GENERAL DEVELOPMENT PLAN - EXHIBIT "C"
PLANNED DEVELOPMENT ZONING

ESQUINA BERRYESSA

WITHIN THE CITY OF SAN JOSE

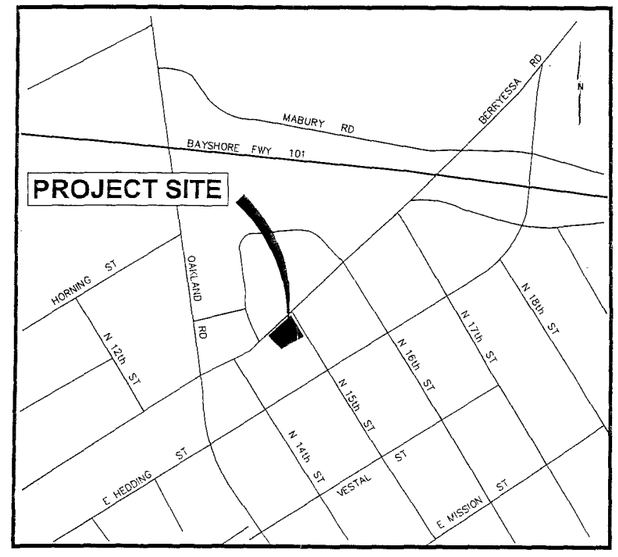
PDC 08-016

STATEMENTS AND TABLES

SITE AREA	0.25 ACRES GROSS 0.25 ACRES NET
APN INFORMATION	249-12-048
EXISTING GP LAND USE DESIGNATION	MEDIUM LOW DENSITY RESIDENTIAL (8 DU/AC)
EXISTING ZONING	R-2
PROPOSED ZONING	A(PD)
PROPOSED DENSITY	16 DU/AC MAX
MAXIMUM NO. OF DWELLING UNITS	4 SINGLE FAMILY DETACHED

PROJECT TEAM

DEVELOPER:	SOMOT PROPERTIES 1777 SARATOGA AVE/#209 SAN JOSE, CA 95129
PLANNING/CIVIL ENGINEERING:	RUTH AND GOING, INC PO BOX 26460 SAN JOSE, CA 95159-6460 408-236-2400 CONTACT: GERRY DE YOUNG
ARCHITECTURE:	MBA ARCHITECTS 1176 LINCOLN AVE SAN JOSE, CA 95125 408-297-0288 CONTACT: MARVIN BAMBURG



VICINITY MAP
NTS

PLAN SET REVISIONS

Date	Description
3-12-08	INITIAL SUBMITTAL
9-2-08	REVISED SUBMITTAL

TABLE OF CONTENTS

1	COVER SHEET
2	LAND USE PLAN/NOTES
3	CONCEPTUAL SITE PLAN
4	CONCEPTUAL GRADING AND DRAINAGE PLAN
5-1	CONCEPTUAL BUILDING ELEVATIONS
5-2	CONCEPTUAL FLOOR PLANS

DEVELOPMENT SCHEDULE

ESTIMATED CONSTRUCTION START	SPRING	2009
ESTIMATED COMPLETION DATE	WINTER	2009

Mark	Date	By	Description

Revisions

LJH
Designed
EL
Drawn
Checked

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RUTH AND GOING, INC.
Civil Engineering Land Surveying
2216 THE ALAMEDA SANTA CLARA, CA. 95050
TEL. (408) 236-2400 FAX (408) 236-2410

GENERAL DEVELOPMENT PLAN
EXHIBIT "C"

