Residence Inn Marriott

SpringHill Suites Marriott

PLANNED DEVELOPMENT

VICINITY MAP

SCALE: N.T.S.

LOCATION MAP

SCALE: N.T.S.

GENERAL HOTEL OPERATIONS:

EACH HOTEL WILL BE MANAGED AS A SEPARATE ENTITY AS FAR AS THE GUEST EXPERIENCE IS CONCERNED. THERE WILL BE ONE OVERALL PROPERTY MANAGER OVER A MANAGER FOR EACH HOTEL BRAND. THE HOTEL STAFF WILL CONSIST OF APPROXIMATELY 25–30 PEOPLE. THE HOTEL STAFF WILL SHARE COMMON FUNCTIONS SUCH AS THE KITCHEN AND LAUNDRY. THE COMMON LAUNDRY FACILITY IS ON THE SECOND FLOOR AND WILL SERVE BOTH HOTEL WINGS OF THE TOWER. THE SHARED KITCHEN IS CENTRALLY LOCATED ON THE FIRST FLOOR AND WILL SERVE BOTH THE RESIDENCE INN AND SPRINGHILL SUITES BUFFETS AND THE BAR. THE FOOD SERVICE PROVIDED FOR EACH HOTEL IS A COMPLIMENTARY CONTINENTAL STYLE BREAKFAST FOR GUESTS ONLY. IT WILL ALSO SERVICE THE BAR. IT WILL SERVE THE MEETING ROOMS SANDWICH TYPE MEALS AND BEVERAGES. FULL BANQUETS WILL LIKELY NEED TO BE CATERED FROM OUTSIDE. THERE IS A COMMON POOL, POOL RESTROOMS, AND EXERCISE ROOM ON THE FIRST FLOOR FOR SHARED HOTEL BRAND'S GUESTS. OTHER THAN THE FIRST FLOOR, ACCESS TO EACH HOTEL BRAND TOWER IS ISOLATED TO THOSE GUESTS STAYING IN EACH RESPECTIVE BRAND. REMOTE ACCESS AT THE STAIR TOWERS AND OTHER REMOTE ENTRIES ARE CONTROLLED WITH CARD READERS.

THE PARKING GARAGE WILL SERVE BOTH HOTEL BRANDS. GUESTS WILL CHECK IN AT THE FRONT DESK AND RECEIVE THEIR ROOM KEY WHICH WILL GIVE THEM ACCESS TO THE GARAGE. THERE WILL BE A HOTEL SHUTTLE SERVICE TO TAKE PEOPLE TO AND FROM THE AIRPORT TO THE HOTEL.

MARRIOTT RESIDENCE INN+ SPRINGHILL SUITES

PROJECT CRITERIA/ZONING DATA

SITE DATA		PROPOSED	
ZONING DISTRICT	A/PD (99060)	A/PD PLAN DEVELOP.	
GENERAL PLAN	INDUSTRIAL PARK		
GROSS LOT AREA	139,886 SQ.FT.	139,886 SQ.SF. = 3.21 Acres	
NET LOT AREA	121,454 SQ.FT.	121,454 SQ.FT. = 2.79 Acres	
FOOTPRINT		PROPOSED	
PARKING GARGAE	N/A	21,932	
BUILDING	N/A	29,298	
TOTAL HOTEL		51,230	
BUILDING DATA			
GROSS PARKING STRUCTURE		51,230	
GROSS HOTEL		215,834	
TOTAL HOTEL		267,064	
TOTAL ROOMS		321 UNITS	
SITE FRONTAGE BUILDING		PROPOSED	
WEST		310'	
NORTH		238'	
EAST		323'	
SOUTH		238'	
BUILDING HEIGHTS	ALLOWED	PROPOSED	
TOWER	120'	93'-6 T.O. PARAPET/ 74'-2"T.O. ROOF	
GARAGE (PARKING)	1 5 LEVELS ABOVE GRADE	21'-0" T.O.PARAPET/ 17'-7"T.O.ROOF	
BUILDING SETBACKS	REQUIRED	PROPOSED	
NORTH FIRST STREET	27'-0"	27'-0"	
SKYPORT DRIVE EAST	33'-0"	33'-0"	
SOUTH	0'-0"	28'-8"	
WEST	0'-0"	45'-1"	
OFF-STREET PARKING	MINIMUM REQUIRED (SEE TYPICAL GARAGE)	REQUIRED	PROPOSED
HOTEL GUEST CAR SPACES	1PER GUEST ROOM UNST. 8.5x17 OVERALL PARKING	268 SPACES	142 SPACES
HANDICAP CAR SPACES	5 HANDICAP STALLS + 2 H.V.	7 SPACES	7 SPACES
EXISTING PARKING		46 SPACES	46 SPACES
CAR SPACES TOTAL		321 SPACES	195 SPACES
OFF-STREET LOADING	MINIMUM REQUIRED (SEE TYPICAL GARAGE)	PROVIDED	
SPACES		1 LOADING AREA	

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3 CONCEPTUAL SITE PLAN

CIVIL DRAWINGS

4 CONCEPTURAL GRADING & DRAINAGE PLAN
4A CONCEPTURAL STORMWATER BMP EXHIBIT
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ARCHITECTURAL

5 CONCEPTURAL BUILDING ELEVATIONS
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LANDSCAPE DRAWINGS

7 IRRIGATION ZONE PLAN
7.1 RECYCLED WATER DETAILS
7.2 PLANTING PLAN

PROJECT DESCRIPTION:

321 ROOMS SEVEN STORY HOTEL (MARRIOTT RESIDENCE AND SPRINGHILL SUITES).

BSB A

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Consultant:

Revisions:

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1717 NORTH FIRST STREET
SAN JOSE, CA.

TITLE SHEET

PD

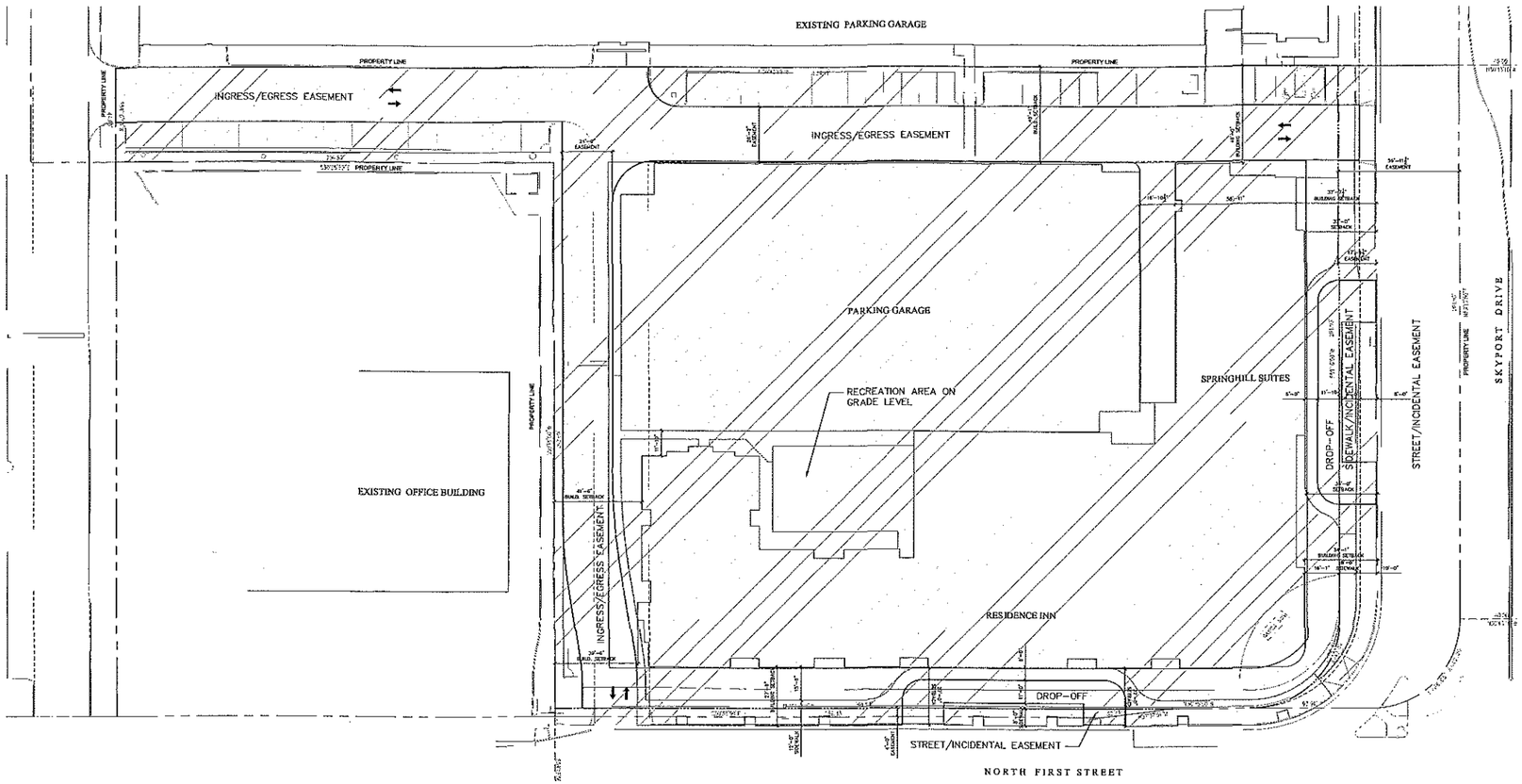
Date: JAN 20, 2009

Scale: AS SHOWN

Drawn by: JR

Job #: 9114–71–134

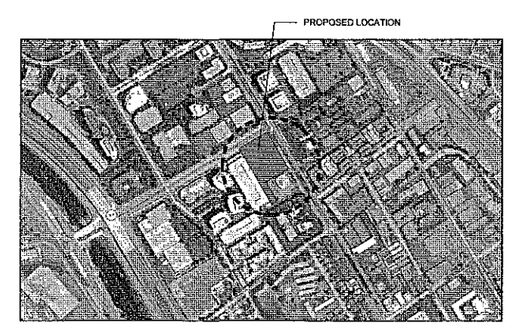
Sheet 1



2 LAND USE PLAN

SCALE : 1/32"=1'-0"

N



1 LOCATION MAP

APN 230-29-109

SCALE : NTS.

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SAN JOSE, CA.

LAND USE

PD

Date: JAN 20, 2009

Scale: AS SHOWN

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Job #: 9114-71-134

Sheet

2

PLANNED DEVELOPMENT PERMIT

MITIGATION MEASURES

STANDARD CONDITIONS OF APPROVAL

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LAND USE NOTES

PD

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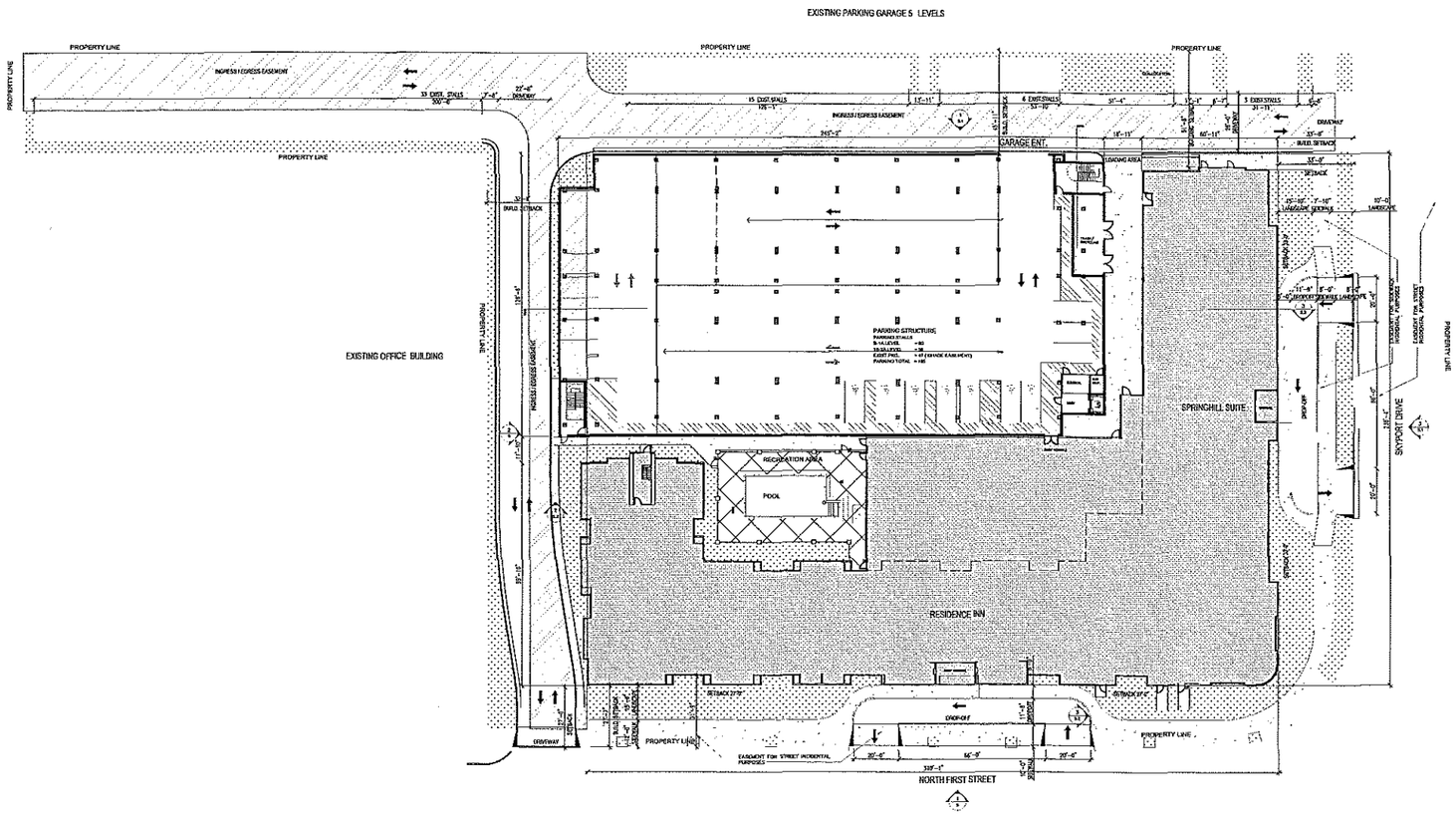
Scale: AS SHOWN
Drawn by: JR
Job #: 9114-71-134
Sheet 2.1



1 CONCEPTUAL SITE PLAN

0 15 30 60

SCALE: 1/30"=1'-0"

N

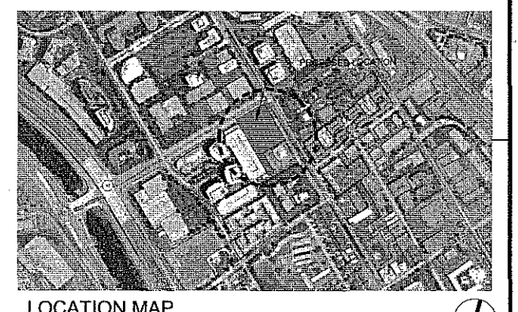
MARRIOTT RESIDENCE INN+ SPRINGHILL SUITES
PROJECT CRITERIA/ZONING DATA

SITE DATA		PROPOSED
ZONING DISTRICT	APD (9909)	APD PLAN DEVELOP
GENERAL PLAN	INDUSTRIAL PARK	
GROSS LOT AREA	143,844 SQ.FT	139,886 SQ.FT = 3.21 Acres
NET LOT AREA	143,844 SQ.FT	139,886 SQ.FT = 3.79 Acres
FOOTPRINT		PROPOSED
PARKING GARAGE	NA	21,912
BUILDING	NA	29,238
TOTAL HOTEL		51,250
BUILDING DATA		
GROSS PARKING STRUCTURE		91,230
GROSS HOTEL		319,304
TOTAL HOTEL		267,064
TOTAL ROOMS		247 RMS
SITE FRONTAGE BUILDING		PROPOSED
WEST		312'
NORTH		330'
EAST		323'
SOUTH		324'
BUILDING HEIGHTS	ALLOWED	PROPOSED
TOWER	120'	120'-0 TO PARAPET/ 127'-0" TO ROOF
GARAGE (PARKED)	11 LEVELS ABOVE GRADE	31'-0" TO PARAPET/ 37'-0" TO ROOF
BUILDING SETBACKS	REQUIRED	PROPOSED
NORTH FIRST STREET	27'-0"	27'-0"
SKYPORT DRIVE EAST	27'-0"	33'-0"
SOUTH	0'-0"	26'-0"
WEST	0'-0"	45'-1"
OFF-STREET PARKING	MINIMUM REQUIRED (SEE TYPICAL GARAGE)	REQUIRED / PROPOSED
HOTEL GUEST CAR SPACES	1 PER GUEST ROOM (247 X 0.67) OVERALL PARKING	308 SPACES / 161 SPACES
HANDICAP CAR SPACES	8 HANDICAP STALLS + 2 H.V.	8 SPACES / 7 SPACES
EXISTING PARKING		48 SPACES / 48 SPACES
CAR SPACES TOTAL		321 SPACES / 195 SPACES
OFF-STREET LOADING	MINIMUM REQUIRED (SEE TYPICAL GARAGE)	PROVIDED
SPACES		1 LOADING AREA

LEGEND

- LANDSCAPE
- COMMON OPEN SPACE
- EASEMENT
- CONCRETE SIDEWALK
- BUILDING

LAND USE TABLE		
BUILDING FOOTPRINT (HOTEL AND GARAGE)	SF	67,450
	%	48%
PARKING ON GRADE	SF	6,288
	%	4.5%
VEHICULAR CIRCULATION	SF	39,351
	%	28%
LANDSCAPE (SOFT & HARD SCAPE)	SF	26,797
	%	19.5%
TOTAL SITE	SF	139,886



LOCATION MAP

SCALE: N.T.S.

