STALLS

OPEN SPACE CALCULATION

REQUIRED COMMON OPEN SPACE: 8 UNITS x 100 SF	= 800 SF
PROPOSED COMMON OPEN SPACE:	
COMMON OPEN SPACE @ SECOND FLOOR:	1572 SF
REQUIRED PRIVATE OPEN SPACE:	60 SF/ UNIT = 60X8 = 480SF
PROPOSED PRIVATE OPEN SPACE	6 UNITS x 122 SF = 732 SF 2 UNITS x 68 SF = 136 SF TOTAL = 868 SF

GROUND/FIRST LEVEL

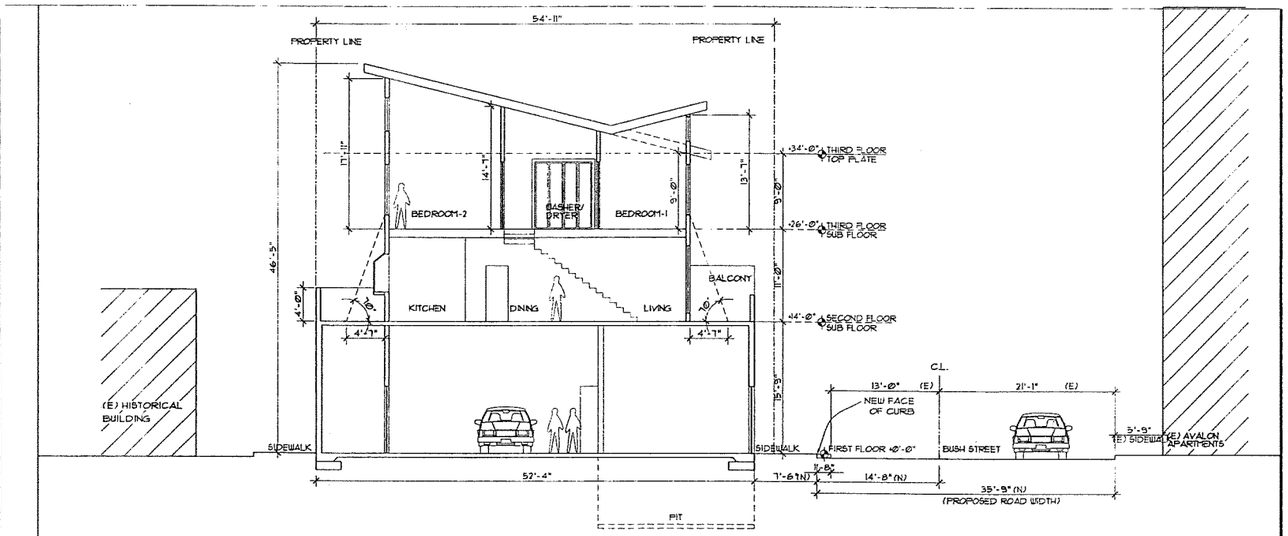
RETAIL FLOOR SPACE SITE COVERAGE:	2812 SF 26.7%
PARKING AND DRIVEWAY AREA SITE COVERAGE:	5880 SF 56.8%
UTILITY AREA SITE COVERAGE:	1124 SF 10.6%
LANDSCAPE + HARDSCAPE SITE COVERAGE:	293 SF 2.7%
STREET DEDICATION SITE COVERAGE:	416 SF 3.9%

SECOND LEVEL

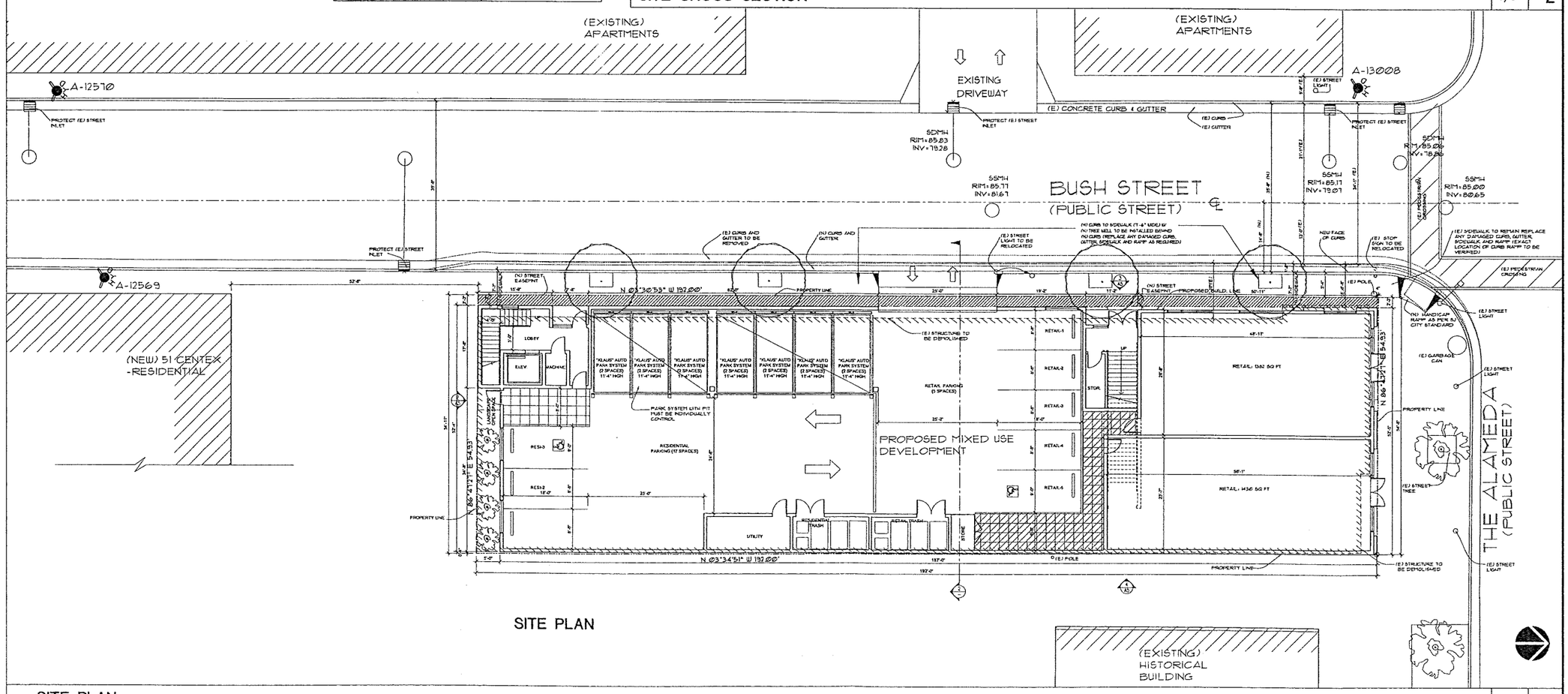
COMMON OPEN SPACE	1572 SF
BALCONY (PRIVATE OPEN SPACE)	868 SF
CONDOMINIUM AREA	6710 SF
RESIDENTS' CIRCULATION/ UTILITY AREA	557 SF

THIRD LEVEL

CONDOMINIUM AREA	5670 SF



SITE CROSS-SECTION 1/8" 2



SITE PLAN 3/32" 1

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GENERAL DEVELOPMENT PLAN-EXHIBIT-C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