ESQUINA BERRYESSA

SAN JOSE CALIFORNIA

Scale NTS

Date 06-04-08

1 of 6 Sheets

Job No. 07042B

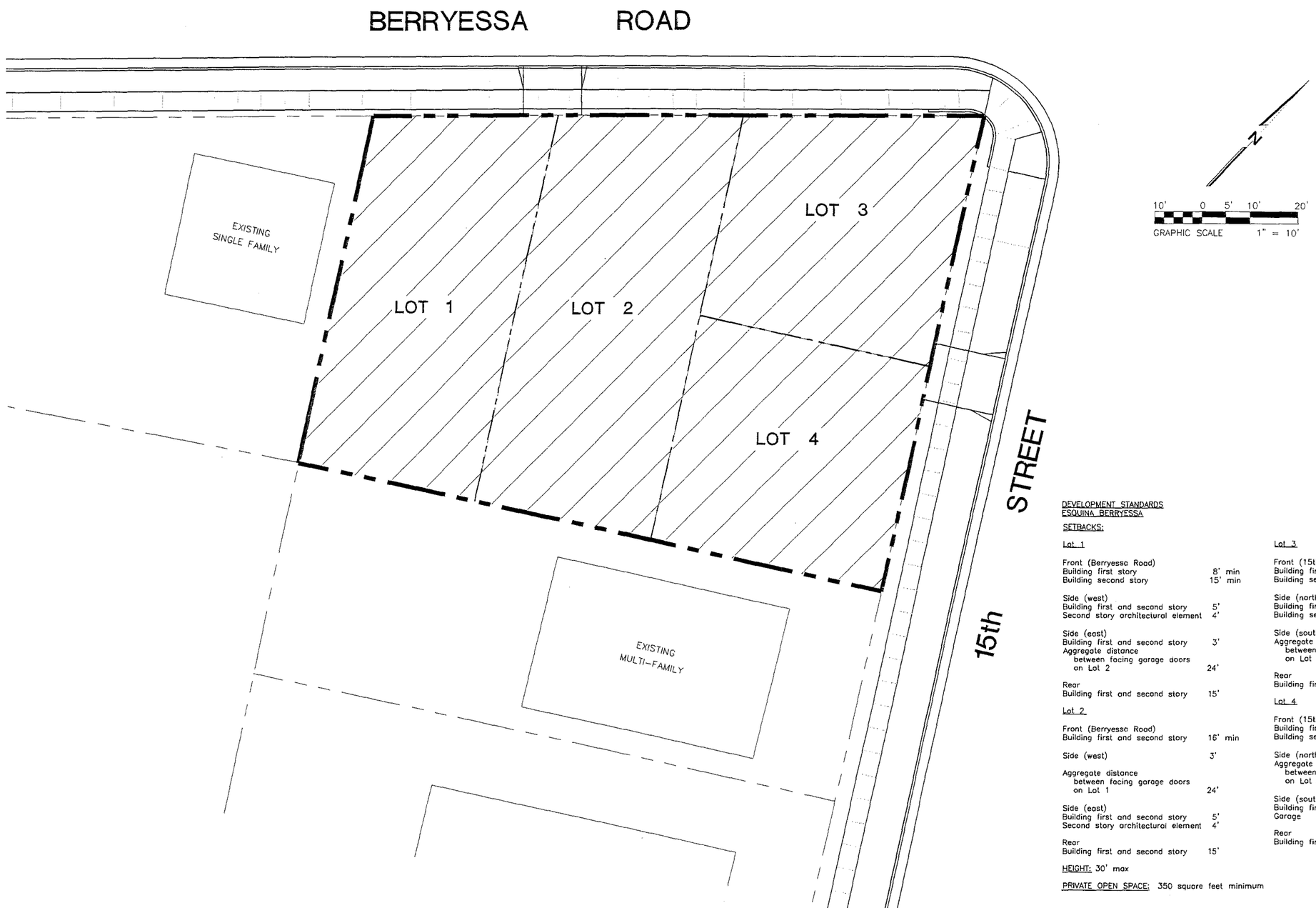
Drawing SHT-01-COVER

NOTICE Contractors and subcontractors are responsible for the protection of the building and property that this equipment will be used to keep. Contractors and not the architect or engineer are responsible for the means and methods of construction, construction safety and job site conditions. Contractor further agrees to defend, indemnify and hold design professionals harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excluding liability arising from the sole negligence of the design professionals.

Drawing file: Q:\Cad\07042B\Dwg\PD Zoning\ SHT-01-COVER.dwg
Sep 02, 2008 - 9:11am

NOTES

SYMBOL	LAND USE	AREA	NUMBER OF UNITS
	SINGLE FAMILY DETACHED RESIDENTIAL	0.25AC	4



DEVELOPMENT STANDARDS
ESQUINA BERRYESSA

SETBACKS:

Lot 1

Front (Berryessa Road)
Building first story 8' min
Building second story 15' min

Side (west)
Building first and second story 5'
Second story architectural element 4'

Side (east)
Building first and second story 3'
Aggregate distance between facing garage doors on Lot 2 24'