APN 230-29-109

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1717 NORTH FIRST STREET
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CONCEPTUAL SITE PLAN

PD

Date: JAN 20, 2009

Scale: AS SHOWN

Drawn by: JR

Job #: 9114-71-134

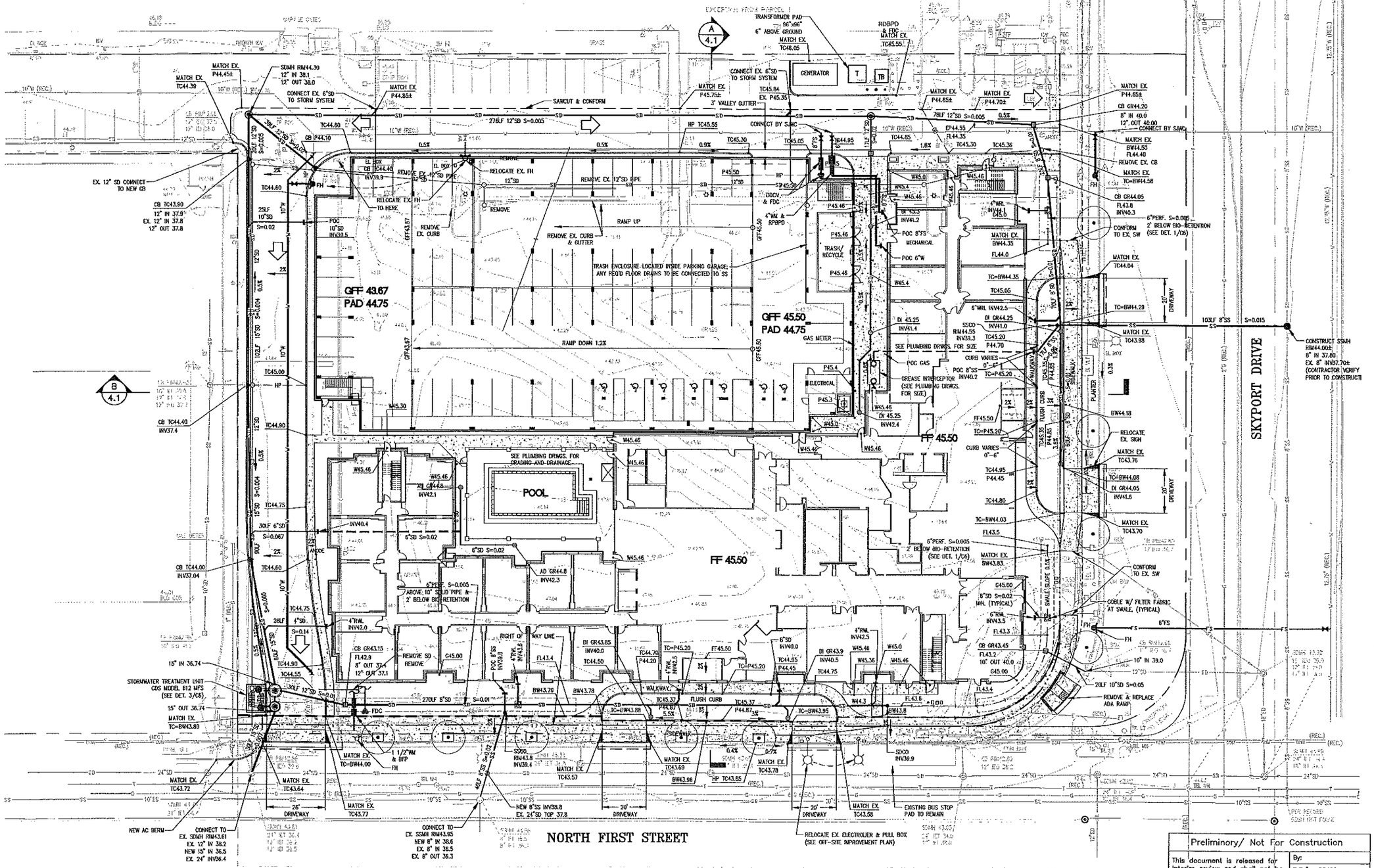
Sheet

3

STREET IMPROVEMENT NOTES:

1. REMOVE AND REPLACE BROKEN OR UPLIFTED CURB, GUTTER, AND SIDEWALK ALONG PROJECT FRONTAGE.
2. INSTALL CITY STANDARD INTERCONNECT CONDUIT ALONG SKYPORT DRIVE PROJECT FRONTAGE FOR PORTIONS OF SIDEWALK THAT WILL BE REMOVED AND REPLACED.
3. REPAIR, OVERLAY, OR RECONSTRUCTION OF ASPHALT PAVEMENT MAY BE REQUIRED. THE EXISTING PAVEMENT WILL BE EVALUATED WITH THE STREET IMPROVEMENT PLANS AND ANY NECESSARY PAVEMENT RESTORATION WILL BE INCLUDED AS PART OF THE FINAL STREET IMPROVEMENT PLANS.

SEE SHEET 4.1 FOR NOTES AND LEGEND



Preliminary/ Not For Construction

This document is released for interim review and shall not be used for any other purpose.

By:
P.E.#: 26429
Date:

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civil engineers and surveyors

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DAVID B. VOORHES
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Exp. 03-31-10
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STATE OF CALIFORNIA

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MARRIOTT
N. FIRST ST. & SKYPORT DR.
SAN JOSE, CA

GRADING AND DRAINAGE PLAN

Date: 1-20-09
Scale: 1"=20'
Design by: BH
Job #: J08005
Sheet 4 OF

BMP-1 6'X12' STORMWATER BOX WITH 18 CARTRIDGES – STORM WATER POLLUTION CONTROL UNIT

BMP-2 TOP LEVEL OF PARKING GARAGE – STORM WATER PIPED TO STORM DRAIN SYSTEM; BOTTOM LEVEL OF PARKING GARAGE – STORM WATER PIPED TO SANITARY SEWER SYSTEM

BMP-3 EROSION CONTROL FEATURES DURING CONSTRUCTION (NOT SHOWN ON THIS DRAWING)

BMP-4 TRASH RECEPTACLES LOCATED IN ENCLOSED BUILDING (ON FIRST LEVEL OF PARKING GARAGE)

FEMA

FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NUMBER – 06085 C 0018 D REV. TO REFLECT LOMR
EFFECTIVE DATE – OCTOBER 25, 2006
ZONE AO – 100 YEAR FLOODING 1 FOOT OR LESS.
NO FLOOD HAZARD ANALYSIS HAS BEEN CONDUCTED. FLOOD INSURANCE RATES ARE COMMENSURATE WITH THE UNCERTAINTY OF THE FLOOD RISK.

1	Name & Location of Receiving Water Body	Guadalupe River
2	Pollutants & pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage, vehicle cleaning, repair or maintenance, fuel dispensing.	See plan for parking lot and trash enclosure is located within parking garage. No other source areas on site.
3	Existing natural hydrologic features (depressions, names of watercourses, etc.) and significant natural resources.	None.
4	Soil type	Stiff to very stiff silty clay underlain by lean silty clays interbedded with occasional layers of silt and sand to a depth of 100 feet; see soils report.
5	Depth to groundwater	7 feet; see soils report.
6	Project within flood elevation?	Yes, Zone A0 1' to 2' in 100 year shallow flooding; see soils report
7	Existing and proposed trees, specifying size, species, condition and disposition.	No existing trees on private property area of project site. See Landscape Plans for information on proposed trees.
8	Drainage flows and overland release flows	See plan for arrows.
9	Existing and proposed topographic contours with drainage areas and sub areas delineated and arrows showing flow direction.	See plan for drainage areas and flow arrows.
10	Types of paving materials.	See plan and also legend.
11	Separate drainage areas depending on complexity of drainage network.	See plan
12	For each drainage area, specify types of impervious area (roof, plaza, sidewalk, streets, parking, etc.) and area of each.	See Pervious & Impervious Surfaces Comparison chart on this sheet.
13	Location, size, and identification of types of source control measures, water quality treatment control measures and best management practices.	SCMs include non-stormwater discharges, waste handling & disposal, building & grounds maintenance, parking maintenance, housekeeping practices, pool maintenance, landscape maintenance, drainage system maintenance; Treatment Control BMP is a proprietary media filter for 100% of site drainage. See Sheet 4A.1 for more information.
14	Detailed maintenance plan and maintenance schedule for all proposed SCMs and TCMs.	BMP (filter) is to be regularly maintained (cleaned); catch basins inspected and cleared at least once per year, prior to the commencement of rainy season (October 15th).
15	Details of all proposed water quality treatment measures.	See Sheet 4A.1 for manufacturer's model cut sheet.
16	Location, size, and identification of proposed landscaping/plant material	See plan and also legend for location/size of planting areas. See Landscape Plans for information on proposed plant material.
17	Ensure consistency with Grading & Drainage Plan & Landscape Plan	done
18	Calculations illustrating water quality treatment control measures meet numerical standards set forth in Post-Construction Urban Runoff Management Policy No. 6-29.	Calculations for the proprietary StormFilter: Q = CIA = 0.845 *0.2 in/hr * 3.173 acres = 0.536 cfs; StormFilter Cartridge capacity is 0.033 cfs per cartridge. Therefore 18 cartridges are required: 18 cartridges provide 18 x 0.033 = 0.594 cfs capacity. Required is 0.536 cfs. 18 cartridges are OK
19	Licensed certification that the specific TCMs meet the requirements in Post-Construction Urban Runoff Management Policy 6-29	Plan is stamped by licensed civil engineer.

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

	Existing Conditions (sq.ft.)	%	Proposed Conditions * (sq.ft.)	%	Difference (sq.ft.)	%
Site (acres) 2.766	Site (sq.ft.) 120476					
Building Footprint	0	0%	67,493	56%	67,493	56%
Parking/Driveways	35,434	29%	29,000	24%	-6,434	-5%
Sidewalks/Patios/Paths	6,383	5%	13,204	11%	6,821	6%
Landscaping	78,659	65%	10,779	9%	-67,880	-56%
Total	120,476	100%	120,476	100%	0	0%
Impervious Surfaces	41,817	35%	109,697	91%	67,880	56%
Pervious Surfaces	78,659	65%	10,779	9%	-67,880	-56%
Total	120,476	100%	120,476	100%	0	

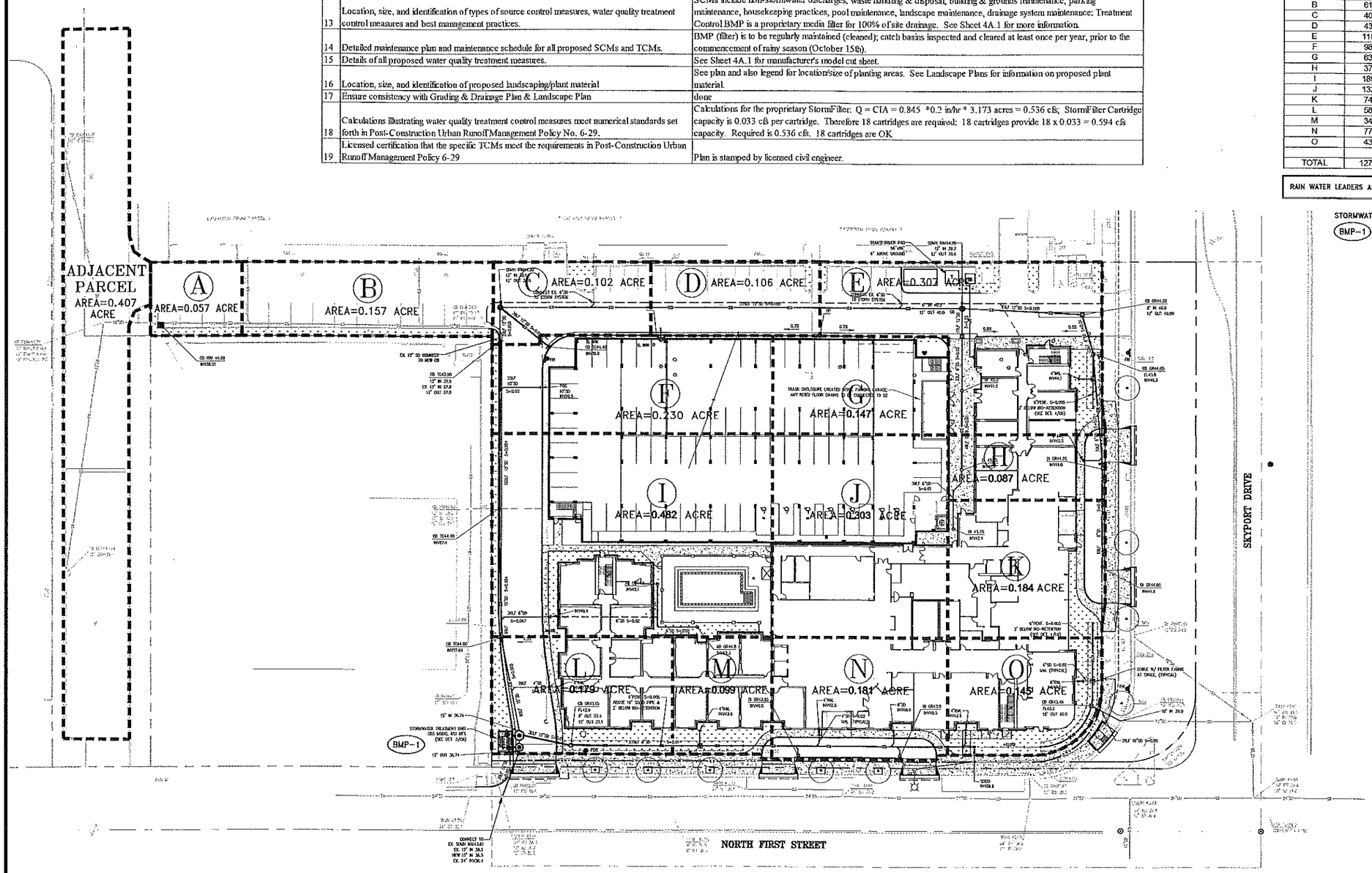
AREA CALCULATIONS

Catchment Label	Hardscape Area (SF)	Landscape Area (SF)	Total Area (SF)	Total Area (acres)
Adjacent Parcel	17737	0	17737	0.407
A	2169	307	2476	0.057
B	6161	674	6835	0.157
C	4069	373	4442	0.102
D	4325	288	4613	0.106
E	11884	1492	13376	0.307
F	9818	189	10007	0.230
G	6323	68	6391	0.147
H	3797	3	3800	0.087
I	18983	2027	21010	0.482
J	13206	0	13206	0.303
K	7494	504	7998	0.184
L	5855	1951	7806	0.179
M	3425	876	4301	0.099
N	7796	110	7906	0.181
O	4392	1917	6309	0.145
TOTAL	127434	10779	138213	3.173

RAIN WATER LEADERS ARE HARD PIPED TO BELOW GRADE STORM DRAIN SYSTEM

STORMWATER TREATMENT PROVIDED FOR THIS SITE:

BMP-1 StormFilter (MANUFACTURED BY CONTECH)



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civil engineers and surveyors

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MARRIOTT
N. FIRST ST. & SKYPORT DR.
SAN JOSE, CA

STORMWATER BMP EXHIBIT

Date: 1-20-09
Scale: 1"=30'
Design by: RAB,MM
Job #: J08005
Sheet: OF

4A

Non-Stormwater Discharges

* Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled or demarcated next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.

Illicit Connections

* Locate discharges from the industrial storm drainage system to the municipal storm drain system through review of "as-built" piping schematics.

* Isolate problem areas and plug illicit discharge points.

Visual Inspection and Inventory

* Inventory and inspect each discharge point during dry weather.

* Keep in mind that drainage from a storm event can continue for a day or two following the end of a storm and groundwater may infiltrate the underground stormwater collection system. Also, non-stormwater discharges are often intermittent and may require periodic inspections.

Waste Handling & Disposal

Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.

* Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.