SHEET TITLE:
CONCEPTUAL SITE PLAN

DATE AUG 06, 2008	PROJECT NO. 06-997
SCALE AS SHOWN	DRAWN JH/VG

SHEET
A-3
OF SHEETS

CONCEPTUAL GRADING AND DRAINAGE PLANS

NEW RESIDENTIAL/ COMMERCIAL BUILDING

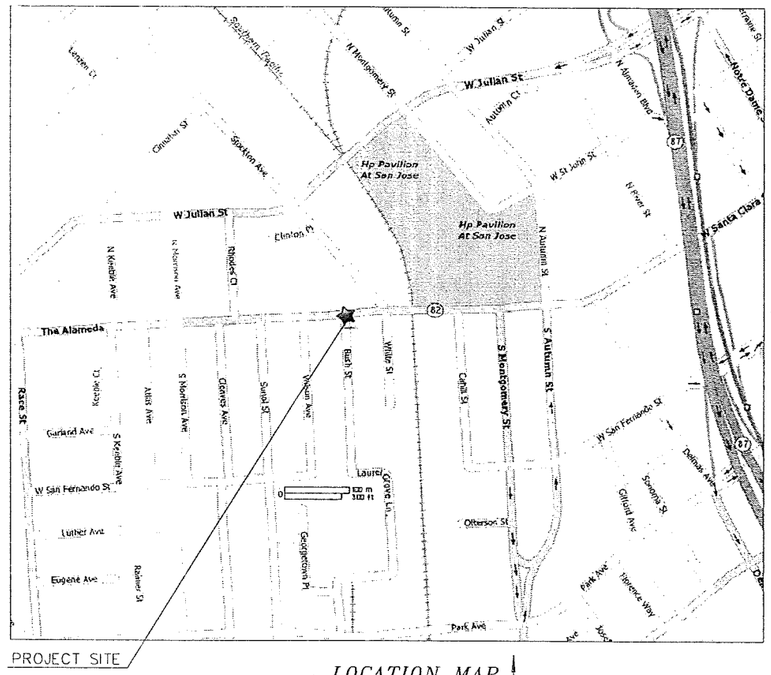
746 THE ALAMEDA, SAN JOSE, CA

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BW	BACK OF WALK	PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CFF	GARAGE FINISH FLOOR (BACK)	PPP	PLASTIC PERFORATED PIPE
℄,CL	CENTERLINE	PSE	PUBLIC SERVICE EASEMENT
CLSW	CENTERLINE SWALE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT OF WAY
CP	CONTROL POINT	RCP	REINFORCED CONCRETE PIPE
DDW	DIRT DRIVEWAY	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DLITE	DAYLIGHT	SS	SANITARY SEWER LINE
ELCT	ELECTROLIER	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	SW	SIDEWALK
EUC	EUCALYPTUS TREE	TC	TOP OF CURB
EX	EXISTING	TOB	TOP OF BANK
FF	FINISHED FLOOR	TOE	TOE OF SLOPE
FG	FINISH GRADE	TOF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TOP	TOP OF PIPE
FL	FLOWLINE	U	UNDERGROUND GAS
FNC	FENCE	USS	UNDERGROUND SANITARY SEWER
FOG	FOG LINE	USD	UNDERGROUND STORM DRAIN
GB	GRADE BREAK	UT	UNDERGROUND TELEPHONE
GFF	GARAGE FINISHED FLOOR (FRONT)	UW	UNDERGROUND WATER
GUY	GUY WIRE	VCP	VITRIFIED CLAY PIPE
HP	HIGH POINT	WL	WHITE LINE STRIPE
IP	IRON PIPE	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE
C&G	CURB AND GUTTER	YL	YELLOW LINE STRIPE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
		6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE 1% MIN. FROM PROPERTY LINE TO SWALE
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER



PROJECT SITE

LOCATION MAP

N.T.S.

SHEET INDEX:

C-1 COVER SHEET/ NOTES
C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
C-3 CROSS SECTIONS/ DETAILS
C-4 STORM WATER TREATMENT PLAN
C-5 EROSION CONTROL PLAN
C-6 STORM TREATMENT UNIT DETAILS/ SPECIFICATIONS
C-7 STORM TREATMENT UNIT DETAILS

PROPERTY DESCRIPTION:

BEING A PORTION OF LOT 17 OF THE LOS COCHES RANCHO MAP AND MORE PARTICULAR AS DESCRIBED IN GRANT DEED, DOC. NO 18142117 DATED 12/13/2004, SANTA CLARA COUNTY RECORDS. APN 261-33-039 CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

BASIS OF BEARINGS

MONUMENT LINE OF LAUREL GROVE LANE AT INTERSECTION OF BUSH ST. N 86°46'30" E IS BASIS OF BEARINGS FOR TOPOGRAPHIC MAP.

BASIS OF ELEVATION

SANTA CLARA WATER DISTRICT BENCHMARK #300
2" Brass Disc @ NE CORNER Bridge,
Coyote Creek & Julian. El= 92.22

SITE BENCHMARK

SURVEY CONTROL, SET MAG NAIL & SHINER ON SIDEWALK AT SOUTHEASTERLY CORNER OF CURB RETURN OF BUSH ST. AND THE ALAMEDA, ELEVATION=85.25

EARTHWORK TABLE

	FILL (CY)	CUT	IMPORT (CY)	EXPORT (CY)
FIRST FLOOR BUILDING	0	102		
FIRST FLOOR PARKING	78	0		
TOTAL	78	102	0	34

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.
2. (E) PAD ESTIMATED TO BE 85.35±
3. CUT QUANTITIES FOR UNDERGROUND TANK AND AUTO PARK SYSTEM EQUIPMENT ARE NOT INCLUDED AND TO BE DETERMINE BY CONTRACTOR.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____

BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

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OWNER:

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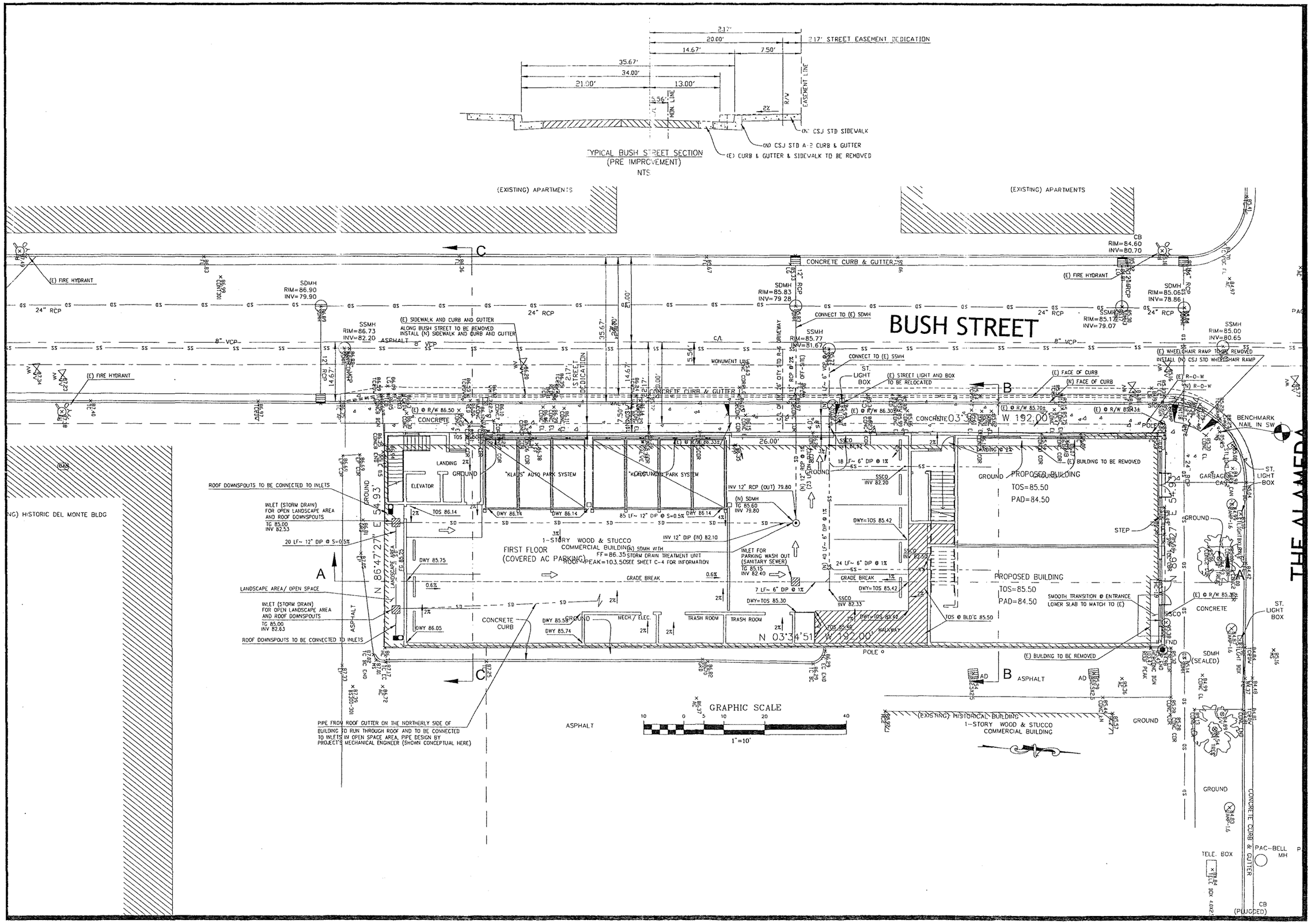
COVER SHEET
GENERAL DEVELOPMENT PLAN-
EXHIBIT C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