Rear
Building first and second story 15'

Lot 2

Front (Berryessa Road)
Building first and second story 16' min

Side (west) 3'

Aggregate distance between facing garage doors on Lot 1 24'

Side (east)
Building first and second story 5'
Second story architectural element 4'

Rear
Building first and second story 15'

Lot 3

Front (15th Street)
Building first story 7' min
Building second story 13' min

Side (north)
Building first story 5' min
Building second story 10' min

Side (south)
Aggregate distance between facing garage doors on Lot 4 24'

Rear
Building first and second story 3'

Lot 4

Front (15th Street)
Building first story 7'
Building second story 13'

Side (north)
Aggregate distance between facing garage doors on Lot 3 24'

Side (south)
Building first and second story 5'
Garage 3'

Rear
Building first and second story 3'

HEIGHT: 30' max

PRIVATE OPEN SPACE: 350 square feet minimum

Revisions			
Description	Mark	Date	By

L.J.H.
Designed ET
Drawn
Checked

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GENERAL DEVELOPMENT PLAN
EXHIBIT "C"
LAND USE PLAN
ESQUINA BERRYESSA

SAN JOSE CALIFORNIA

Scale 1"=10'

Date 06-04-08

2 of 6 Sheets

Job No. 07042B

Drawing SHT-02-LAND USE

NOTICE: Reproduction of the project including parts of or process and property lines this instrument shall be made to apply exclusively and shall be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of the design professional.

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Sep 02, 2008 - 8:06am

SITE PLAN LEGEND

- PROPERTY LINE
- PROPERTY LINE CORNER
- 6' WIDE CONC WALK
- PRIVATE OPEN SPACE
- ASPHALT PAVING
- PERVIOUS INTERLOCKING PAVERS
- (E) BUILDING TO BE DEMOLISHED
- EXTENT OF SECOND FLOOR
- WALL MOUNTED LIGHT

TOTAL SITE AREA: 11,016 SF = .25 AC
DENSITY: 4 UNITS = 16 DU/ACRE

PARKING REQUIRED: 2 COVERED PARKING SPACES PER DWELLING + ONE ADDITIONAL SPACE PER DWELLING

PARKING PROVIDED: (3) 2 CAR GARAGES
2 OFF SITE

JOB No. 0736
DATE 25 JAN 08

DESCRIPTION	DATE	REV.
CITY COMMENTS	4/18/08	
PDC RESUBMIT	5/08/08	
PWD MEMO-DRIVE	8/11/08	
REVISION	8/28/08	

PD REZONING

GENERAL DEVELOPMENT PLAN EXHIBIT C

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LICENSED ARCHITECT
Marvin Arthur Barbug
No. C-4649
REN. 09/09
STATE OF CALIFORNIA

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SHEET TITLE
CONCEPTUAL SITE PLAN