* Check storage containers weekly for leaks and to ensure that lids are on tightly. Replace any that are leaking, corroded, or otherwise deteriorating.

* Sweep and clean the storage area regularly. If it is paved, do not hose down the area to a storm drain.

* Dispose of rinse and wash water from cleaning waste containers into a sanitary sewer if allowed by the local sewer authority. Do not discharge wash water to the street or storm drain.

* Transfer waste from damaged containers into safe containers.

* Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Controlling Litter

* Post "No Littering" signs and enforce anti-litter laws.

* Provide a sufficient number of litter receptacles for the facility.

* Clean out and cover litter receptacles frequently to prevent spillage.

Waste Collection

* Keep waste collection areas clean.

* Inspect solid waste containers for structural damage regularly. Repair or replace damaged containers as necessary.

* Secure solid waste containers; containers must be closed tightly when not in use.

* Do not fill waste containers with washout water or any other liquid.

* Ensure that only appropriate solid wastes are added to the solid waste container. Certain wastes such as hazardous wastes, appliances, fluorescent lamps, pesticides, etc., may not be disposed of in solid waste containers (see chemical/ hazardous waste collection section below).

* Do not mix wastes; this can cause chemical reactions, make recycling impossible, and complicate disposal.

Building & Grounds Maintenance

Cover storage containers with leak proof lids or some other means. If waste is not in containers, cover all waste piles (plastic tarps are acceptable coverage) and prevent stormwater run-on and runoff with a berm. The waste containers or piles must be covered except when in use.

* Use drip pans or absorbent materials whenever grease containers are emptied by vacuum trucks or other means. Grease cannot be left on the ground. Collected grease must be properly disposed of as garbage.

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* Transfer waste from damaged containers into safe containers.

* Take special care when loading or unloading wastes to minimize losses. Loading systems can be used to minimize spills and fugitive emission losses such as dust or mist. Vacuum transfer systems can minimize waste loss.

Parking Maintenance

Keep the parking and storage areas clean and orderly. Remove debris in a timely fashion.

* Allow sheet runoff to flow into biofilters (vegetated strip and swale) and/or infiltration devices.

* Utilize sand filters or oleophilic collectors for oily waste in low quantities.

* Arrange rooftop drains to prevent drainage directly onto paved surfaces.

* Design lot to include semi-permeable hardscape.

* Discharge soapy water remaining in mop or wash buckets to the sanitary sewer through a sink, toilet, clean-out, or wash area with drain.

Surface Cleaning

* Use dry cleaning methods (e.g., sweeping, vacuuming) to prevent the discharge of pollutants into the stormwater conveyance system if possible.

* Establish frequency of public parking lot sweeping based on usage and field observations of waste accumulation.

* Sweep all parking lots at least once before the onset of the wet season.

* Follow the procedures below if water is used to clean surfaces:

— Block the storm drain or contain runoff.

— Collect and pump wash water to the sanitary sewer or discharge to a pervious surface. Do not allow wash water to enter storm drains.

— Dispose of parking lot sweeping debris and dirt at a landfill.

* Follow the procedures below when cleaning heavy oily deposits:

— Clean oily spots with absorbent materials.

— Use a screen or filter fabric over inlet, then wash surfaces.

— Do not allow discharges to the storm drain.

— Vacuum/pump discharges to a tank or discharge to sanitary sewer.

— Appropriately dispose of spilled materials and absorbents.

Surface Repair

* Preheat, transfer or load hot bituminous material away from storm drain inlets.

* Apply concrete, asphalt, and seal coat during dry weather to prevent contamination from contacting stormwater runoff.

* Cover and seal nearby storm drain inlets where applicable (with waterproof material or mesh) and manholes before applying seal coat, slurry seal, etc. Leave covers in place until job is complete and all water from emulsified oil sealants has drained or evaporated. Clean any debris from these covered manholes and drains for proper disposal.

* Use only as much water as necessary for dust control, to avoid runoff.

* Catch drips from paving equipment that is not in use with pans or absorbent material placed under the machines. Dispose of collected material and absorbents properly.

Drainage Systems Maintenance

Catch Basins/Inlet Structures

* Staff should regularly inspect facilities to ensure compliance with the following:

— Immediate repair of any deterioration threatening structural integrity.

— Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.

* Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.

* Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Clean and repair as needed.

* Keep accurate logs of the number of catch basins cleaned.

* Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary storage sites in a manner that prevents discharge to the storm drain.

* Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.

Storm Drain Conveyance System

* Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup.

* Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible.

Illicit Connections and Discharges

* Look for evidence of illegal discharges or illicit connections during routine maintenance of conveyance system and drainage structures:

— Is there evidence of spills such as paints, discoloring, etc?

— Are there any odors associated with the drainage system?

— Record locations of apparent illegal discharges/illicit connections?

— Track flows back to potential dischargers and conduct aboveground inspections. This can be done through visual inspection of upgradient manholes or alternate techniques including zinc chloride smoke testing, fluorometric dye testing, physical inspection testing, or television camera inspection.

— Eliminate the discharge once the origin of flow is established.

* Stencil or demarcate storm drains, where applicable, to prevent illegal disposal of pollutants. Storm drain inlets should have messages such as "Dump No Waste Drains to Stream" stenciled next to them to warn against ignorant or intentional dumping of pollutants into the storm drainage system.

Illegal Dumping

* Inspect and clean up hot spots and other storm drainage areas regularly where illegal dumping and disposal occurs.

* Establish a system for tracking incidents. The system should be designed to identify the following:

— Illegal dumping hot spots

— Types and quantities (in some cases) of wastes

— Patterns in time of occurrence (time of day/night, month, or year)

— Mode of dumping (abandoned containers, "midnight dumping" from moving vehicles, direct dumping of materials, accidents/spills)

— Responsible parties

* Post "No Dumping" signs in problem areas with a phone number for reporting dumping and disposal. Signs should also indicate fines and penalties for illegal dumping.

Training

* Train crews in proper maintenance activities, including record keeping and disposal.

* Allow only properly trained individuals to handle hazardous materials/wastes.

* Have staff involved in detection and removal of illicit connections trained in the following:

— OSHA-required Health and Safety Training (29 CFR 1910.120) plus annual refresher training (as needed).

— OSHA Confined Space Entry training (Cal-OSHA Confined Space, Title 8 and Federal OSHA 29 CFR 1910.146).

— Procedural training (field screening, sampling, smoke/dye testing, TV inspection).

Spill Response and Prevention

* Investigate all reports of spills, leaks, and/or illegal dumping promptly.

* Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) or dig up, remove, and properly dispose of contaminated soil.

* Have spill cleanup materials readily available and in a known location.

* Develop procedures to prevent/mitigate spills to storm drain systems. Develop and standardize reporting procedures, containment, storage, and disposal activities, documentation, and follow-up procedures.

* If consistent illegal dumping is observed at the facility:

— Post "No Dumping" signs with a phone number for reporting illegal dumping and disposal. Signs should also indicate fines and penalties applicable for illegal dumping.

— Landscaping and beautification efforts may also discourage illegal dumping.

— Bright lighting and/or entrance barriers may also be needed to discourage illegal dumping.

* Store and contain liquid materials in such a manner that if the tank is ruptured, the contents will not discharge, flow, or be washed into the storm drainage system, surface waters, or groundwater.

* If the liquid is oil, gas, or other material that separates from and floats on water, install a spill control device (such as a tee section) in the catch basins that collects runoff from the storage tank area.

Pollution Prevention
* Prevent algae problems with regular cleaning, consistent adequate chlorine levels, and well-maintained water filtration and circulation systems.

* Manage pH and water hardness to minimize corrosion of copper pipes.

Pools and Fountains
* Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

* Do not discharge water to a street or storm drain when draining pools or fountains; discharge to the sanitary sewer if permitted to do so. If water is dechlorinated with a neutralizing chemical or by allowing chlorine to dissipate for a few days (do not use the facility during this time), the water may be recycled/reused by draining it gradually onto a landscaped area. Water must be tested prior to discharge to ensure that chlorine is not present.

* Prevent backflow if draining a pool to the sanitary sewer by maintaining an "air gap" between the discharge line and the sewer line (do not seal the connection between the hose and sewer line). Be sure to call the local wastewater treatment plant for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

* Provide drip pans or buckets beneath drain pipe connections to catch leaks. This will be especially pertinent if pool or spa water that has not been dechlorinated is pumped through piping to a discharge location.

* Never clean a filter in the street or near a storm drain.

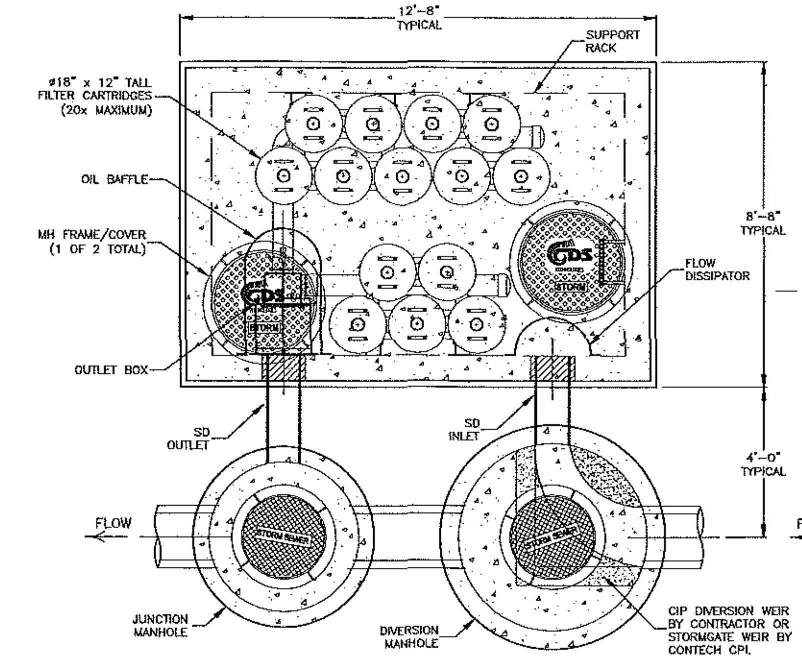
* Rinse cartridge filters onto a dirt area, and spade filter residue into soil.

* Backwash diatomaceous earth filters onto dirt. Dispose of spent diatomaceous earth in the garbage. Spent diatomaceous earth cannot be discharged to surface waters, storm drainage systems, septic systems, or on the ground.

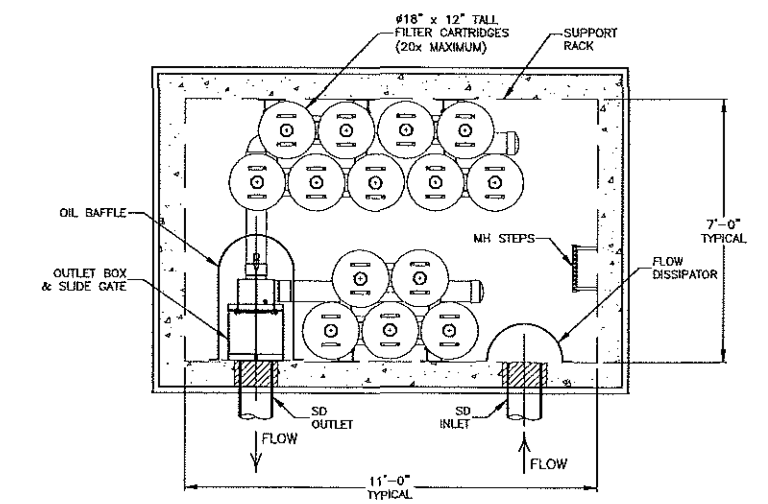
* If there is not a suitable dirt area discharge filter backwash or rinse water to the sanitary sewer if permitted to do so by the local sewering agency.

Training
* Train maintenance personnel to test chlorine levels and to apply neutralizing chemicals.

* Train personnel regarding proper maintenance of pools, ponds and lakes.



NOTES:
1. CONTRACTOR TO OFF-LOAD AND SET MFS UNIT.
2. MFS UNIT INTERNAL COMPONENTS PRE-INSTALLED.
3. STORMGATE DIVERSION WEIR OR CAST IN THE FIELD BY CONTRACTOR.



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1. CONTRACTOR TO OFF-LOAD AND SET MFS UNIT.
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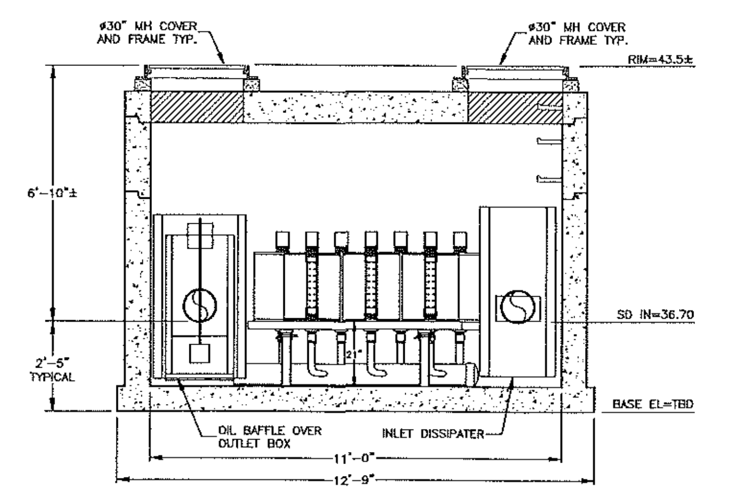

(3) CDS MODEL 612 MFS
STORMWATER TREATMENT UNIT

BARRY SWENSON BUILDER
A DIVISION OF GREEN VALLEY CORP.

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5TH FLOOR
SAN JOSE CA, 95112
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FAX: (408) 998-1737

Consultant:

UNDERWOOD & ROSENBLUM, INC.
civil engineers and surveyors

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-10
CIVIL
STATE OF CALIFORNIA

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MARRIOTT
N. FIRST ST. & SKYPORT DR. SAN JOSE, CA
STORMWATER BMP EXHIBIT

Date: 1-20-09

Scale: 1"=30'

Design by: RAB,MM

Job #: J08005

Sheet OF

4A.1

GRADING NOTES

Note: This drawing is approved subject to:

1. All grading is subject to observation by the City. Contractor or representative shall notify the City of San Jose at (408) 277-5161 at least 48 hours before start of any grading.
2. Approval of this plan applies only to the excavation, placement, and compaction of natural earth materials. This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any improvements. Proposed improvements are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
3. It shall be the responsibility of the contractor or agent to identify, locate and protect all underground facilities.
4. The contractor or agent shall limit spills, maintain the streets, sidewalks and all other public rights-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.
5. All grading shall be performed in such a manner as to comply with the standards established by the Air Quality Maintenance District for airborne particulates.
6. This project has been designed to comply with the Flood Hazard Area Regulations as stated in Chapter 17.08 of the San Jose Municipal Code.
7. All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call (408) 265-2600 Extension 2660 to arrange for District observation of all well abandonments.
8. In the event that Human Remains and/or Cultural Materials are found, all project-related construction should cease within a 100-foot radius. The contractor shall, pursuant to section 7050.5 of the Health and Safety code, and section 5097.94 of the Public Resources Code of the State of California, notify the Santa Clara Coroner immediately.
9. This plan does not approve the removal of trees. Appropriate tree removal permits and methods of tree preservation should be obtained from the City Planning Department and the City Arborist.
10. The Civil Engineer, Underwood & Rosenblum (David B. Voorhies, P.E.) 1630 Oakland Road, Suite A114, San Jose, CA 95131, has designed this project to comply with the grading recommendations in the project geotechnical report, if required, prepared by _____, Inc.
11. All grading shall conform to approved specifications presented hereon or attached hereto. All grading work shall be observed and approved by the soil engineer. The soil engineer, _____, Inc., shall be notified at least 48 hours before beginning any grading at telephone number (408) 988-2990. Unobserved and unapproved grading work shall be removed and replaced under observation.
12. A post construction "Final" Report is required by the Director of Public Works from a Civil Engineer stating:

    a. "that the construction conforms to the lines and grades on the approved plans;" or

    b. "that all significant changes were reviewed and approved in advance by the Department of Public Works" and the Civil Engineer shall submit an "as-built" plan.
13. A post construction "Final" Report is required by the Director of Public Works, from a Soil Engineer stating:

    a."that the anticipated conditions and materials and actual site conditions and materials were compatible," and supply supporting data; or

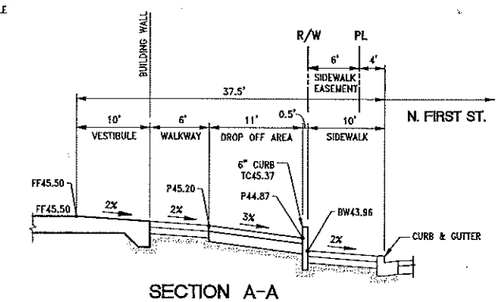
    b."that the design was modified to meet the new conditions and was reviewed and approved in advance by the Department of Public Works;"and provide supporting data for these statements.
14. According to the City's Waste Water Ordinance, the use of potable (piped or hydrant) water for building or construction purposes including consolidation of backfill or dust control is prohibited.