Date: JULY 29, 2008
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 2702

Sheet: 1 OF 7 C-1

A-4



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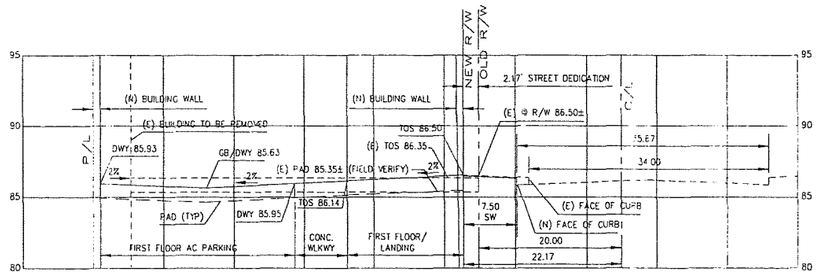
GRADING AND DRAINAGE PLAN
GENERAL DEVELOPMENT PLAN-EXHIBIT C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

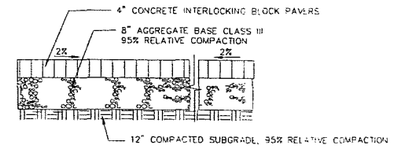
Date: JULY 29, 2008
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 2702

Sheet: 2 OF 7 C-2
A-4



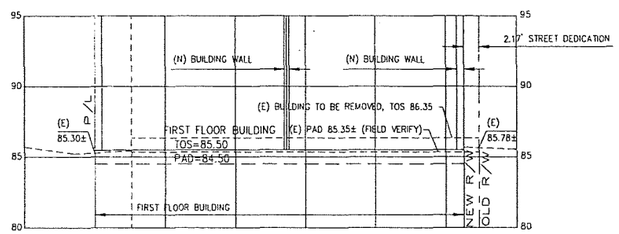
SECTION C-C

SCALE H: 1"=10'
SCALE V: 1"=5'



DRIVEWAY TYPICAL DETAIL

NTS



SECTION B-B

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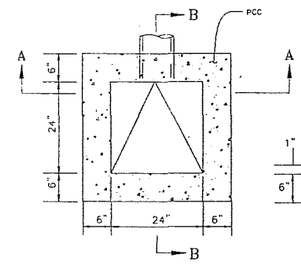
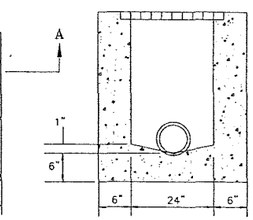
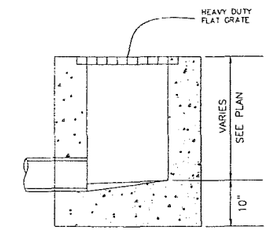


PLAN



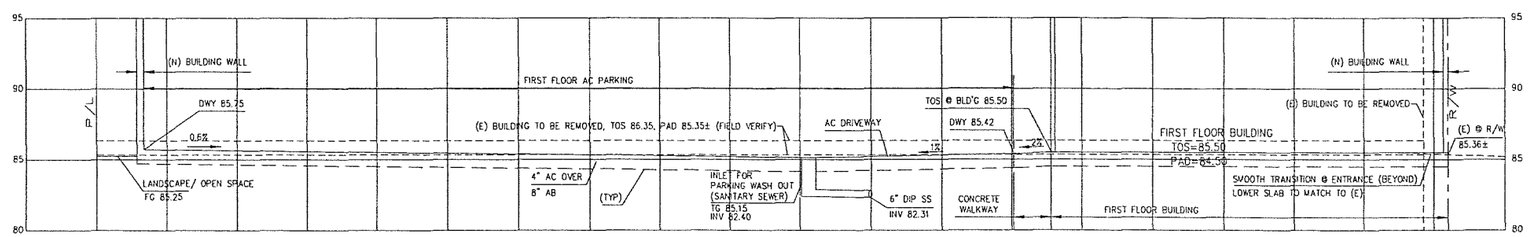
SECTION A–A



SECTION B–B

INLET

NTS



SECTION A-A

SCALE H: 1"=10'
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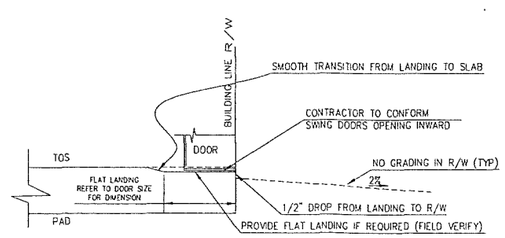
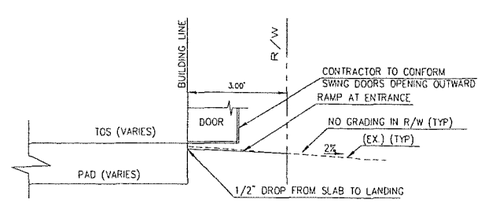


ENTRANCE DETAIL (THE ALAMEDA)

NTS



RAMP @ ENTRANCE DETAIL (THE ALAMEDA AND BUSH ST. CORNER)

NTS

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CROSS SECTIONS/ DETAILS
GENERAL DEVELOPMENT PLAN-
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746 THE ALAMEDA
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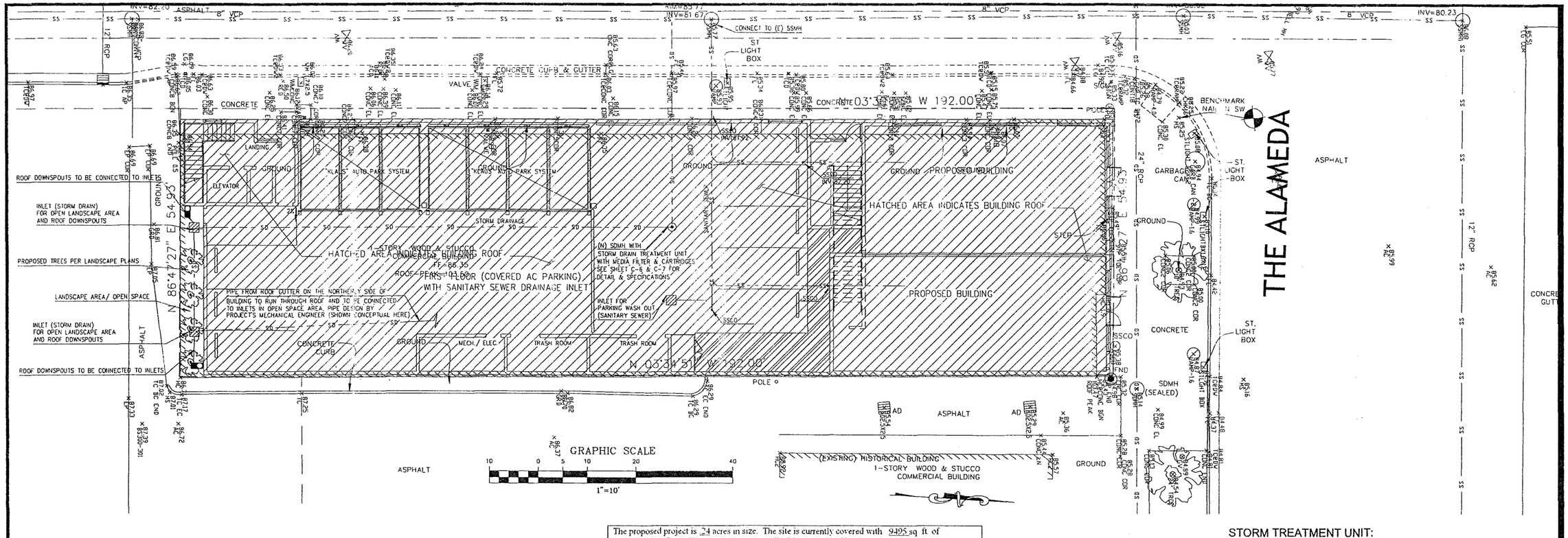
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

Date: JULY 29, 2008
Scale: AS NOTED
Prepared by: V.G.
Checked by: S.R.
Job #: 2702

Sheet: 3 OF 7 C-3

A-4



The proposed project is .24 acres in size. The site is currently covered with 9495 sq ft of impervious surface. The proposed project will add 737 sq. ft. of impervious surface for a total impervious surface of 10232 sq ft

The project shall comply with the City of San Jose's Grading Ordinance, including erosion and dust controls during site preparation, and with the City of San Jose's Zoning Ordinance requirement of keeping adjacent streets free of dirt and mud during construction.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

	Existing Condition (sqft)	%	Proposed Condition (sqft)	%	Difference (sqft)	%
Site (acres): .24	Site (sqft): 10525		10525		-	
Building Footprint(s)	9495	90.2%	9816	93.3%	321	3.1%
Parking	-	-	-	-	-	-
Sidewalks, Patios, Paths, etc.	700	6.7%	416	3.9%	284	2.8%
Landscaping	330	3.1%	293	2.8%	37	.3%
Total	10525	100%	10525	100%		
Impervious Surfaces	10195	96.9%	10232	97.2%		
Pervious Surfaces	330	3.1%	293	2.8%		
Total	10525	100%	10525	100%		

Sizing Flow Based Treatment Controls based on the Uniform Intensity Approach

This method uses the Rational Equation to determine the required treatment design flow.