SCALE
CAD FILE 0736-PDC-3.DWG

SHEET 3 OF SHEETS

PDC 08-016

STORMWATER NOTES

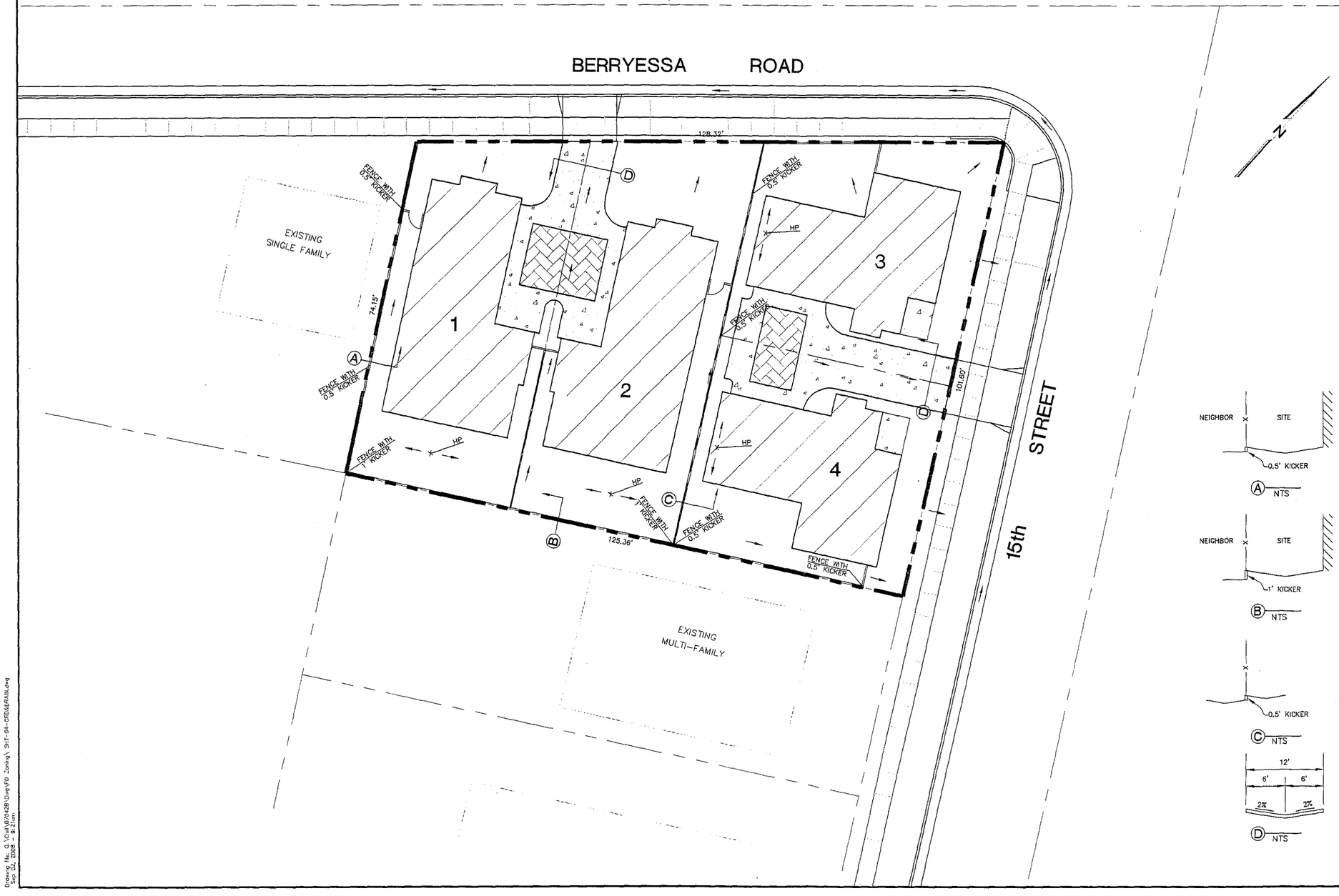
1. SITE IS IN FLOOD ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED)
2. DOWNSPOUTS ARE TO BE DISCONNECTED FOR OVERLAND FLOW
3. SINCE TOTAL OF ALL IMPERVIOUS SURFACES ARE LESS THAN 10,000 SQUARE FEET NO ADDITIONAL TREATMENT CONTROL MEASURES ARE REQUIRED

STORMWATER LEGEND:

BUILDING FOOTPRINT	4,590	SF
DRIVEWAY/PORCH	1,237	SF
PERVIOUS PAVERS	588	SF
LANDSCAPING	4,591	SF
TOTAL SITE	11,006	SF
IMPERVIOUS SURFACE = TOTAL SITE – LANDSCAPING – PAVERS OR BUILDING FOOTPRINT + DRIVEWAY/PORCH	5,791	SF (LESS THAN 10,000SF)

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED PROPERTY LINE
- EX PROPERTY LINE
- DIRECTION OF DRAINAGE
- HP HIGH POINT



DAW
Designed
EJ/DAW
Drawn
Checked

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Mark	Date	Description	By

Revisions

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GENERAL DEVELOPMENT PLAN EXHIBIT "C"

GRADING AND DRAINAGE ESQUINA BERRYESSA

SAN JOSE CALIFORNIA

Scale 1"=10'

Date 06-04-08

4 of 6 Sheets

Job No. 07042B

Drawing SHT-04

NOTICE Construction contractor agrees that in connection with generally accepted construction practices, contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property, that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold Ruth and Going, Inc. harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of the owner or engineer.