    Reclaimed water is available (on a cost recovery basis) from the City's Environmental Services Department, Water Pollution Control Division located at 700 Los Esteros Road. For more information, please call Tom Hogan or Patrick Kwok at (408) 945-5300.

    An application for an Exception Permit to approve use of hydrant water can be considered in the PW Development Services Office, Room 308. Fax-back service is provided for this permit application - contact (408) 277-5161.
15. Grading will not be allowed between October 15th and April 15th of any year without erosion control plans and measures approved by the Director of Public Works.
16. See Soils Report by _____ for earthwork compaction specifications and testing requirements.

LEGEND

PROPOSE		EXISTING	
	VERTICAL CURB		BOUNDARY LINE
	CURB & GUTTER		VERTICAL CURB
SD	STORM DRAIN		CURB & GUTTER
▲	STANDARD HOODED INLET		FENCELINE
W	SIDEWALK/WALKWAY ELEVATION		DRAIN INLET
P	PAVEMENT ELEVATION		ELECTROLIER
GB	GRADE BREAK		SIGN
TC	TOP OF CURB ELEVATION		SPOT ELEVATION
INV	INVERT ELEVATION		SPOT ELEVATION - TOP FACE CURB
HP	HIGH POINT		SPOT ELEVATION - CONCRETE
LP	LOW POINT		SPOT ELEVATION - EDGE PAVEMENT
	SD MANHOLE		SPOT ELEVATION - TOP WALL
	STORM WATER POLLUTION CONTROL UNIT MODEL PMSU 20_15_4		STREET LIGHT UTILITY BOX
	OVERLAND RELEASE		UTILITY BOX - TYPE UNKNOWN
			UTILITY POLE
			WATER METER
			SANITARY MANHOLE
			STORM MANHOLE



SECTION A-A
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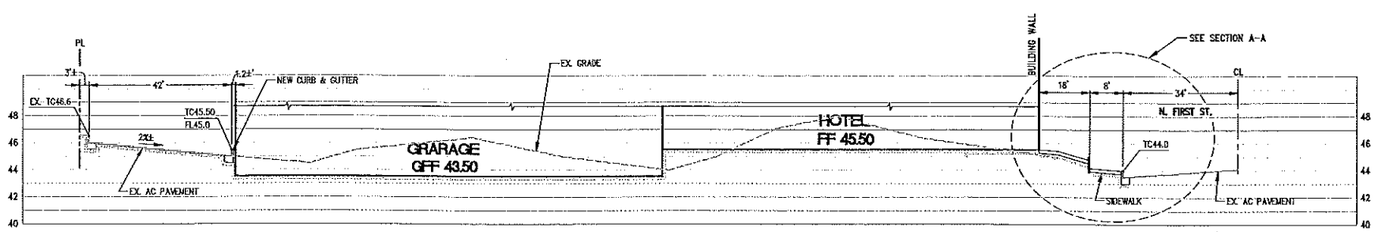
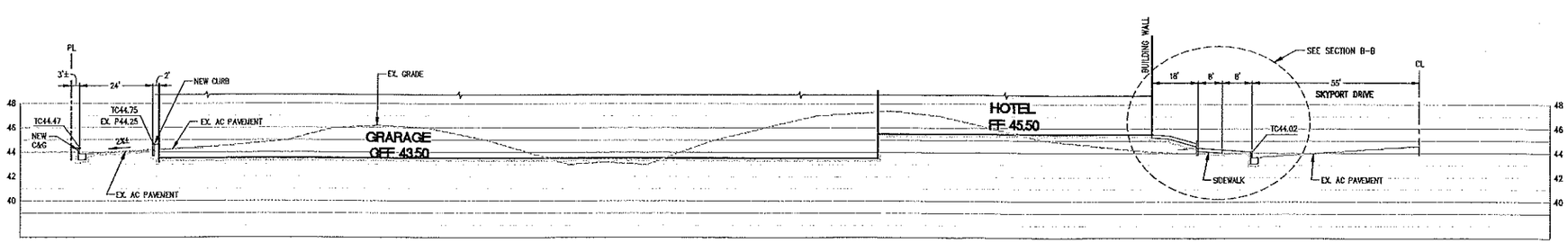


SECTION (A)
SCALE: 1"=20' HORIZ.
1"=5' VERT.

SECTION B-B
NTS



SECTION (B)
SCALE: 1"=20' HORIZ.
1"=5' VERT.

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	Date:

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REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-10
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SAN JOSE, CA

NOTES & SECTION

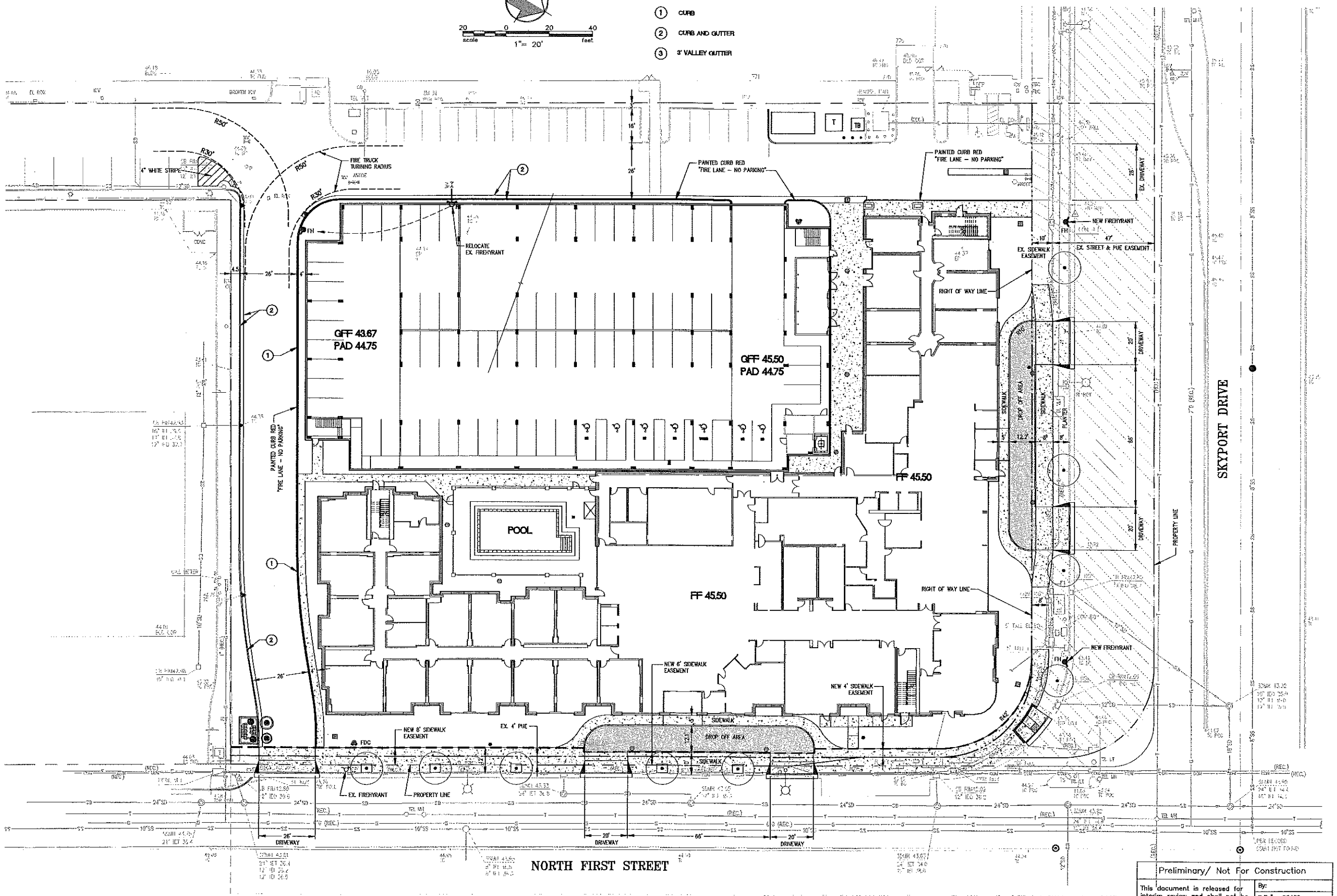
Date: 1-20-09
Scale: 1"=20'
Design by: BH
Job #: J08005

Sheet OF
4.1

KEY NOTES

1. CURB
2. CURB AND GUTTER
3. 3' VALLEY GUTTER

scale 1"= 20' feet



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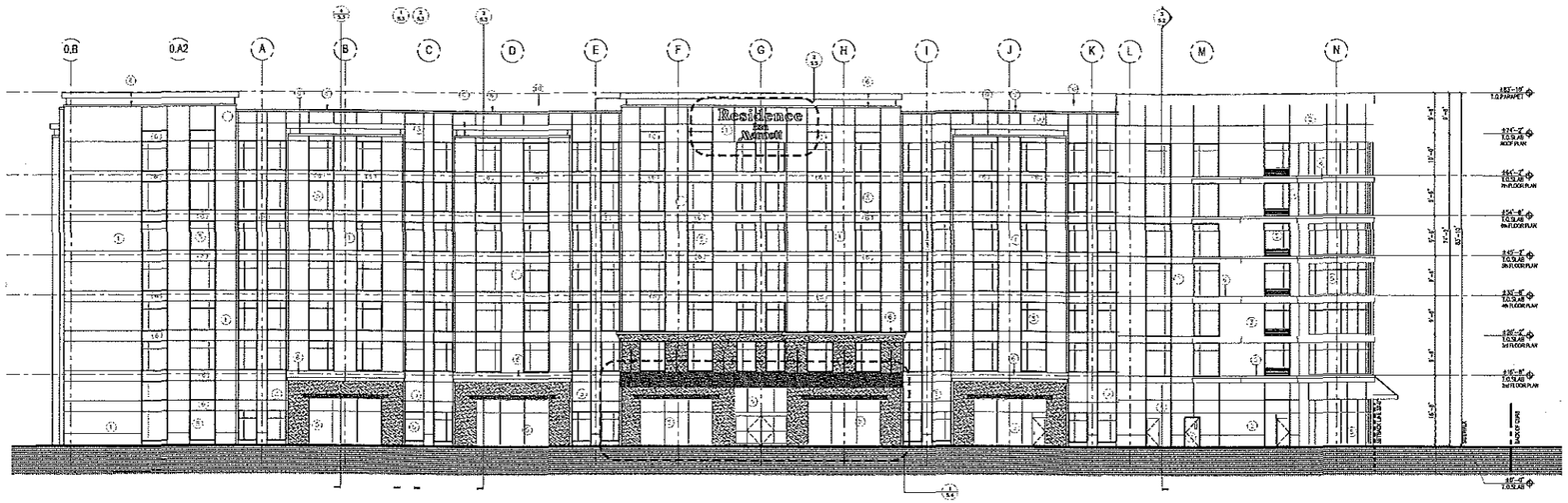
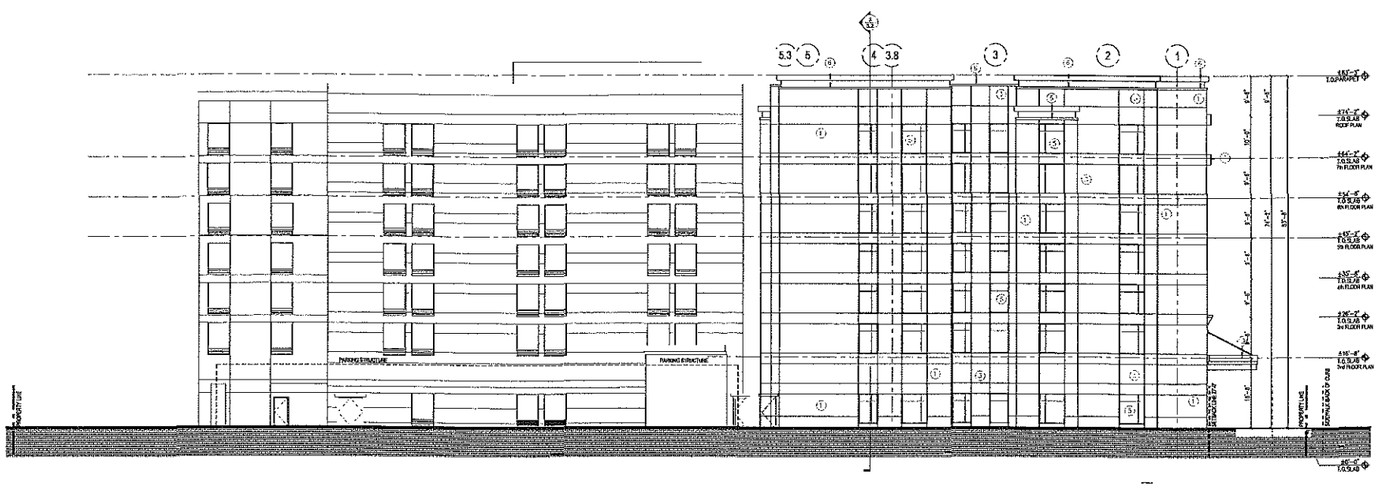
FIRE & EASEMENT EXHIBIT

Date: 1-20-09
Scale: 1"=20'
Design by: BH
Job #: J08005
Sheet 4.2 OF



1 EAST ELEVATION
NORTH FIRST STREET

SCALE : 1/16"=1'-0"



2 SOUTH ELEVATION

SCALE : 1/16"=1'-0"

MATERIAL SCHEDULE

SYM. NO.	MATERIAL	COLOR
1	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 6107 - NOMADIC DESERT
2	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 6106 - KILIM BEIGE
3	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 2820 - DOWNING EARTH
4	ENTRANCE STOREFRONT	GLASS COLOR: SILVER (NON-REFLECTIVE) FRAME COLOR: CLEAR ANODIZED ALUMINUM
5	WINDOW GLASS AND FRAMES	GLASS COLOR: SILVER (NON-REFLECTIVE) FRAME COLOR: CLEAR ANODIZED ALUMINUM
6	PARAPET FASCIA	COLOR TO MATCH: SW 7020 - INCREDIBLE WHITE
7	HOLLOW METAL DOORS AND FRAMES, GUARDS AND HANDRAILS	COLOR TO MATCH: SW 6126 - NAVAHO WHITE
8	NOT USED	
9	NOT USED	
10	ROOF	WHITE
11	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 7594 - CARRIAGE DOOR
12	ENTRY CANOPY	COLOR TO MATCH: SW 7675 - SEAL SKIN

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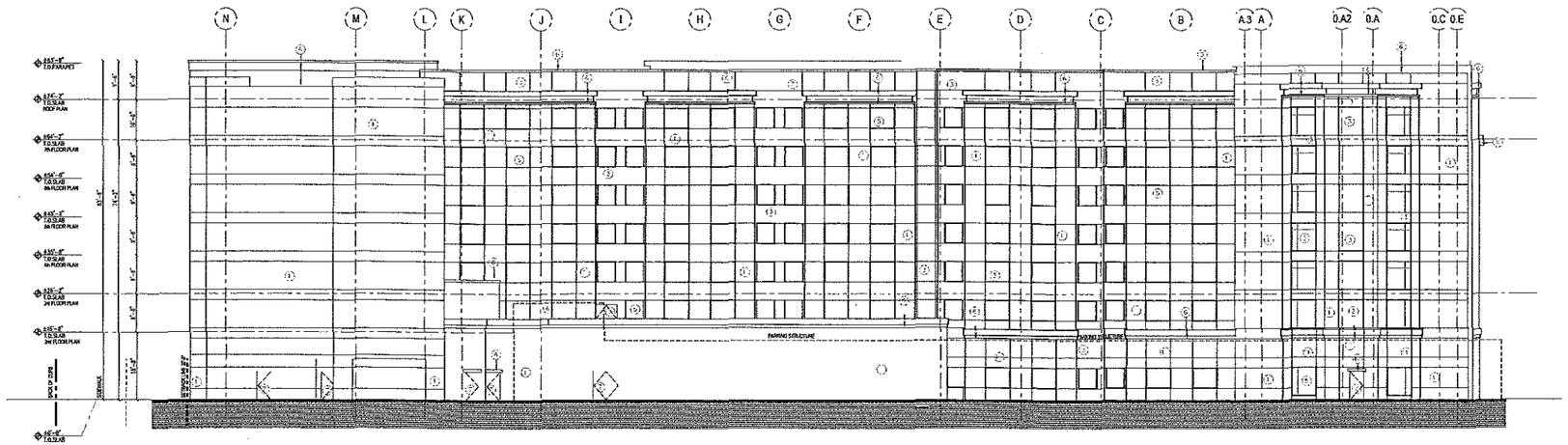
CONCEPTUAL BUILDING
ELEVATIONS