Q=CIA

Where:
Q is the design flow in cubic feet per second (cfs).
Q = C*I*A (acres-in/hr)* or (cfs)
C is the drainage area runoff coefficient (unitless).
C,Impervious = 0.9
I is the design intensity (in/hr).
I = 0.2
A is the drainage area (acres)
A = 0.24

Post-Development Design Storm Water Treatment
Qdesign= 0.04 cfs

The proposed storm water quality unit is required to treat 0.04-cfs (minimum)

REQUIRED FILTER CARTRIDGE CALCULATION:

Q (DESIGN)= 0.04 CFS
Q (DESIGN)= 0.04 CFS X [7.5 GAL/CF] X [60 SEC/MIN] = 18 GAL/MIN
USING CARTRIDGE TYP STORM FILTER 18" WHICH HAS A CAPACITY OF 15 GAL/MIN.
NUMBER OF FILTER REQUIRED= 18 / 15= 1.2
SO USING (2) CARTRIDGE FILTERS WILL BE SUFFICIENT.

Santa Clara Valley Urban Runoff Pollution Prevention Program

748 The Alameda
C.3 Calculations for
100-Year Peak Flow Rate

Post-Development Storm Water Runoff for the 100-year Storm Event

This method uses the Rational Equation to determine the 100-year storm water runoff:

Q=CIA

Where:
Q is the 100-year flow in cubic feet per second (cfs),
Q = C*I*A (acres-in/hr)* or (cfs)
C is the drainage area runoff coefficient,
C,Impervious = 0.9
I is the 100-year storm intensity (in/hr),
I = 1.9
A is the drainage area (acres)
A = 0.24

Post-Development Runoff
Q(100yr)= 0.41 cfs

The proposed storm drain outlet is required to handle 0.41-cfs (minimum)

* No conversion factor for correct units is needed for the rational formula because (1 acre-in/hr)*(43,560 sq ft/acre)*(1ft/12in)*(1hr/3600 sec) = 1 ft³/sec or cfs

STORM TREATMENT UNIT:

STORM TREATMENT UNIT IS SHOWN ON SHEET C-6 & C-7 PER LATEST INFORMATION ON MANUFACTURE WEB SITE. STORM TREATMENT UNIT'S PLANS AND SPECIFICATIONS SHOWN HEREON ARE PROPERTY OF MANUFACTURE AND SHOWN HERE FOR INFORMATION ONLY. SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR ACCURACY OF THIS INFORMATION. VISIT MANUFACTURE WEB SITE WWW.CONTECH-CPI.COM FOR MORE INFORMATION.

Compliance with NPDES Permit Provision C.3:

The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.

Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures

Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be design and installed according to numeric sizing criteria.

All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.

PROJECT GENERAL INFORMATION:

- Total Site Area= 10,525 SQ FT = 0.242 Acres
- Soil Type: Dark brown silty clay with fine gravel.
- Depth to groundwater- 7' to 8'.
- Site is not in the flood plain, per FEMA Map.

(1) Source Control Measures:

- COVERED MATERIAL STORAGE, GARAGE AND PARKING LOT, TRASH AREA WITH SANITARY SEWER CONNECTED INLETS.

(2) Site Design Measures:

- N/A

(3) Stormwater Treatment Measures:

STORM TREATMENT UNIT

SMP ENGINEERS
CIVIL ENGINEERS
1514 CAROB LANE
LOS ALTOS, CA 94024
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OWNER

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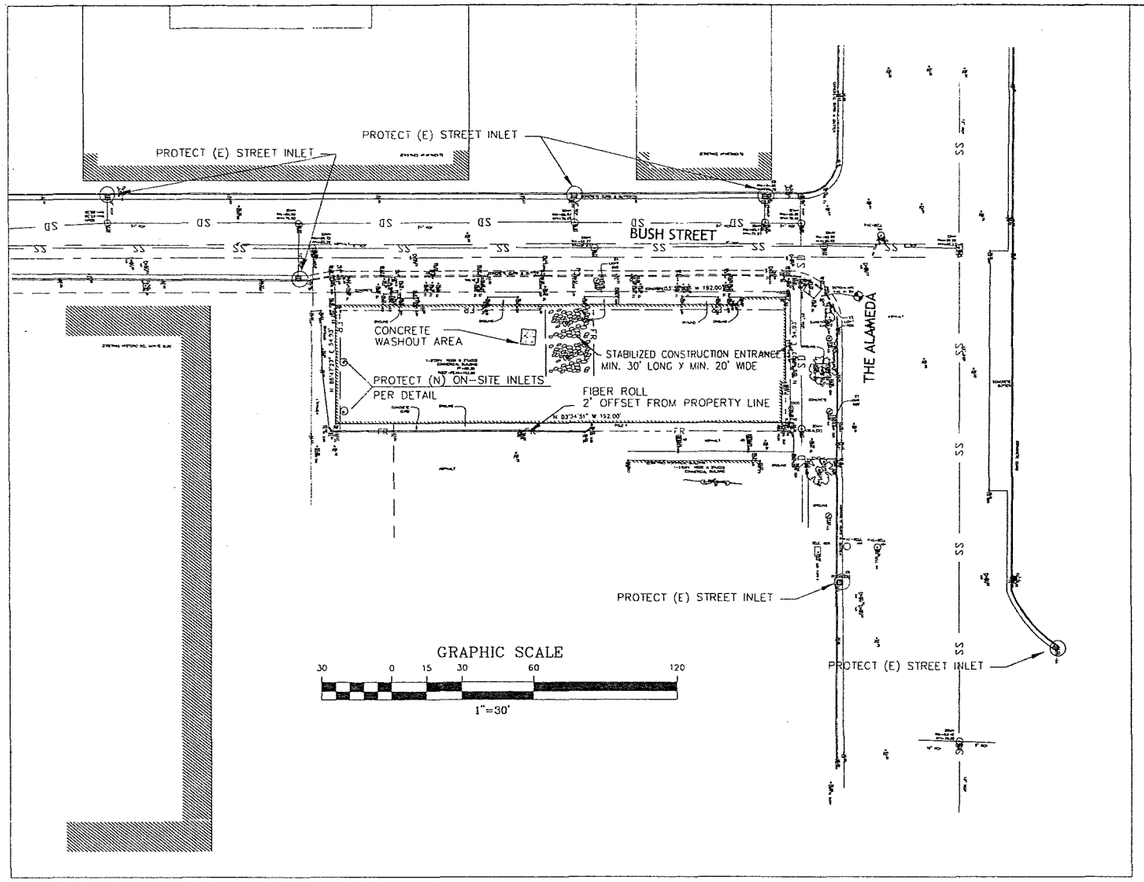
STORM WATER TREATMENT PLAN
GENERAL DEVELOPMENT PLAN-
EXHIBIT C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA

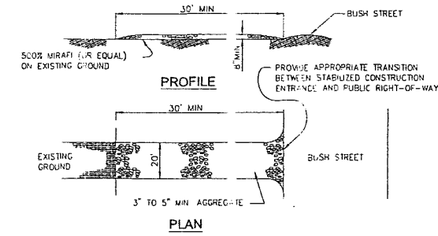
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

Date: JULY 29, 2008
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 2702
Sheet: 4 OF 7 C-4

A-4

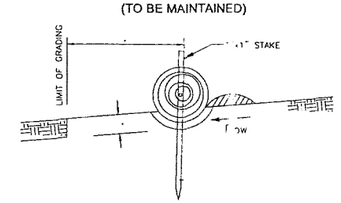




Maintenance

- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

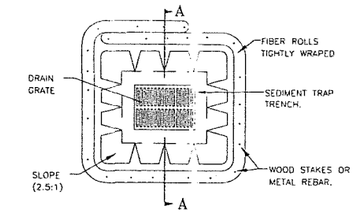
STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)



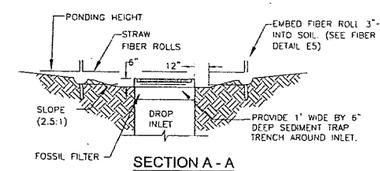
FIBER ROLL
N.T.S.

FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

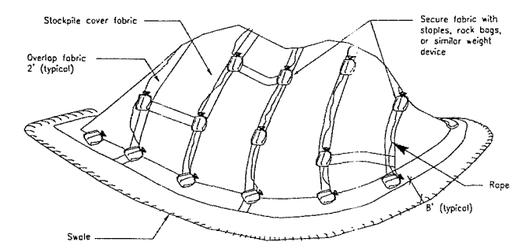


PLAN VIEW



SECTION A - A

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



PERSPECTIVE

TEMPORARY COVER ON STOCK PILE
N.T.S.

NOTES:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG

2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

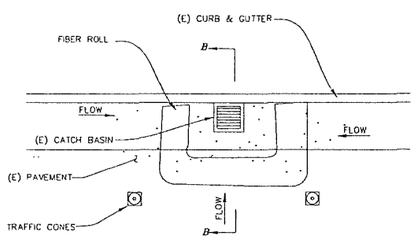
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.

4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

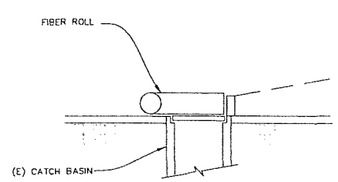
CITY OF SAN JOSE, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS
ACCEPTED FOR
EROSION AND SEDIMENT CONTROL ONLY

Project Engineer _____ Date _____

3-XXXXX
PW NUMBER

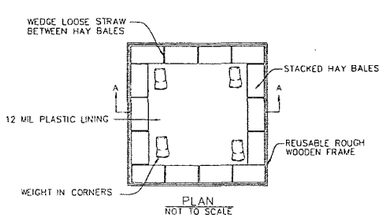


PLAN

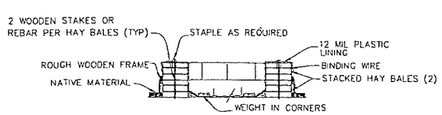


SECTION B-B

EXISTING DRAINAGE INLET PROTECTION
N.T.S.



PLAN
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONCRETE WASHOUT AREA
N.T.S.

GENERAL CSJ EROSION AND SEDIMENT CONTROL NOTES:

1. Contractor/Owner: Name: XXXXXXX
Address: XXXXX
24-hour phone number: XXXXXXXX

It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control plan

2. Civil Engineer:
Saeid Razavi
SMP ENGINEERS Tel: (650) 941-8055 Fax: (650) 941-8755
1534 Carob Lane, Los Altos, CA 94024
3. Construction Superintendent: Name: XXXXXX
Address: XXXXX
24-hour phone number: XXXXXXXX

Contractor: Name: XXXXXX
Address: XXXXX
24-hour phone number: XXXXXXXX

4. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

5. Developer will submit to the City monthly (at the first of each month between Oct 15th and April 15th) certifications that all erosion/sediment measures identified on the approved erosion control plan are in place. If measures are not in place, Developer shall provide the City with a written explanation of why the measure is not in place and what will be done to remedy this situation.

6. Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.

7. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate remedy shall occur.

8. Sanitary facilities shall be maintained on the site.

9. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage system, including existing drainage swales and water courses.

10. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

11. Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.

2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.

3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.

4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the City.

5. If hydroseeding is not used or or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.

6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.

7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.

8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:

A. Repair damages caused by soil erosion or construction at the end of each working day.

B. Swales shall be inspected periodically and maintained as needed.

C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.

D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.

E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.

F. Rills and gullies must be repaired. 2. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.

SMP
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CIVIL ENGINEERS

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LOS ALTOS, CA 94024
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OWNER:

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EROSION CONTROL PLAN
GENERAL DEVELOPMENT PLAN-EXHIBIT C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

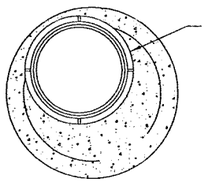
Date: JULY 29, 2008
Scale: 1"=30'
Prepared by: V.G.
Checked by: S.R.
Job #: 2702

Sheet: 5 OF 7 C-5
A-4

STORMWATER TREATMENT UNIT
48" STORM DRAIN MANHOLE
WITH FILTER MEDIA AND CARTRIDGES

GENERAL NOTES

1) STORMFILTER BY CONTECH STORMWATER SOLUTIONS; PORTLAND, OR (800) 548-4667; SCARBOROUGH, ME (877) 907-8676; ELKRIDGE, MD (866) 740-3318.
2) FILTER CARTRIDGE(S) TO BE SIPHON-ACTUATED AND SELF-CLEANING. STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. ACTUAL NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS OR IN DATA TABLE BELOW.
3) PRECAST MANHOLE STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C478. DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL DIMENSIONS AND CONFIGURATION OF STRUCTURE WILL BE SHOWN ON PRODUCTION SHOP DRAWING.
4) STRUCTURE AND ACCESS COVERS TO MEET AASHTO H-20 LOAD RATING.
5) STORMFILTER REQUIRES 2.3 FEET OF DROP FROM INLET TO OUTLET. IF LESS DROP IS AVAILABLE, CONTACT CONTECH STORMWATER SOLUTIONS. MINIMUM ANGLE BETWEEN INLET AND OUTLET IS 45°.
6) INLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR. PRECAST MANHOLE STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. EIGHT INCH DIAMETER OUTLET SECTION MAY BE SEPARATED FROM OUTLET STUB AT MOLDED-IN CUT LINE TO ACCOMMODATE A 12 INCH OUTLET PIPE. CONNECTION TO DOWNSTREAM PIPING TO BE MADE USING A FLEXIBLE COUPLING OR ECCENTRIC REDUCER, AS REQUIRED. COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
7) PROVIDE MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. IF A SHALLOWER SYSTEM IS REQUIRED, CONTACT CONTECH STORMWATER SOLUTIONS FOR OTHER OPTIONS.
8) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR, IF REQUIRED. BALLAST TO BE SET AROUND THE PERIMETER OF THE STRUCTURE.
9) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR MORE INFORMATION.



MANHOLE STORMFILTER - TOP VIEW (1/2)

PRECAST MANHOLE STORMFILTER DATA

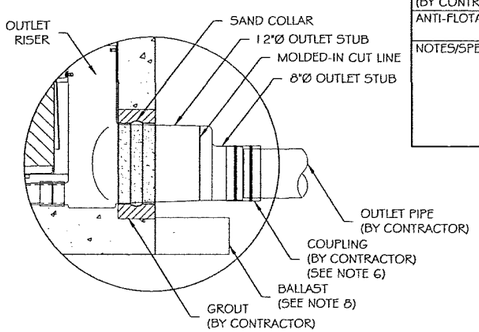
STRUCTURE ID	XXX
WATER QUALITY FLOW RATE (cfs)	X.XX
PEAK FLOW RATE (< 1 cfs)	X.XX
RETURN PERIOD OF PEAK FLOW (yrs)	XXX
# OF CARTRIDGES REQUIRED	XX
CARTRIDGE FLOW RATE (15 or 7.5 gpm)	XX
MEDIA TYPE (CSF, PERLITE, ZPG)	XXXXX
RIM ELEVATION	XXX.XX'

PIPE DATA:	I.E.	ORIENTATION	MATERIAL	DIAMETER
INLET PIPE #1	XXX.XX'	XX°	XXX	XX"
INLET PIPE #2	XXX.XX'	XX°	XXX	XX"
OUTLET STUB	XXX.XX'	0°	XXX	8"/12"

	YES\NO	SIZE
ECCENTRIC REDUCER (BY CONTRACTOR)	XXX	XX" x XX"
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	XX"	XX"

NOTES/SPECIAL REQUIREMENTS:

PIPE ORIENTATION KEY: 90°, 180°, 0°, 270°



MANHOLE STORMFILTER - OUTLET DETAIL (2/2)

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,046, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

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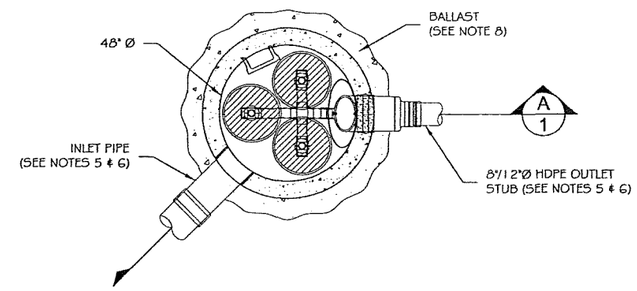
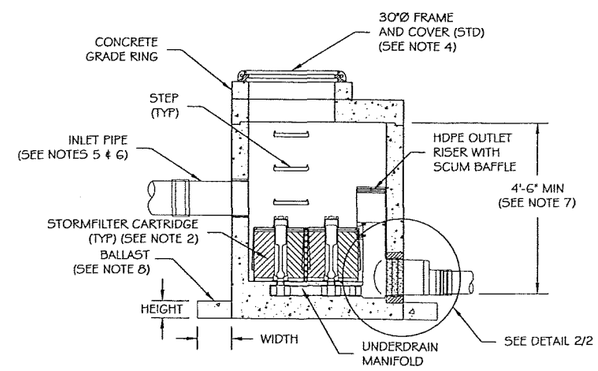
PRECAST 48" MANHOLE STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL

DRAWING 2 — 2/2

DATE: 09/26/05 | SCALE: NONE | FILE NAME: MHSF3-48PC-DTL | DRAWN: MJW | CHECKED: ARG



MANHOLE STORMFILTER - PLAN VIEW (1/1)



MANHOLE STORMFILTER - SECTION VIEW (A/1)

THE STORMWATER MANAGEMENT StormFilter® U.S. PATENT No. 5,322,629, No. 5,707,527, No. 6,027,639 No. 6,649,046, No. 5,624,576, AND OTHER U.S. AND FOREIGN PATENTS PENDING

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PRECAST 48" MANHOLE STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

DRAWING 1 — 1/2

DATE: 09/26/05 | SCALE: NONE | FILE NAME: MHSF3-48PC-DTL | DRAWN: MJW | CHECKED: ARG

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STORMWATER TREATMENT UNIT DETAILS/ SPECIFICATIONS
GENERAL DEVELOPMENT PLAN-
EXHIBIT C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

Date: JULY 29, 2008
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 2702

Sheet: 6 OF 7 C-6
A-4

STORMWATER TREATMENT UNIT
STORM DRAIN MANHOLE
WITH FILTER MEDIA AND CARTRIDGES

Cartridge Options

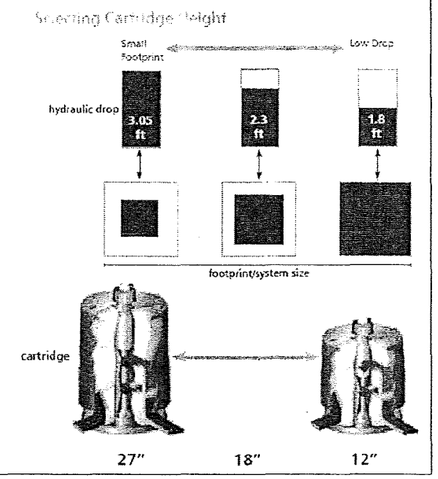
With multiple cartridge heights available, you now have a choice when fitting a StormFilter system onto your site.

The 27" cartridge provides 50% more treatment per square foot of system than the previously standard 18" cartridge. So, you are meeting the same treatment standards with fewer cartridges, which means a smaller system.

If you are limited by hydraulic constraints, choose our low drop cartridge, which provide filtration treatment with only 1.8 feet of headloss.

Cartridge Flow Rates

Cartridge Type	Hydraulic Drop	Treatment Capacity (gpm) 1 gpm/ft.²	Treatment Capacity (gpm) 2 gpm/ft.²
StormFilter 27"	3.05 feet	11.25	22.5
StormFilter 18"	2.3 feet	7.5	15
StormFilter Low Drop	1.8 feet	5	10
MFS 27"	2.3 feet	9	18
MFS 12"	1.5 feet	5	10



CONTECH STORMWATER SOLUTIONS

Sizing Summary

478 The Alameda
Stormwater Treatment System/Design Summary
San Jose, California

Information provided:

- Water Quality flow rate, Q_{wqf} = 0.04 cfs
- Peak hydraulic flow rate, Q_{100} = 0.41 cfs
- Presiding agency = City of San Jose

Assumptions:

- Media = ZPG cartridges
- Drop required from inlet to outlet = 2.3' minimum

Size estimates:

The Stormwater Management StormFilter® is a passive, siphon-actuated, flow-through stormwater filtration system consisting of a structure that houses rechargeable, media-filled filter cartridges. The StormFilter works by passing stormwater through the media-filled cartridges, which trap particulates and adsorb pollutants such as dissolved metals, nutrients, and hydrocarbons.

The StormFilter is a flow-based system, and therefore, is sized by calculating the water quality flow rate associated with the design storm. The water quality flow rate was provided by the design engineer.

Using the given runoff rate for this site, the number of StormFilter Cartridges was calculated to be:

$$N[cartridges] = \frac{q[cfs] \times 449[gpm/cfs]}{15[gpm/cartridge]} = \frac{0.04 \times 449}{15} = 1.2 \rightarrow \text{use 2 cartridges}$$

To house 2 cartridges, Contech Stormwater recommends a 48" Manhole StormFilter (see attached detail).

The peak flow was given at 0.41 cfs. The 48" Manhole StormFilter can freely bypass up to 2 cfs with out resuspention of the captured pollutants. This allows us to treat 0.04 cfs and bypass the 0.41 cfs from the 100-yr storm with out an external bypass.

Maintenance

The StormFilter requires regular maintenance to operate effectively. The expected maintenance interval for systems in California is 15-24 months, but may vary depending on weather and site conditions. CONTECH Stormwater Solutions Inc. offers full maintenance services to all of our clients, as well as a

CONTECH STORMWATER SOLUTIONS

Sizing Summary

cartridge exchange program to facilitate owner provided maintenance. Full maintenance is where we take care of everything. While partial maintenance is where the owner hires an independent party to monitor and maintain the systems. During each maintenance we will provide new cartridges for installation, taking back the old shells for recycling. Please contact CONTECH Stormwater Solutions or navigate to contechstormwater.com for more information in this regard.

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OWNER:

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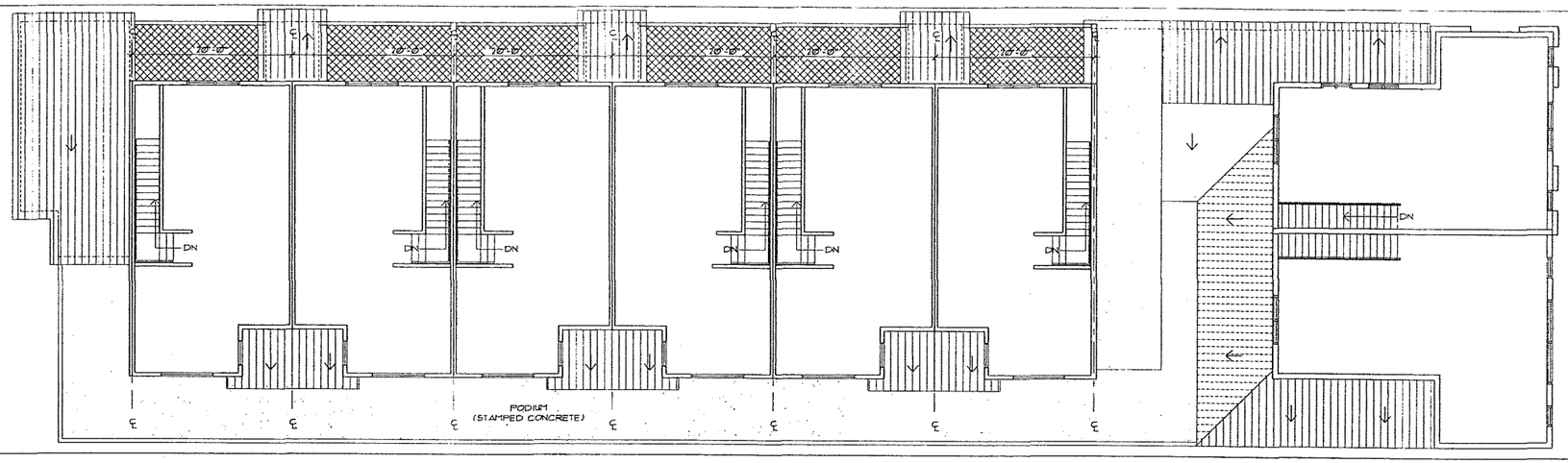
STORMWATER TREATMENT UNIT DETAILS
GENERAL DEVELOPMENT PLAN-
EXHIBIT C
746 THE ALAMEDA
SAN JOSE, CALIFORNIA
CONCEPTUAL GRADING AND DRAINAGE PLANS

Revisions:

Date: JULY 29, 2008
Scale: NTS
Prepared by: V.G.
Checked by: S.R.
Job #: 2702

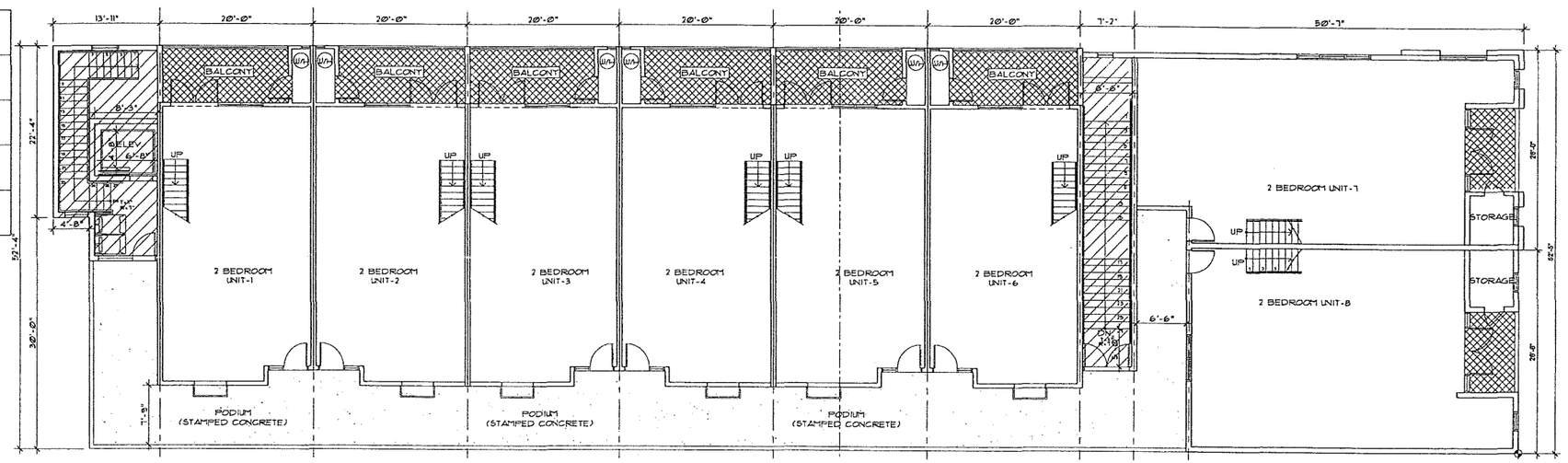
Sheet: 7 OF 7 C-7
A-4

LEGEND	
	CONDOMINIUM FLAT UNITS TOTAL FOR 8 UNITS=5717 SF
AREA OF ONE UNIT= 567+ 62/2(STAIR)+ 598 SQFT = 598-104(TOILET)+494 SQFT.	



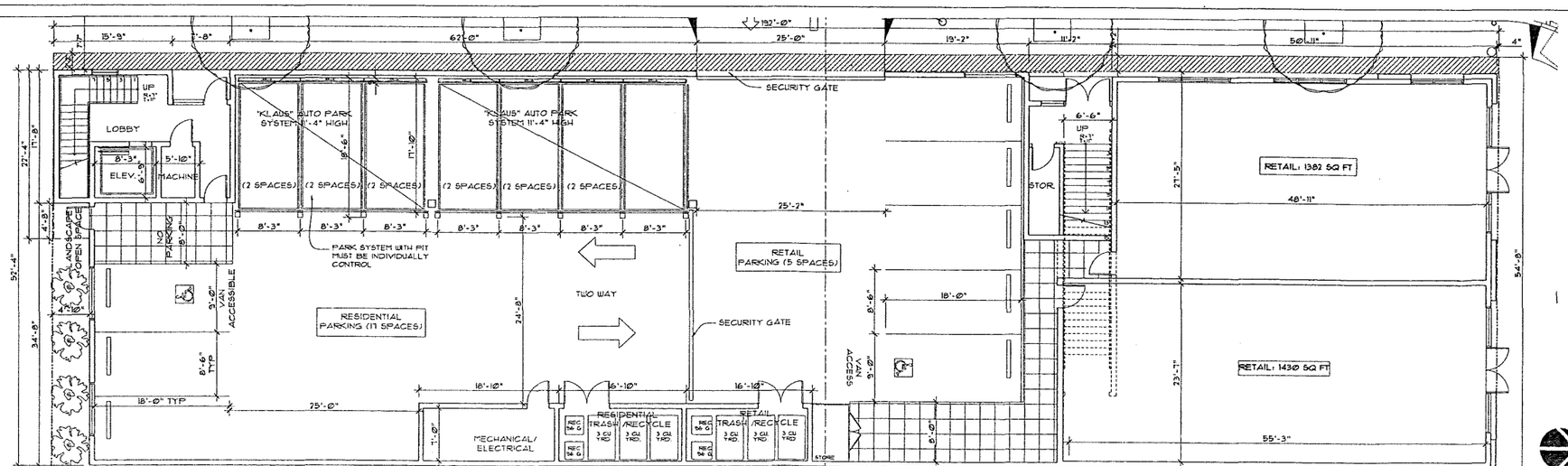
THIRD FLOOR PLAN

LEGEND	
	CONDOMINIUM FLAT UNITS 6710 SF
	RESIDENTS' CIRCULATION AREA 557 SF
	RESIDENTS' BALCONY PRIVATE OPEN SPACE 868 SQFT.
	PODIUM COMMON OPEN SPACE 1512 SF



SECOND FLOOR PLAN

LEGEND	
	RETAIL STORE
	FOR CIRCULATION



FIRST FLOOR PLAN

1/8" 1

IDA
Innovative Design Architecture, Inc.

JOHN HA. AIA
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SUITE # 105
SUNNYVALE, CA94085
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THE ALAMEDA DEVELOPMENT GENERAL DEVELOPMENT PLAN-EXHIBIT-C

746 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

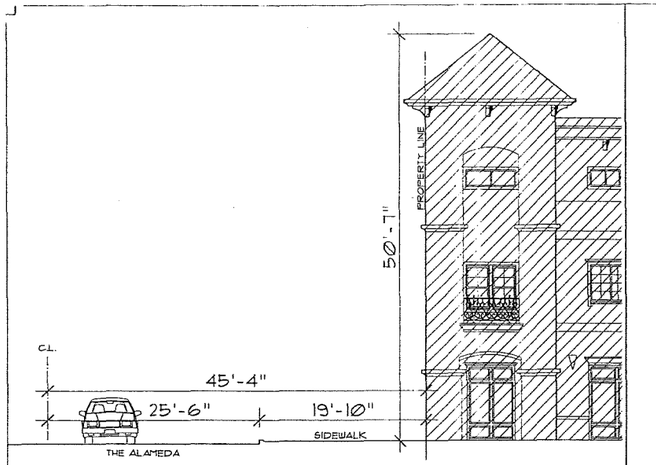
REVISIONS:

SHEET TITLE:
CONCEPTUAL FIRST, SECOND THIRD FLOOR PLAN

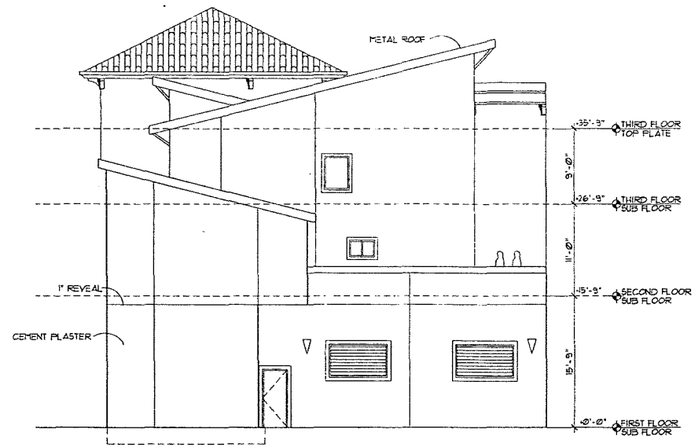
DATE	PROJECT NO.
AUG 06, 2008	06-997
SCALE	DRAWN
AS SHOWN	JH/VG

SHEET
A-5.1

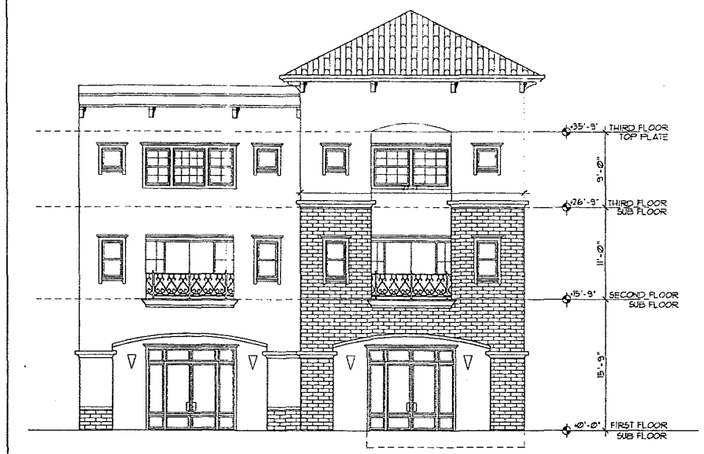
OF SHEETS



SITE CROSS-SECTION | 1/8" | 3

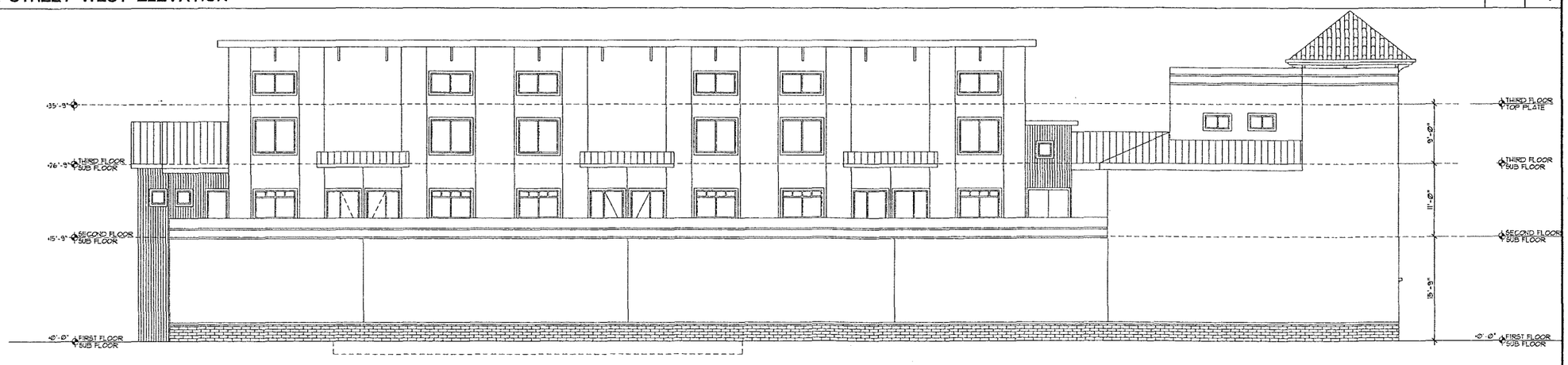


REAR ELEVATION | 1/8" | 2



THE ALAMEDA FRONT ELEVATION | 1/8" | 1

BUSH STREET WEST ELEVATION | 1/8" | 4



EAST ELEVATION | 1/8" | 5

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THE ALAMEDA DEVELOPMENT
GENERAL DEVELOPMENT PLAN-
EXHIBIT-C

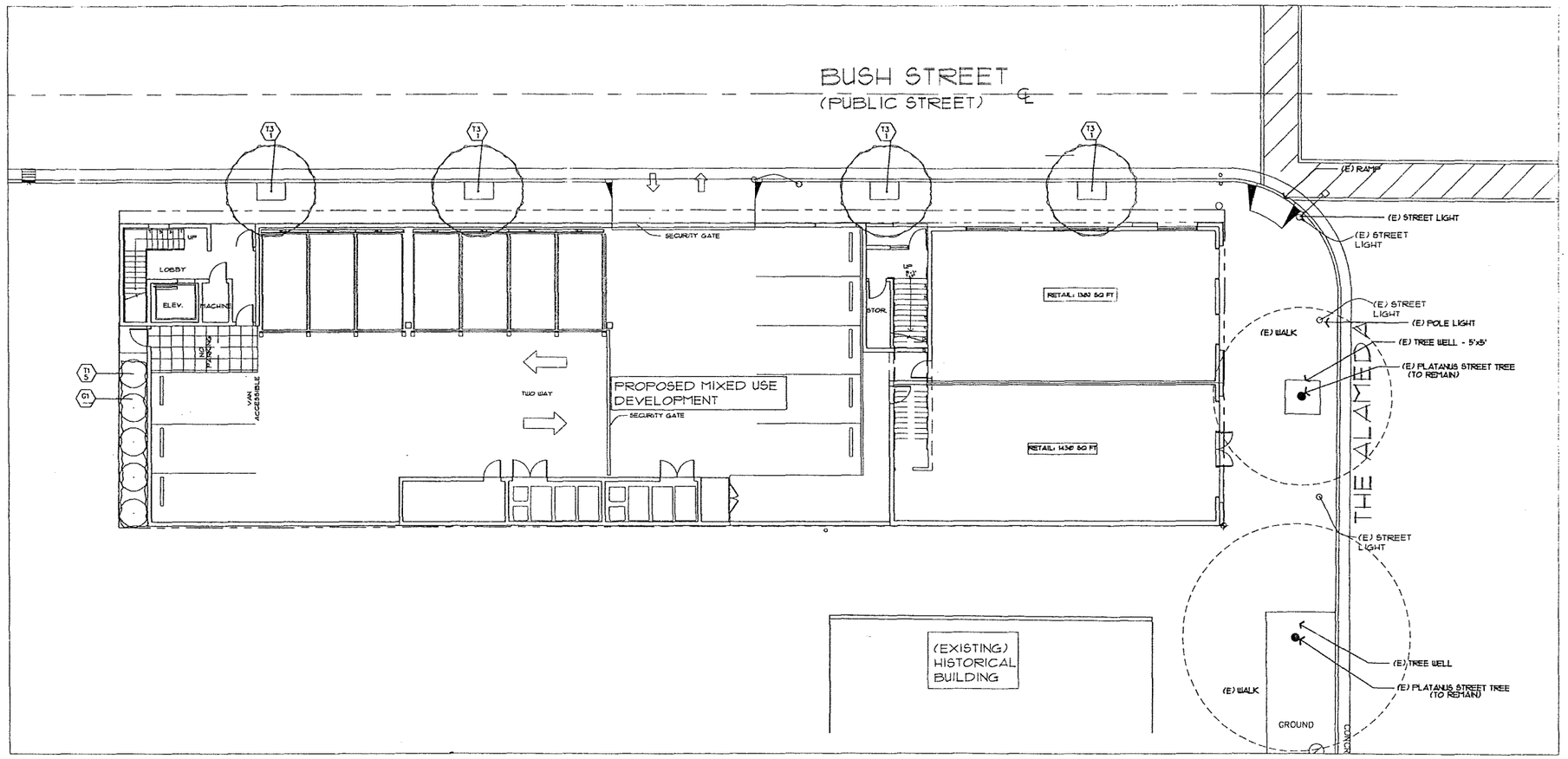
746 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

SHEET TITLE:
CONCEPTUAL ELEVATIONS

DATE AUG 04, 2008	PROJECT NO. 06-997
SCALE AS SHOWN	DRAWN JH/VG

SHEET
A-5.2
OF SHEETS



FIRST FLOOR

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
T1	PODOCARPUS M. MAKI.	SHRUBBY YEW PINE		15 GAL	COLUMNAR
T2	ARBUTUS UNEDO	STRAWBERRY TREE		24"BOX	MULTI
T3	TRISTANIA CONFERTA	BRISBANE BOX		15 GAL	STANDARD
	SHRUBS AND GROUND COVERS				
S1	ROSMARINUS O. 'PROSTRATA'	ROSEMARY		1 GAL	
G1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		1 GAL	18" O.C.

PLANT NOTES:

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED: USE TRIANGULAR SPACING.
4. S1 4 / 5 — INDICATES PLANT KEY / INDICATES PLANT QUANTITY
5. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
6. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUALL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ALL SITE UTILITIES ARE TO BE PROTECED DURING CONSTUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
10. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONRACTORS.
11. REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
12.
13. PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT 1800 642 2444.
14. EXISTING TREE TO REMAIN

REED ASSOCIATES
LANDSCAPE ARCHITECTURE
477 SOUTH TAAFFE STREET
SUNNYVALE, CALIFORNIA 94086
408.481-9020 / 408.481-9022 FAX
web: www.rala.net / email: paul@rala.net

THE ALAMEDA AT BUSH

746 The Alameda
SAN JOSE, CA

ISSUE	DATE

REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/09
STATE OF CALIFORNIA

GENERAL DEVELOPMENT PLAN–EXHIBIT C

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Approved	pjr		
Drawn	DGS	Reviewed	PJR
Project No.	06.90		
Scale	1"=10'	Issue Date	7-25-08

CONCEPTUAL LANDSCAPE PLAN

A–6

Sheet of