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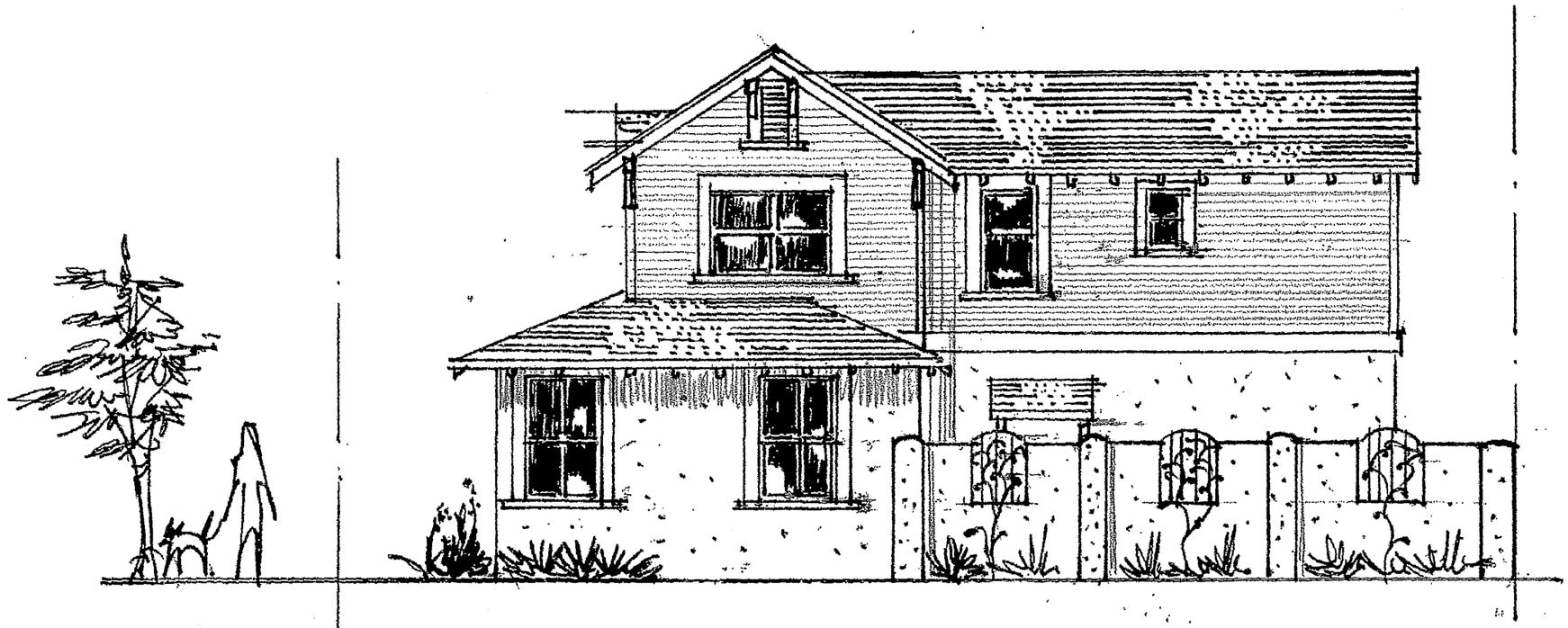

STREET ELEVATION @ BERRYESSA
UNIT B 1/8"=1'-0"

ARCHITECTS
MBA
1178 Lincoln Avenue, San Jose, CA 95125
Ph.(408) 297-0288 Fx.(408) 297-0384