PD

Date: JAN 20, 2009
Scale: AS SHOWN
Drawn by: JR
Job #: 9114-71-134

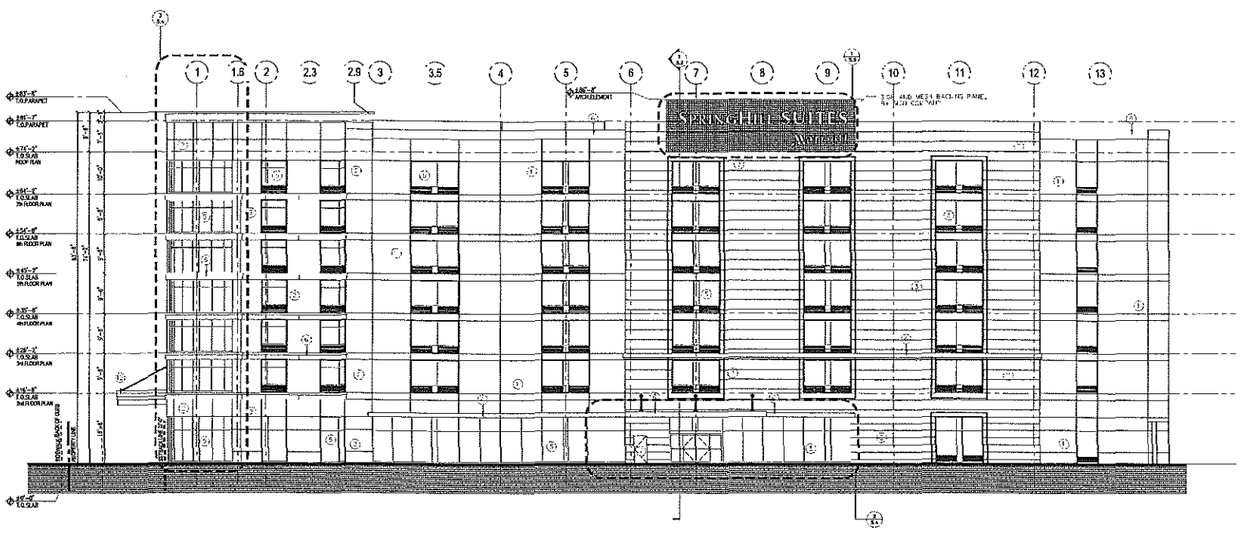
Sheet
5

PLANNED DEVELOPMENT PERMIT



1 WEST ELEVATION

SCALE : 1/16"=1'-0"



1 NORTH ELEVATION
SKYPORT DRIVE

SCALE : 1/16"=1'-0"

MATERIAL SCHEDULE

SYM. NO.	MATERIAL	COLOR
1	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 6107 - NOMADIC DESERT
2	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 6106 - KILIM BEIGE
3	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 2820 - DOWNING EARTH
4	ENTRANCE STOREFRONT	GLASS COLOR: SILVER (NON-REFLECTIVE) FRAME COLOR: CLEAR ANODIZED ALUMINUM
5	WINDOW GLASS AND FRAMES	GLASS COLOR: SILVER (NON-REFLECTIVE) FRAME COLOR: CLEAR ANODIZED ALUMINUM
6	PARAPET FASCIA	COLOR TO MATCH: SW 7020 - INCREDIBLE WHITE
7	HOLLOW METAL DOORS AND FRAMES, GUARDS AND HANDRAILS	COLOR TO MATCH: SW 6126 - NAVAHO WHITE
8	NOT USED	
9	NOT USED	
10	ROOF	WHITE
11	GLASS FIBER REINFORCED CONCRETE PANELS	COLOR TO MATCH: SW 7594 - CARRIAGE DOOR
12	ENTRY CANOPY	COLOR TO MATCH: SW 7675 - SEAL SKIN

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SAN JOSE, CA.

CONCEPTUAL BUILDING
ELEVATIONS

PD

Date: JAN 20, 2009

Scale: AS SHOWN

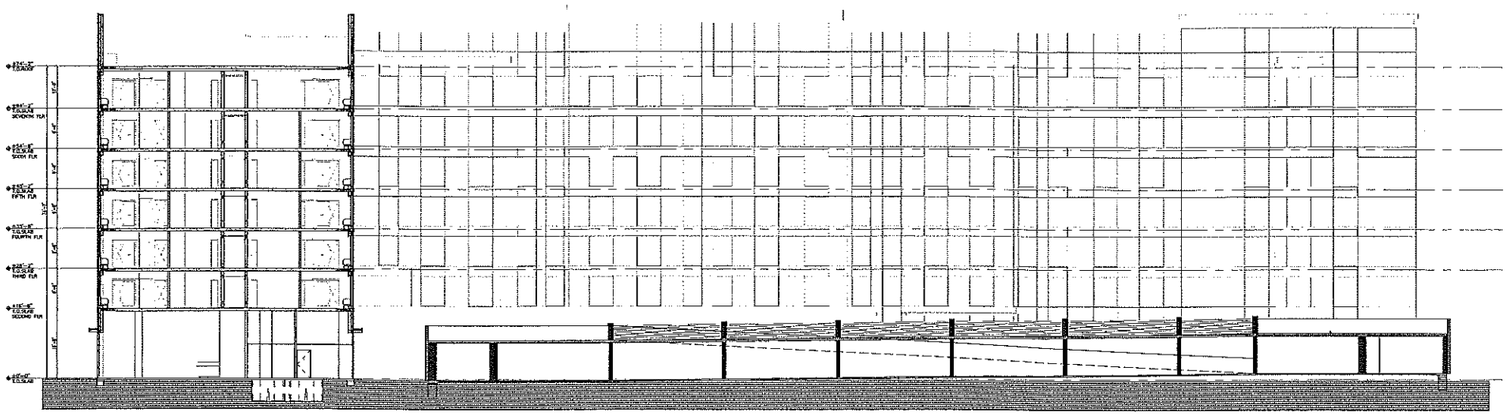
Drawn by: JR

Job #: 9114-71-134

Sheet

5.1

PLANNED DEVELOPMENT PERMIT



1 BUILDING SECTION

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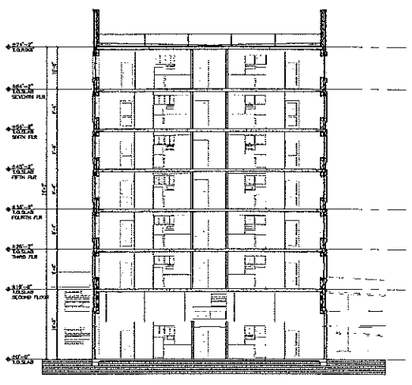

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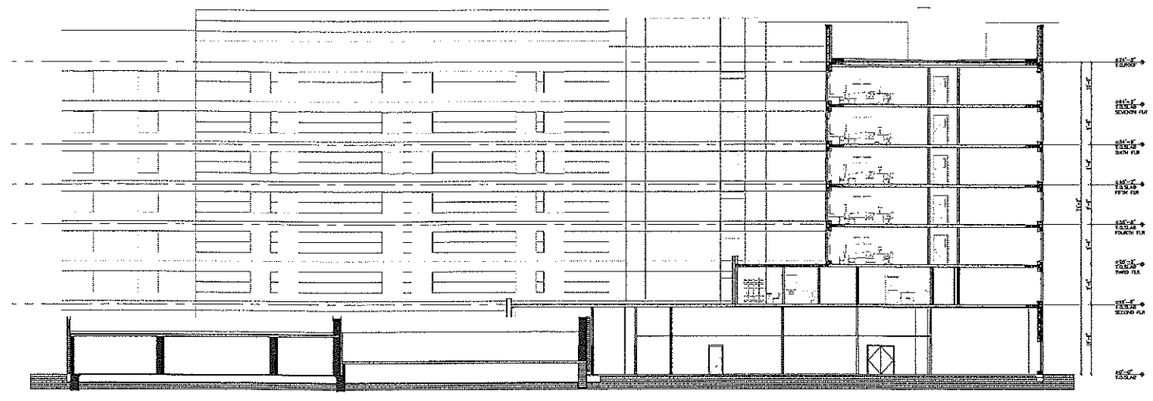

3 BUILDING SECTION

SCALE : 1/16"=1'-0"

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CONCEPTUAL BUILDING SECTIONS

PD

Date: JAN 20, 2009

Scale: AS SHOWN

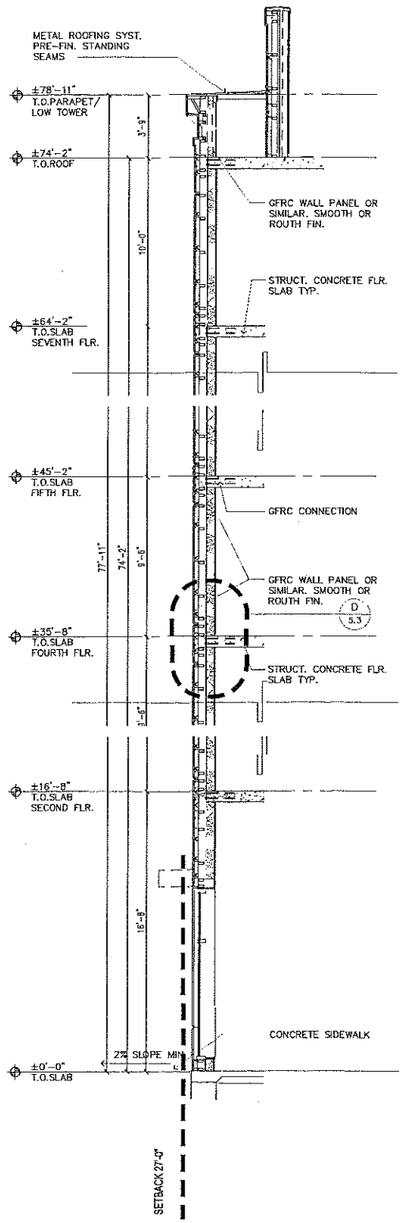
Drawn by: JR

Job #: 9114-71-134

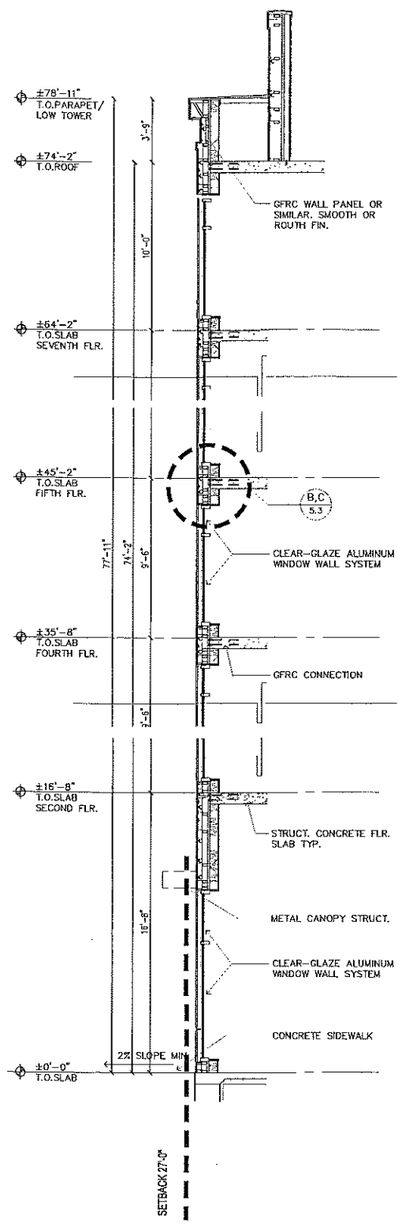
Sheet

5.2

PLANNED DEVELOPMENT PERMIT



4 WALL SECTION SCALE : 1/4"=1'-0"



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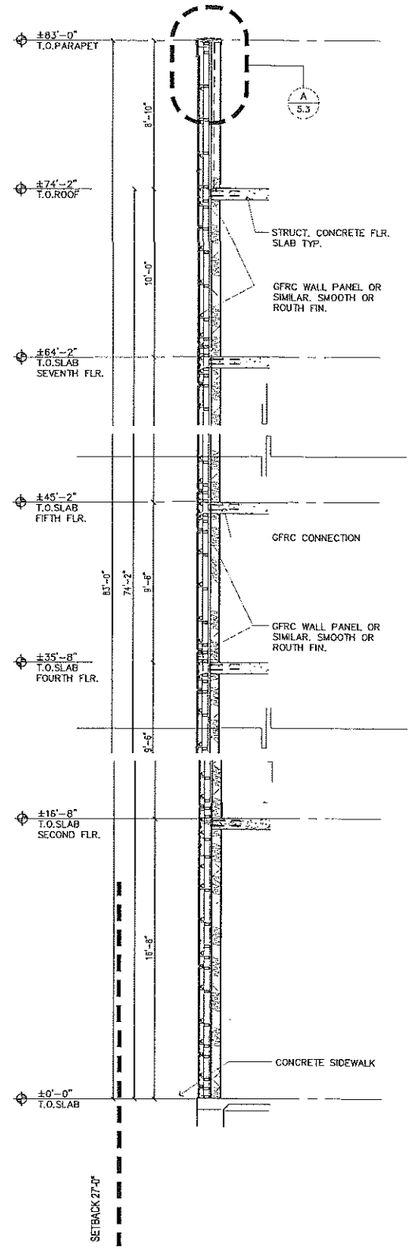

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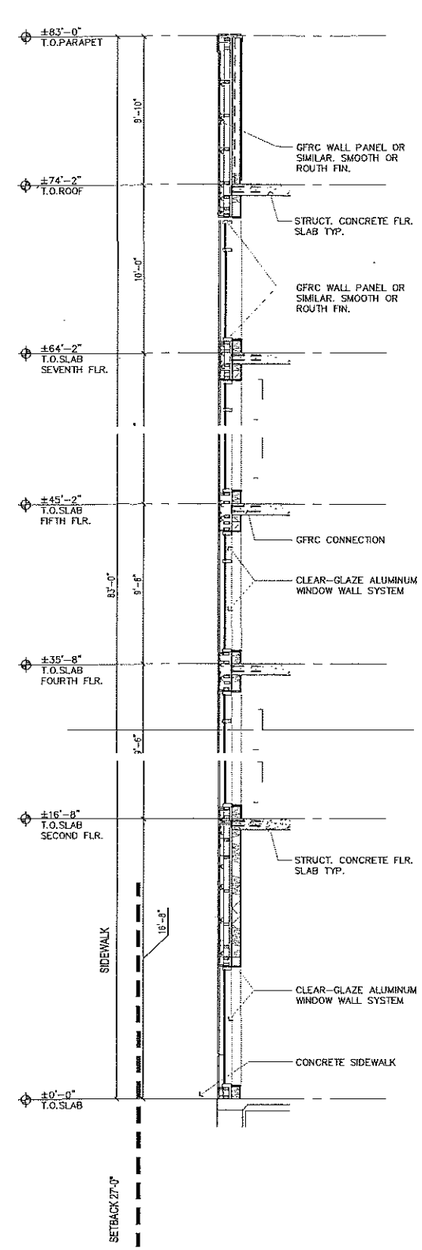
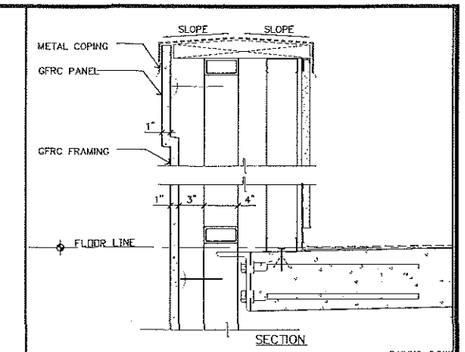
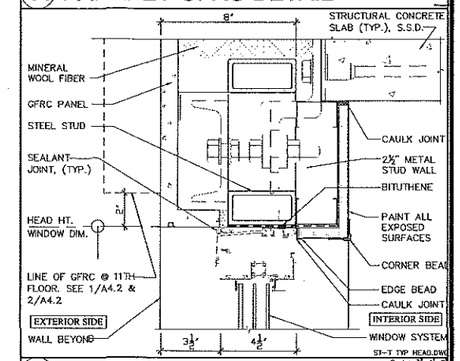


1 WALL SECTION SCALE : 1/4"=1'-0"



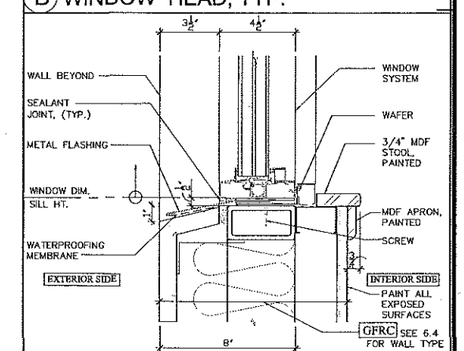
A PARAPET GFRC DETAIL

RAILING-2.DWG SCALE : 1-1/2" = 1'-0"



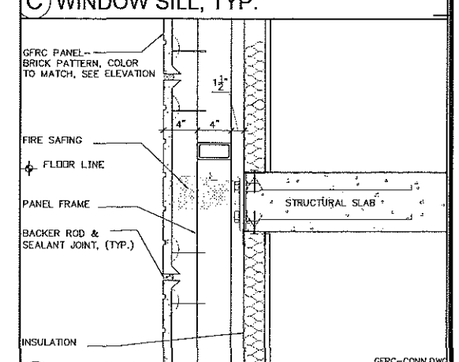
B WINDOW HEAD, TYP.

ST-T TYP HEAD.DWG Scale: 3"=1'-0"



C WINDOW SILL, TYP.

ST-T TYP SILL.DWG Scale: 3"=1'-0"



D GFRC SYSTEM

GFRC-CONN.DWG SCALE : 1-1/2" = 1'-0"

PLANNED DEVELOPMENT PERMIT

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Consultant:

Revisions:

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CONCEPTUAL WALL SECTIONS

PD

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Scale: AS SHOWN
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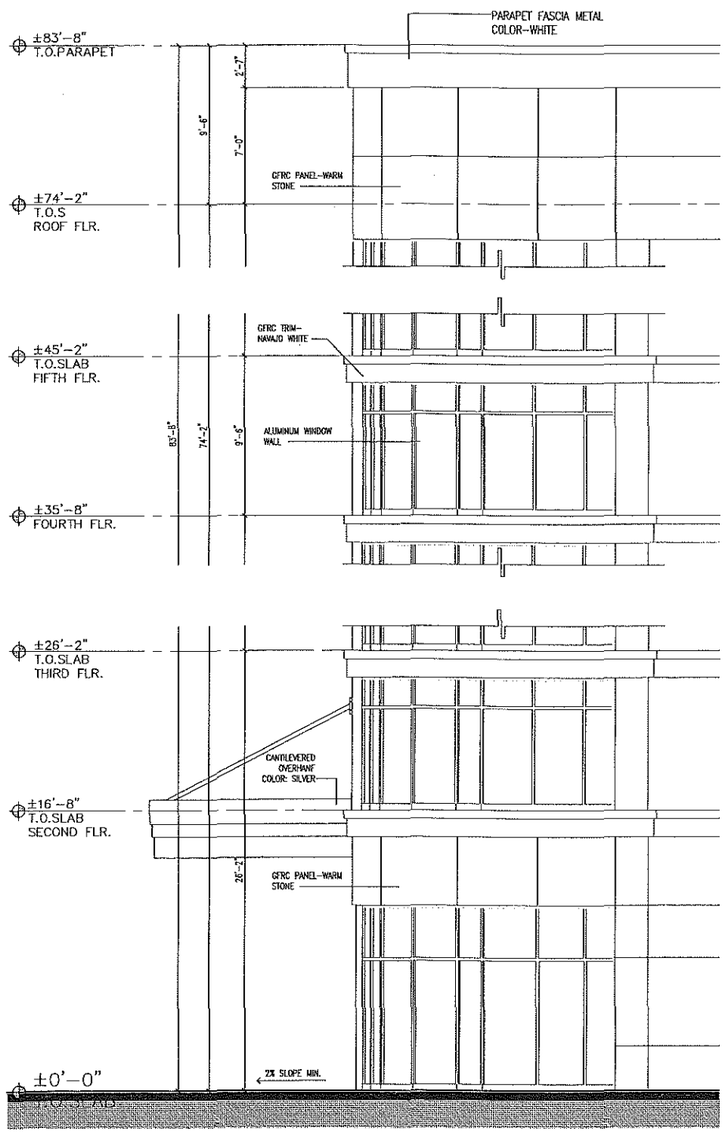
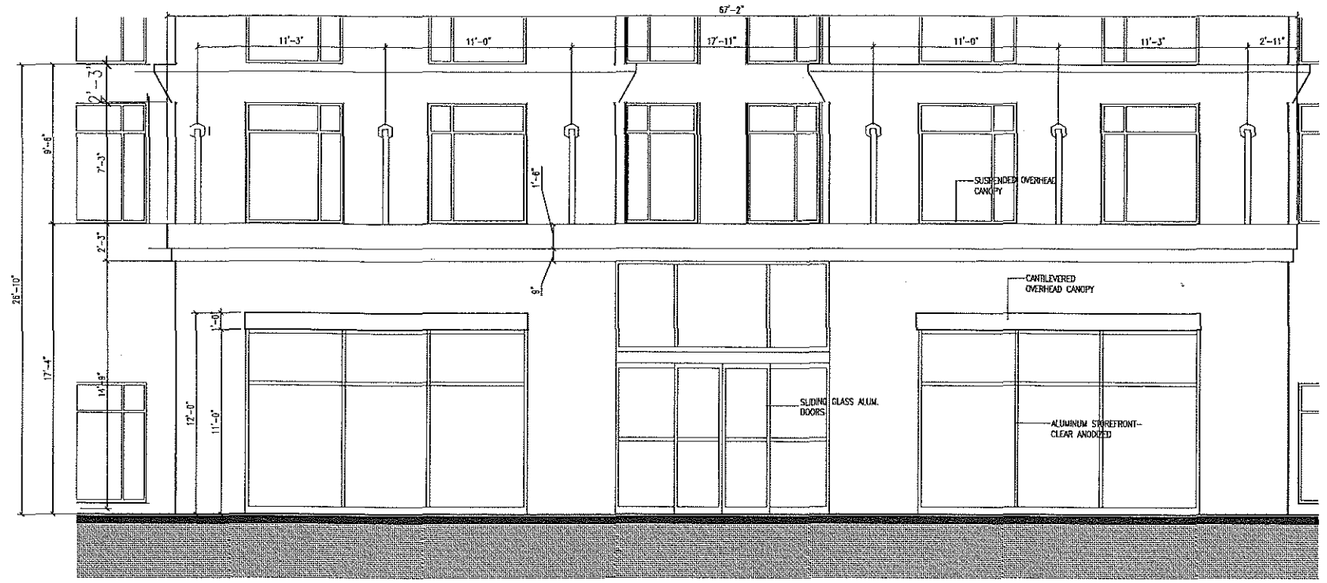
Sheet: 5.3



3 CORNER VIEW

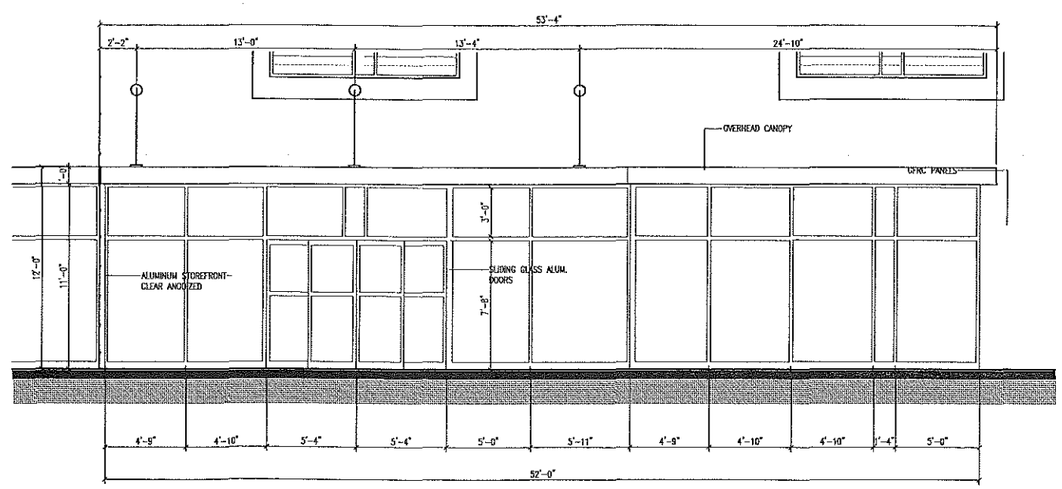
SCALE : 1/4"=1'-0"



1 ENT. RESIDENCE INN

NORTH FIRST STREET

SCALE : 1/4"=1'-0"



2 SPRINGHILL SUITE

SKYPORT DRIVE

SCALE : 1/4"=1'-0"

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ENLARGE DETAILS

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Date: JAN 20, 2009

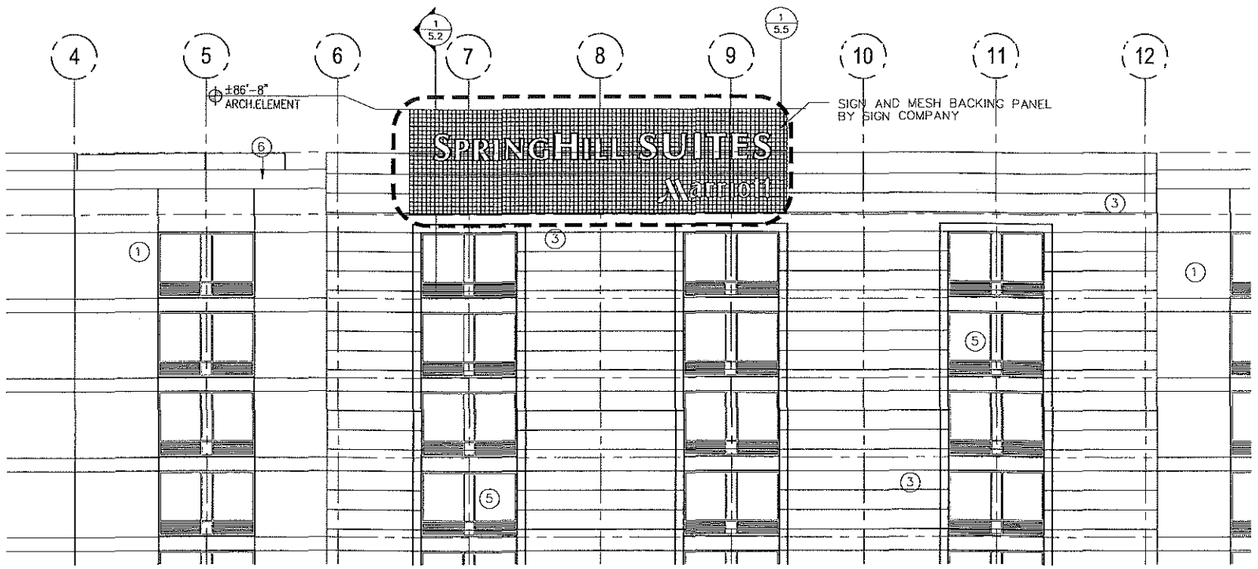
Scale: AS SHOWN

Drawn by: JR

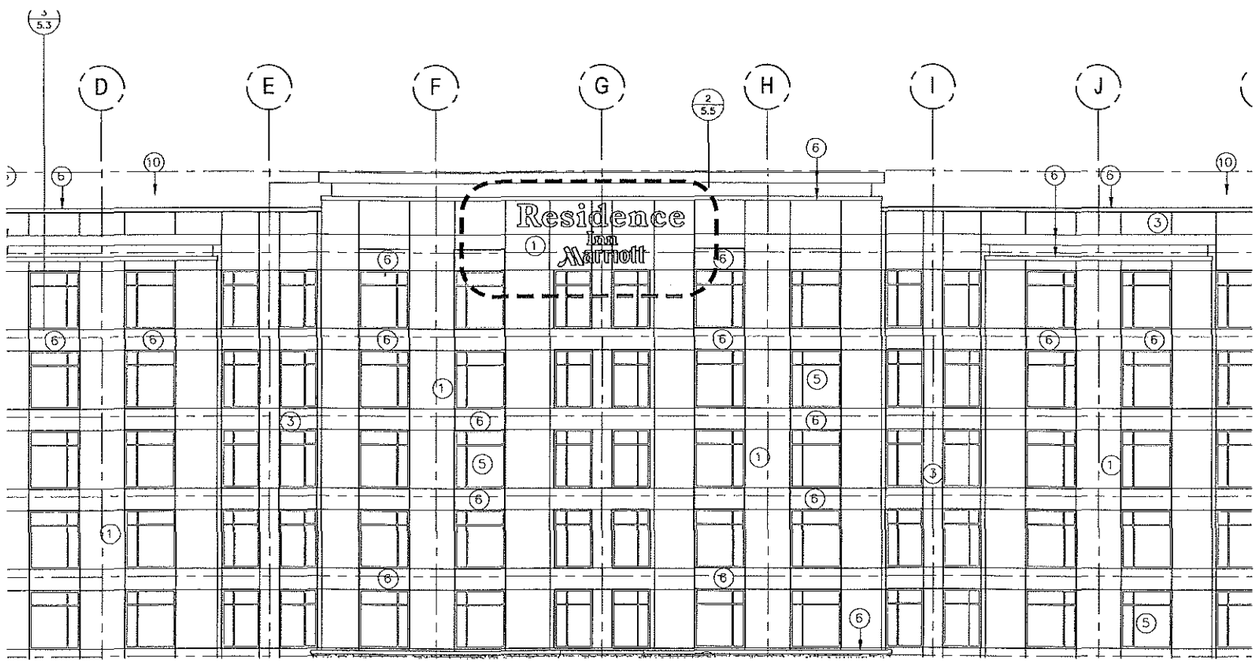
Job #: 9114-71-134

Sheet: 5.4

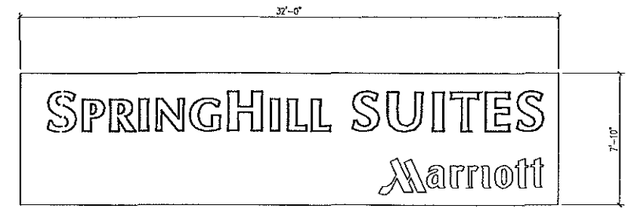
PLANNED DEVELOPMENT PERMIT



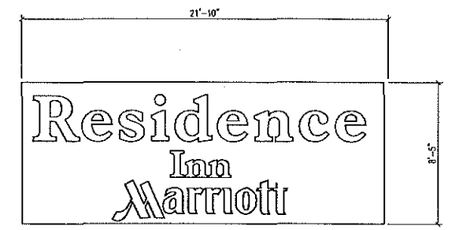
A PARTIAL NORTH ELEVATION
NORTH FIRST STREET
SCALE : 1/16"=1'-0"



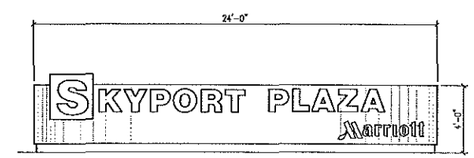
B PARTIAL WEST ELEVATION
NORTH FIRST STREET
SCALE : 1/16"=1'-0"



1 SKYLINE SIGN-NORTH ELEVATION
SCALE : 1/4"=1'-0"



2 SKYLINE SIGN-WEST ELEVATION
SCALE : 1/4"=1'-0"



3 MONUMENT SIGN
SCALE : 1/4"=1'-0"

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SIGNAGE

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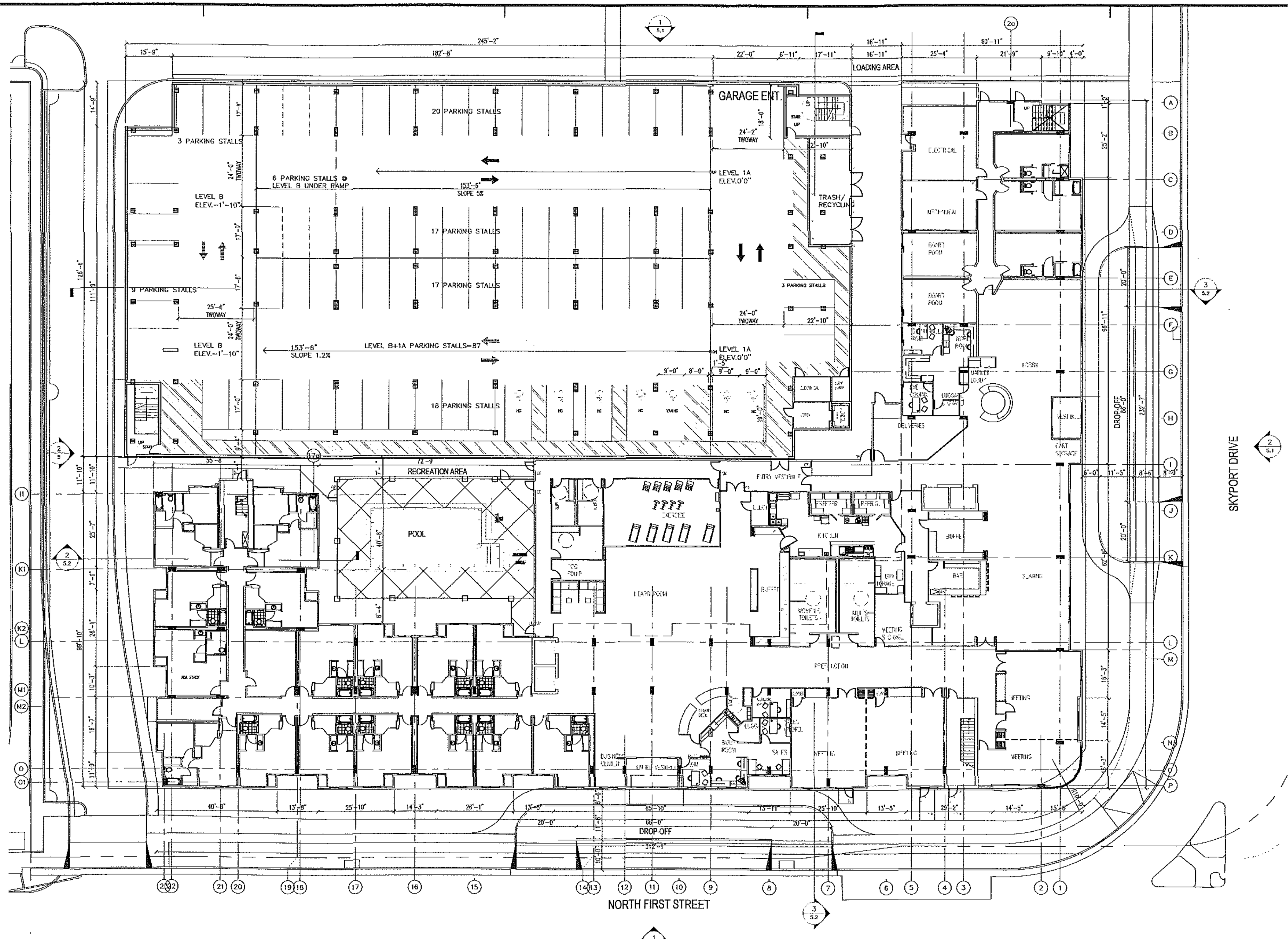
Scale: AS SHOWN
Drawn by: JR
Job #: 9114-71-134
Sheet 5.5