ESQUINA BERRYESSA

674 Berryessa Road
San Jose, California

SCALE 1/8" = 1'-0"	REV. DATE	REV.
DATE AUG. 28, 2008		
J.N. 0736		
DRAWN BY MG., SH.		
C.F. 0736-EE.dwg	1	

15TH STREET ELEVATION

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1176 Lincoln Avenue, San Jose, CA
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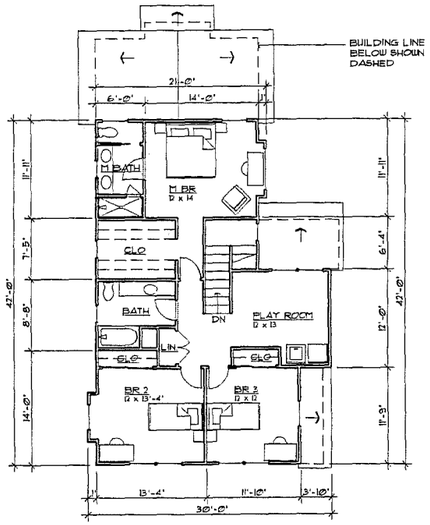
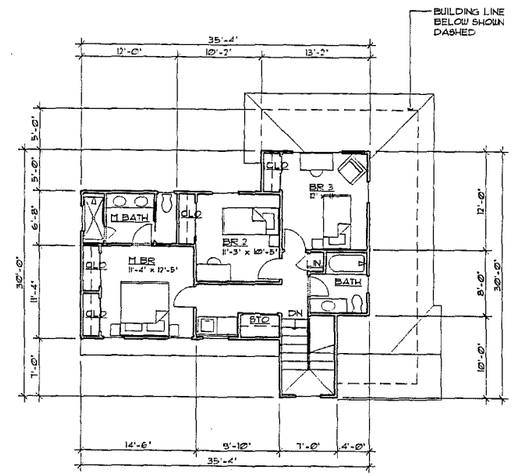
San Jose, California

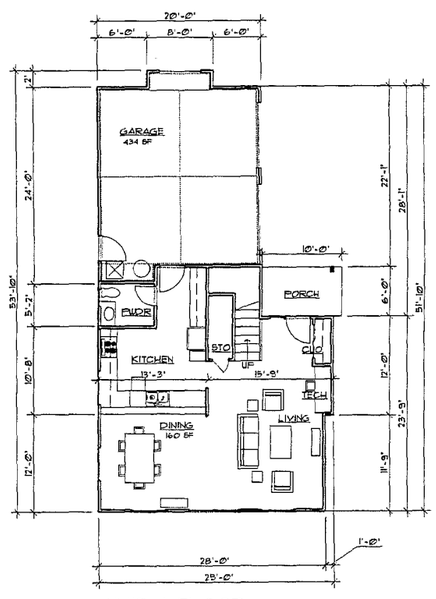
SCALE 1/8" = 1'-0"	REV. DATE	REV.
DATE AUG. 28, 2008		
J.N. 0736		
DRAWN BY MG., SH.		
C.F. 0736-EE.dwg	2	



UNIT A FLOOR 2

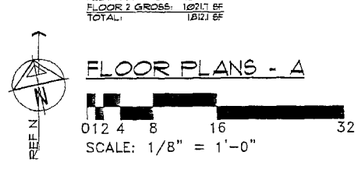


UNIT B FLOOR 2



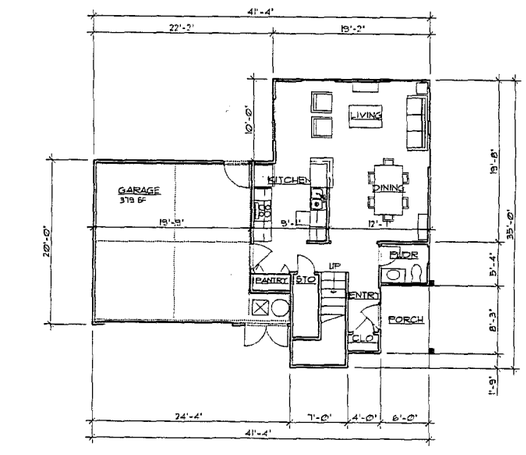
UNIT A FLOOR 1

FLOOR 1 GROSS: 780.4 SF
FLOOR 2 GROSS: 1021.7 SF
TOTAL: 1802.1 SF



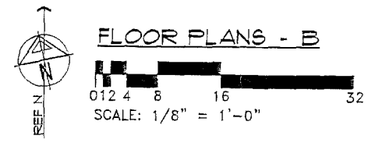
FLOOR PLANS - A

SCALE: 1/8" = 1'-0"



UNIT B FLOOR 1

FLOOR 1 GROSS: 614 SF
FLOOR 2 GROSS: 740 SF
TOTAL: 1354 SF



FLOOR PLANS - B

SCALE: 1/8" = 1'-0"

JOB No. 0736
DATE 25 JAN 08

DESCRIPTION	DATE	REV.
PDC REGUBMIT	5/08/08	

PD REZONING

GENERAL DEVELOPMENT PLAN EXHIBIT C

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SHEET TITLE
FLOOR PLANS

SCALE AS SHOWN
CAD FILE 0736-PDC-5.2.DWG

SHEET 5.2 OF SHEETS