PLANNED DEVELOPMENT PERMIT



CONCEPTUAL GRADE FLOOR PLAN

SCALE : 1/16"=1'-0"

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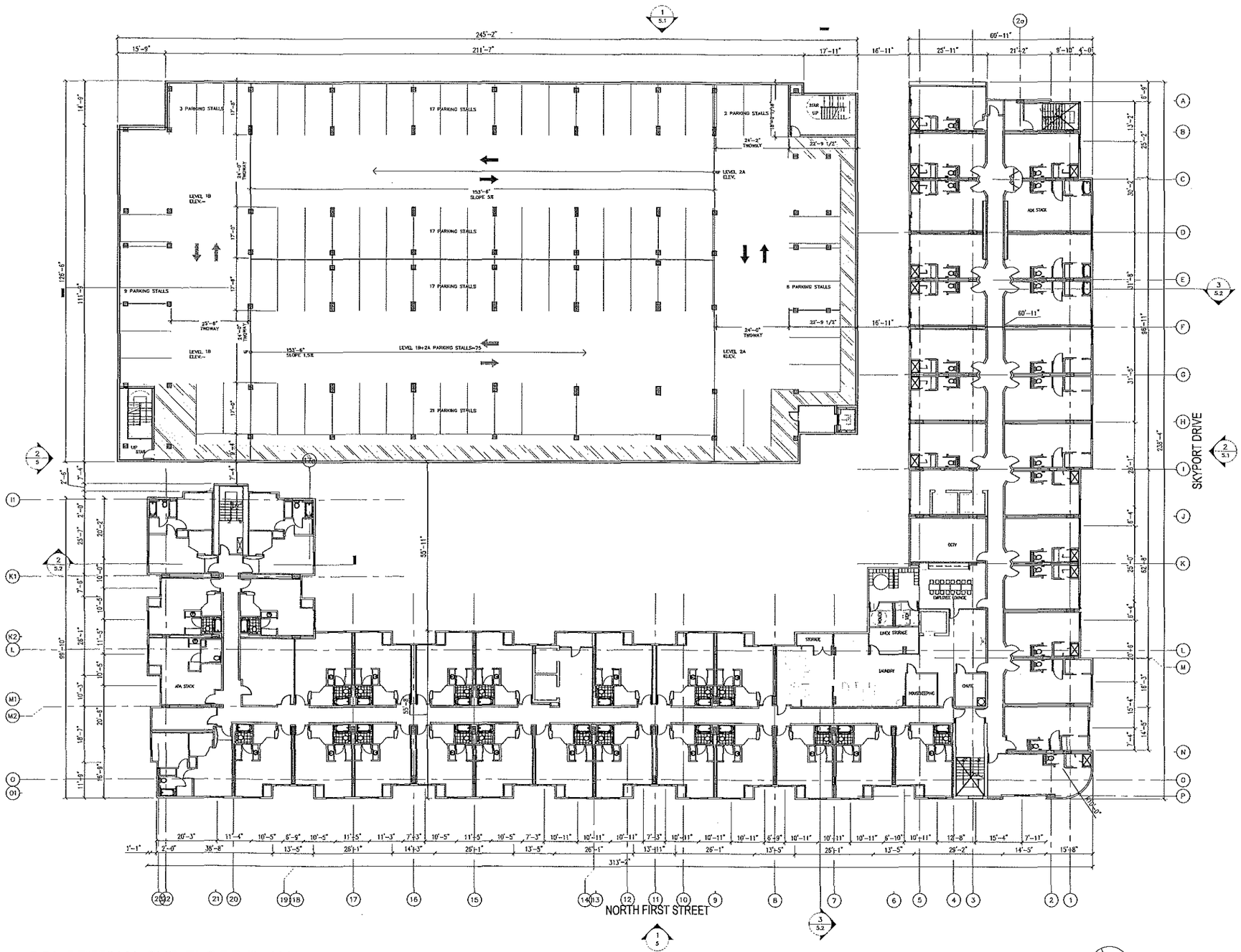
CONCEPTUAL GRADE FLOOR PLAN

PD

Date: JAN 20, 2009
Scale: AS SHOWN
Drawn by: JR
Job #: 9114-71-134
Sheet

6



1 CONCEPTUAL 2ND.FLOOR PLAN

SCALE : 1/16"=1'-0"

N

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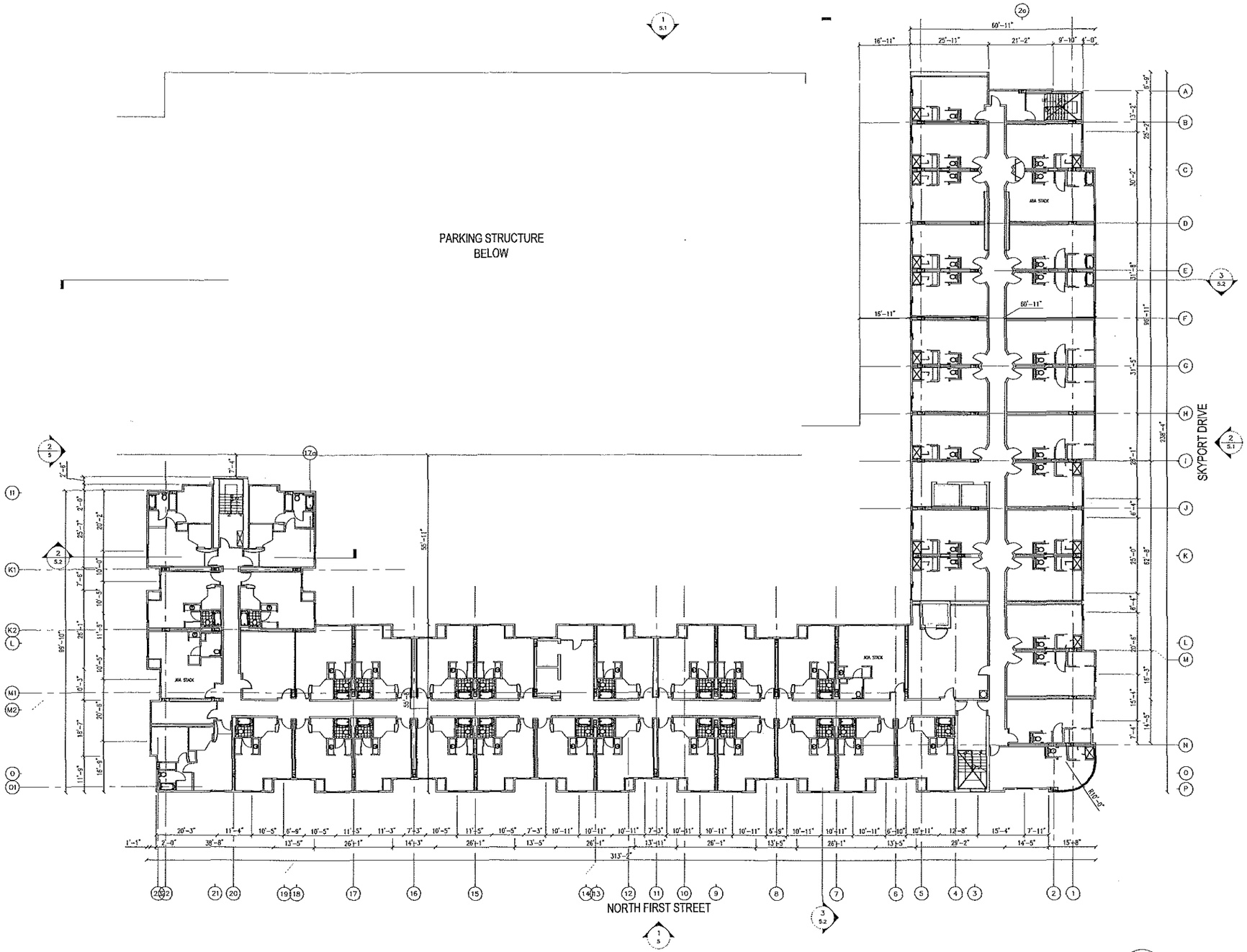
CONCEPTUAL 2ND. FLOOR PLAN

PD

Date: JAN 20, 2009
Scale: AS SHOWN
Drawn by: JR
Job #: 9114-71-134
Sheet: 6.1

PLANNED DEVELOPMENT PERMIT



1 CONCEPTUAL 3RD.-7TH.FLOOR PLAN

SCALE : 1/16" = 1'-0"

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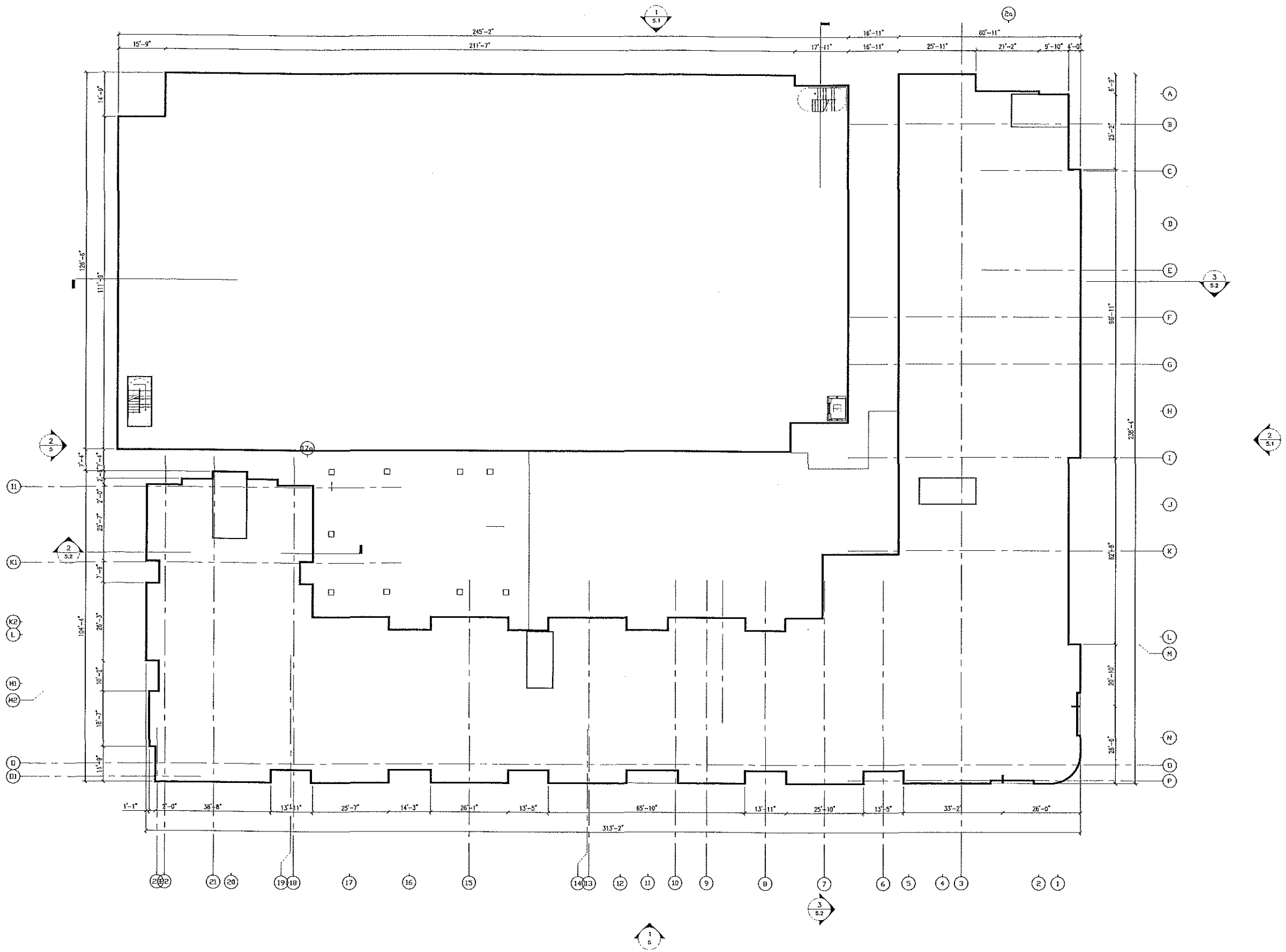
CONCEPTUAL 3RD. FLOOR PLAN

PD

Date: JAN 20, 2009
Scale: AS SHOWN
Drawn by: JR
Job #: 9114-71-134
Sheet 6.2

PLANNED DEVELOPMENT PERMIT



1 CONCEPTUAL ROOF PLAN

SCALE : 1/16" = 1' 0"

N

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CONCEPTUAL ROOF PLAN

PD

Date: JAN 20, 2009

Scale: AS SHOWN

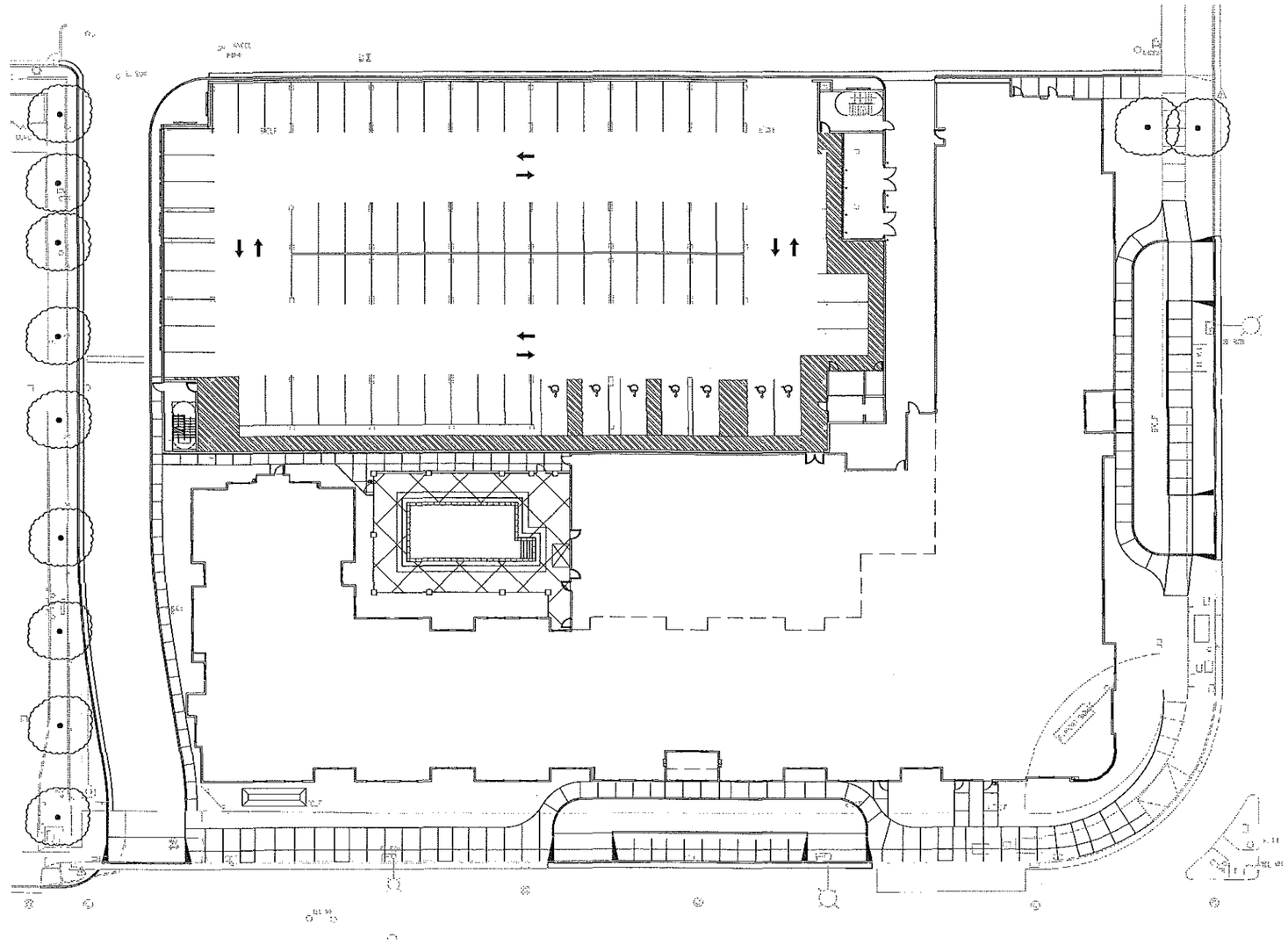
Drawn by: JR

Job #: 9114-71-134

Sheet

6.3

PLANNED DEVELOPMENT PERMIT



IRRIGATION ZONE CHART

SYMBOL	PLANT TYPE	IRRIGATION TYPE	SQ.FT.	%
	TREES, SHRUBS, AND GROUNDCOVER	DRIP AND BUBBLERS	10,756	100
	TOTAL LANDSCAPE AREA		10,756	100%

SCALE: 1"=20'

PLANNED DEVELOPMENT PERMIT

REVISIONS	BY

LICENSED LANDSCAPE ARCHITECT
ROBERT BRUCE HILL
No. 2013
Exp. MAR 31, 2010
STATE OF CALIFORNIA

HILL ASSOCIATES
Landscape Architecture/Planning
478 North Santa Cruz Avenue
Los Gatos, CA 95030
Phone: 408.354.2000
Fax: 408.354.2010

IRRIGATION ZONE PLAN

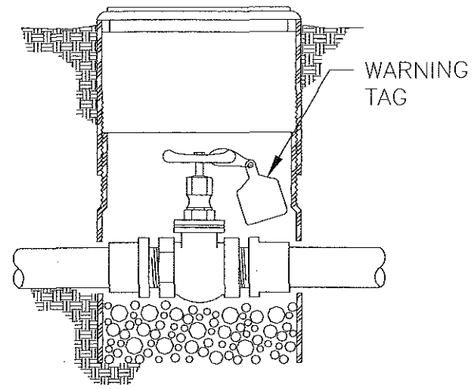
MARRIOTT RESIDENCE INN AND SPRINGHILL SUITES
SAN JOSE, CA

Date: 1/20/09
Scale: 1"=20'
Drawn: DOM
Job:
Sheet: 7
Of Sheets

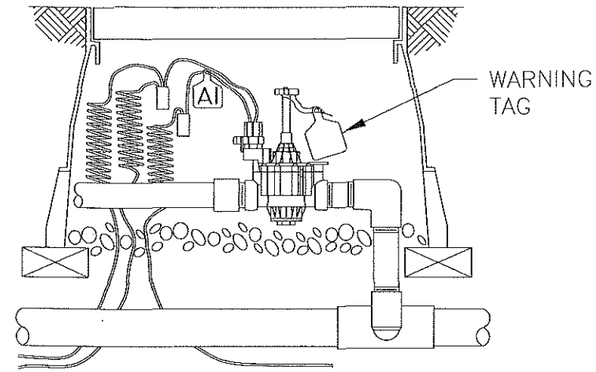
FRONT BACK

Sample warning tag. Background purple with black lettering.

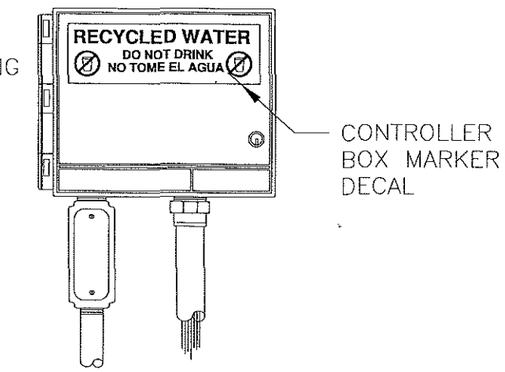
RECYCLED WATER WARNING TAG



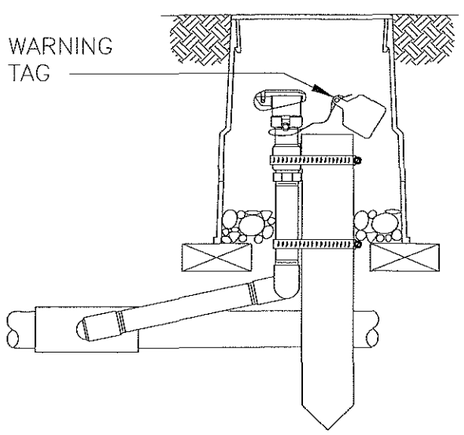
SYSTEM ISOLATION GATE VALVE



REMOTE CONTROL VALVE

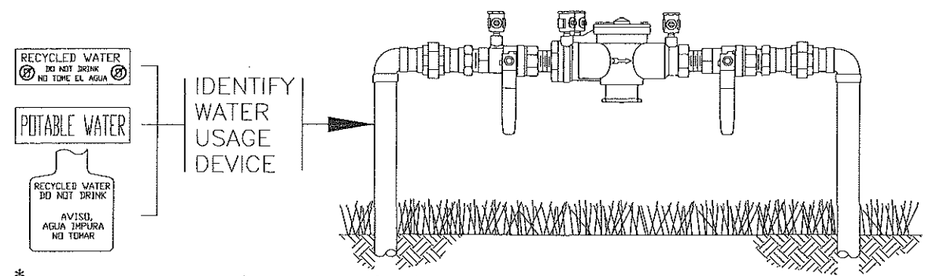


IRRIGATION SYSTEM CONTROLLER



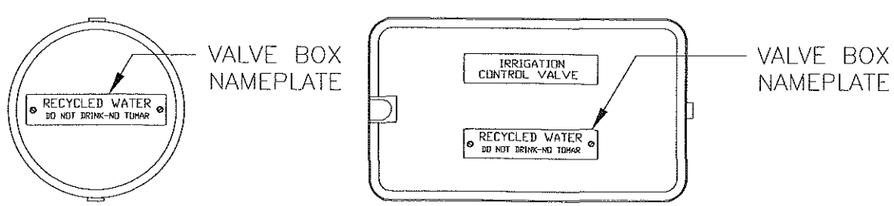
Note: All recycled water quick-coupling valves shall have Non-Potable locking purple thermoplastic rubber covers.

QUICK-COUPLING VALVE



*All water meters, air/vacuum relief valves, valves, pressure reducing valves, pumps, pump control valves, quick-coupling valves, etc., shall be tagged or labeled indicating whether the devices are on recycled water or potable water system.

IDENTIFICATION OF WATER CONTROL DEVICES*



IRRIGATION BOX COVERS/LIDS

PROJECT ADVISORY SIGN

12" X 9" RECYCLED WATER METAL SIGN
(T. Christy Catalog # IDSN9X12SB or Equal)

REVISIONS	BY

LICENSED LANDSCAPE ARCHITECT
ROBERT BRUCE HILL
No. 2013
MAR 31 2009
STATE OF CALIFORNIA

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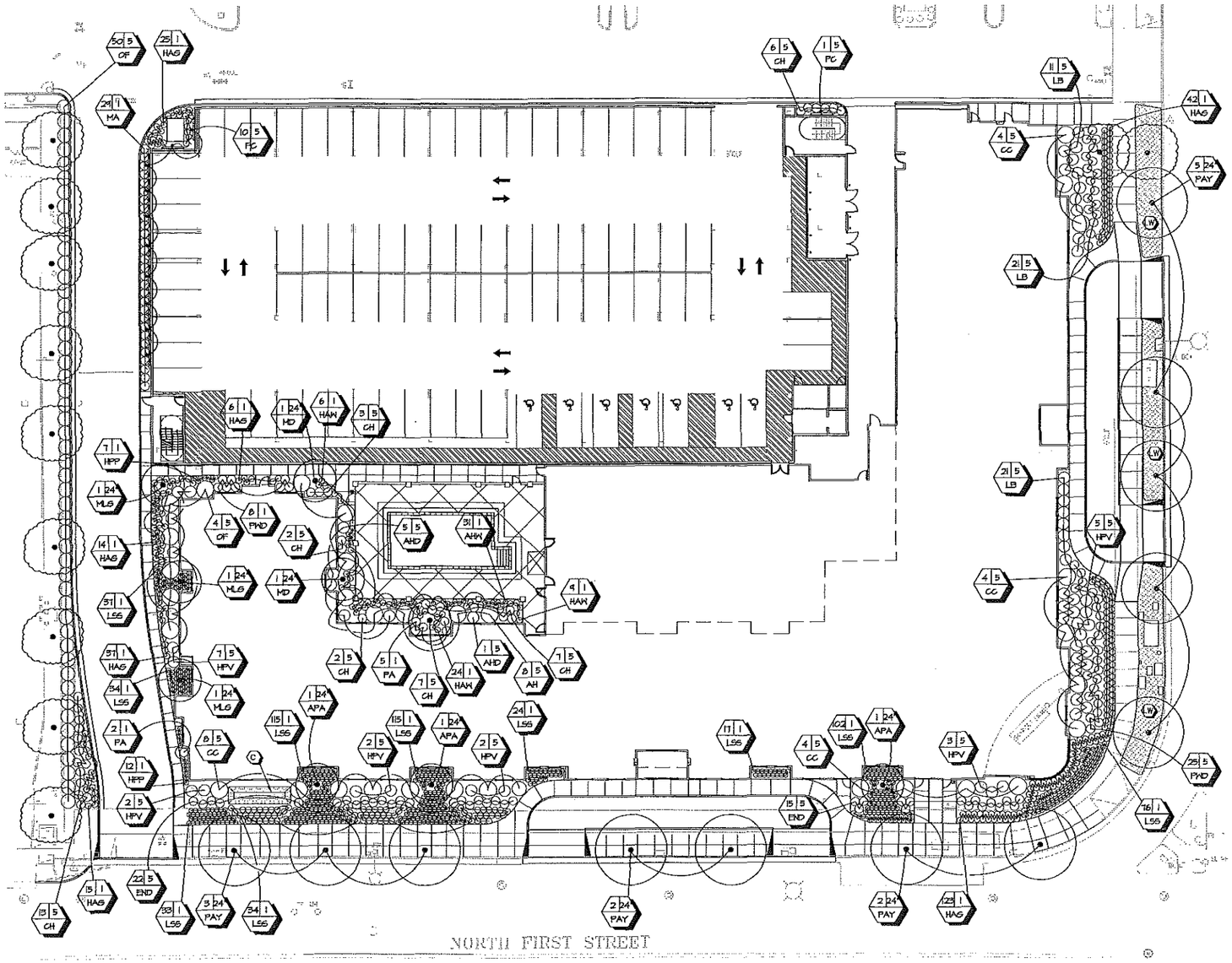
Fax: 408.356.2365

RECYCLED WATER DETAILS

MARRIOTT RESIDENCE INN AND
SPRINGHILL SUITES
SAN JOSE, CA

Date: 1/20/09
Scale: 1"=20'
Drawn: DOM
Job:
Sheet: 7.1
Of Sheets

PLANNED DEVELOPMENT PERMIT



PLANT LEGEND

ABBRV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT AND SPREAD	REMARKS
TREES					
APA	ACER PALMATUM VAR. 'ATROPURPUREA'	JAPANESE MAPLE VAR. 'ATROPURPUREA'	24" BOX	7-8' X 2-3'	TRIPLE STAKE
MD	MICHELIA DOLTSOPA	N.C.N.	24" BOX	7-8' X 2-3'	TRIPLE STAKE
MLG	MAGNOLIA GRANDIFLORA VAR. 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA VAR. 'LITTLE GEM'	24" BOX	7-8' X 2-3'	TRIPLE STAKE
PAY	PLATANUS ACERIFOLIA VAR. 'YARWOOD'	LONDON PLANE TREE VAR. 'YARWOOD'	24" BOX	9-11' X 4-5'	TRIPLE STAKE
SHRUBS, GROUNDCOVER, AND VINES:					
AH	ANISODONTEA X HYPOMANDARUM	CAPE MALLOW	5 GAL.	18 GAL.	
AHD	AZALEA BELGIAN INDICA VAR. 'HAPPY DAYS'	SHADE AZALEA (PURPLE)	5 GAL.	18 GAL.	
AHH	ANEMONE X HYBRIDA	JAPANESE ANEMONE (WHITE)	1 GAL.	12" X 12"	
CC	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL.	18" X 18"	
CH	CUPHEA HYSSOPIFOLIA	MEXICAN HEATHER	5 GAL.	12" X 12"	
END	ESCALLONIA VAR. 'NEWPORT DWARF'	N.C.N.	5 GAL.	12" X 12"	
HAG	HEMEROCALLIS VAR. 'ANNIE GOLIGHTLY'	EVERGREEN DAYLILY VAR. 'ANNIE GOLIGHTLY' (RED)	1 GAL.	12" X 12"	AVAILABLE FROM GREENWOOD DAYLILY (562) 444-8444
HAH	HEMEROCALLIS VAR. 'MORNING CHEERFULNESS'	EVERGREEN DAYLILY VAR. 'MORNING CHEERFULNESS' (PINK)	1 GAL.	12" X 12"	AVAILABLE FROM GREENWOOD DAYLILY (562) 444-8444
HPP	HEUCHERA MICRANTHA 'PALACE PURPLE'	PALACE PURPLE CORAL BELLS	1 GAL.	12" X 12"	
HPV	HELICHRYSUM PETIOLARE VAR. 'VARIEGATUM'	VARIEGATED LICORICE PLANT	5 GAL.	12" X 12"	
LB	LOROPETALUM CHINENSE VAR. 'BURGUNDY'	CHINESE FRINGE PLANT VAR. 'BURGUNDY'	5 GAL.	12" X 12"	
LSS	LIRIOPE MUSCARI VAR. 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILYTURF	1 GAL.	12" X 12"	
OF	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL.	18" X 18"	
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL.	12" X 12"	
PC	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL.	MIN. (3) 36" RUNNERS	
PMD	PITTISPORUM TOBIRA VAR. 'WHEELER'S DWARF'	MOCK ORANGE VAR. 'WHEELER'S DWARF'	5 GAL.	12" X 12"	
GROUNDCOVERS					
C	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL.	TRIANGULAR SPACING	
LH	LANTANA MONTEVIDENSIS VAR. 'WHITE LIGHTNIN'	TRAILING LANTANA VAR. 'WHITE LIGHTNIN'	1 GAL.	TRIANGULAR SPACING	

PRELIMINARY PLANTING NOTES

1. Refer to specifications for material and workmanship requirements, soil amendments, inspection schedules and general conditions.

2. The landscape contractor shall verify existing conditions at the site prior to the start of any work. Report any discrepancies to the landscape architect immediately.

3. All planted areas will be watered with a fully automatic irrigation system.

4. The final location of all trees and shrubs shall be adjusted in the field by the landscape architect to accommodate existing site conditions. Contact the landscape architect 48 hours prior to plant layout for approval.

5. All planted areas, except those areas planted in annual color or lawn, shall receive a 2" layer fir or redwood bark chips applied after the completion of planting operations, 'Pro-Chip' with colorant or approved equivalent. Submit sample to landscape architect for approval prior to placing bark mulch. Rejected material will be removed from the site at the expense of the contractor.

6. All shrubs shall be planted 2" above finish grade to allow for settlement.

7. All landscaping, irrigation and maintenance of same shall conform to the City of San Jose Landscape Guidelines.

8. Trees to be removed shall be mitigated at the following ratios:
Each tree less than 12" in diameter will be replaced by a one 15-gallon tree
Each tree 12"- 17" in diameter will be replaced by two 15-gallon trees
Trees greater than 18" in diameter shall not be removed without a tree removal permit and shall be replaced with four 24" box sized trees.

9. Plan meets City of San Jose tree mitigation requirements.

QUANTITY — CONTAINER SIZE — PLANT ABBREVIATION

PLANTING KEY

SCALE: 1"=20'

REVISIONS	BY

LICENSED LANDSCAPE ARCHITECT — ROBERT BRUCE HILL — No. 2013 — STATE OF CALIFORNIA

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Fax: 408.354.5355

PLANTING PLAN

MARRIOTT RESIDENCE INN AND SPRINGHILL SUITES
SAN JOSE, CA

Date: 10/10/08
Scale: 1"=20'
Drawn: DOM
Job:
Sheet: 7.2
Of Sheets

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