THE ALAMEDA APARTMENTS
GENERAL DEVELOPMENT PLAN

850 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

OWNER:
JOHN NGUYEN
500 E. CALAVERAS BLVD.
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ARCHITECT:
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LANDSCAPE:
REED ASSOCIATES
477 SOUTH TAAFFE STREET
SUNNYVALE, CA 94086
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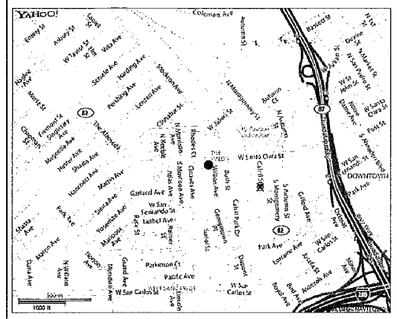
FAX: (408) 481-9022

SYMBOL

- DOOR NUMBER / DOOR SCHEDULE / HARDWARE GROUP
- 3 — WINDOW TYPE
- 3 — REVISION NUMBER
- WORK POINT, DATUM POINT OR CONTROL POINT
- 3 / 4.5 — ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN
- 3 / 4.5 — SECTION IDENTIFICATION / SHEET WHERE SECTION IS DRAWN
- 3 / 4.5 — DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN
- 3 / 4.5 — 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'

TABULATION

ASSESSOR PARCEL NUMBER:	
TOTAL PROPERTY AREA	0.30 ACRE (13,200 SQ FT)
OCCUPANCY:	R-3 OVER S-3, B (OFFICE RETAIL)
TYPE OF CONSTRUCTION:	V-ONE HOUR
NUMBER OF STORY:	3
NUMBER OF CONDOMINIUM FLATS:	9
RETAIL FLOOR SPACE	3,175 SF
PARKING AND DRIVEWAY SITE COVERAGE:	1533 SF
DWELLING UNITS PER ACRE:	9 D.U/.30 ACRE= 30.56 D.U./ACRE
TOTAL BUILDING AREA :	FIRST FLOOR - 12513 SQFT. SECOND FLOOR - 9440 SQFT. THIRD FLOOR - 5370 SQFT. 12513+9440+5370= 27323 F.A.R .=206.99%

REQUIRED PARKING SPACE:

CONDOMINIUM FLATS:
2 BEDROOM UNIT- 9 UNIT X 1.8/UNIT = 17 STALLS

RETAIL-	3175/400 X 0.85 X =	7 STALLS
TOTAL- REQD. PARKING SPACE:		24 STALLS
PROPOSED PARKING SPACE:		28 STALLS

BUILDING FOOTPRINT AREA:	12,513 SQFT.
SITE COVERAGE:	94.78%
F.A.R FOR NON-RESIDENTIAL AREA	
RETAIL F.A.R. 3175/132=	24.05%

REQUIRED OPEN SPACE:

COMMON OPEN SPACE:	
9 UNITS x 100 SF =	900 SF
PRIVATE OPEN SPACE:	
9 UNITS x 60 SF =	540 SF
TOTAL:	1440 SF

PROPOSED OPEN SPACE:

COMMON OPEN SPACE:	1215 SF
PRIVATE OPEN SPACE:	635 SF
TOTAL:	1850 SF
PROPOSED LANDSCAPE AREA:	685 SF (5.47)%

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 9 CONDOMINIUM FLATS.

TABLE OF CONTENT

SCHEDULE

PLANNING PERMIT:	SEP 2008
BUILDING PERMIT:	JAN 2009
START CONSTRUCTION:	MAR 2009
FINISH CONSTRUCTION:	MAR 2010
DATE OF OCCUPANCY:	AUG 2010

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

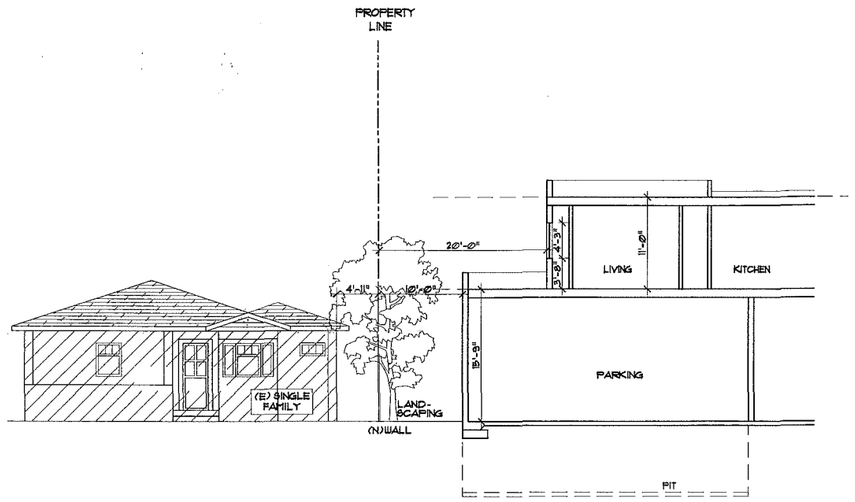
REVISIONS:

SHEET TITLE:
TITLE SHEET

DATE: SEP. 26 2008
PROJECT NO.: 06-998
SCALE: AS SHOWN
DRAWN: JH/JS

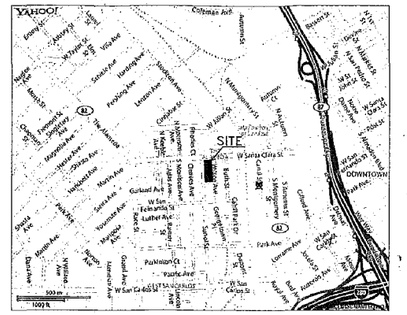
SHEET
A-1

OF SHEETS



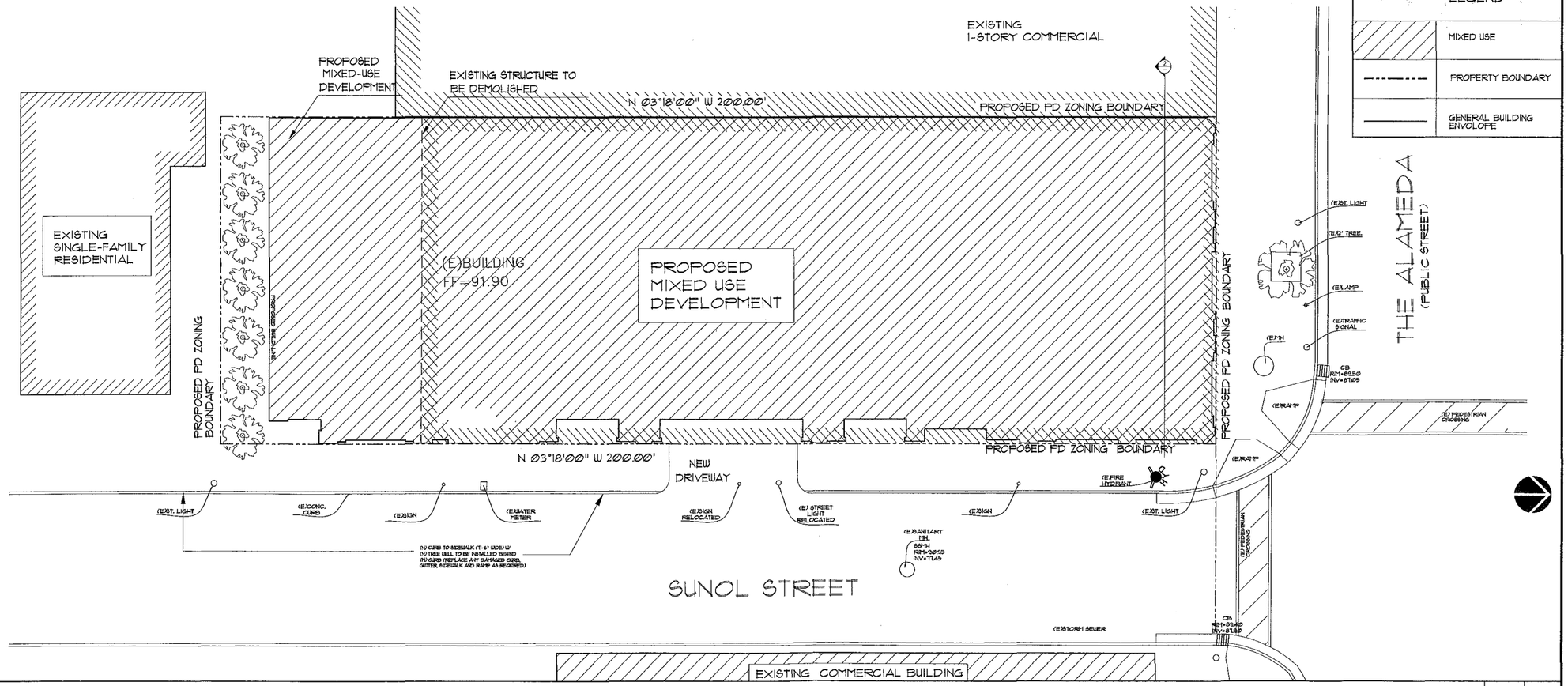
PARTIAL SECTION SHOWING NEIGHBORING PROPERTY

1/8" | 3



LOCATION MAP

SCALE: 1"=500'. | 2



LANDUSE PLAN

3/32" | 1

LEGEND

	MIXED USE
	PROPERTY BOUNDARY
	GENERAL BUILDING ENVOLOPE

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GENERAL DEVELOPMENT PLAN
EXHIBIT- C

850 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

SHEET TITLE:
LANDUSE PLAN

DATE: SEP, 26 2008
PROJECT NO.: 06-998
SCALE: AS SHOWN
DRAWN: JH/JS
SHEET: A-2
OF SHEETS

PROPOSED MIXED USE TABULATION

OCCUPANCY:		R-2 OVER S-2, M
TYPE OF CONSTRUCTION:		V-A
NUMBER OF STORY:		3
PROVIDED SETBACKS	FRONT(NORTH)	0'-2"
	REAR(SOUTH)	10'-0"
	EAST SIDE	0'-2"
	WEST SIDE	0'-2"
BUILDING HEIGHT	TO ROOF TOP	42'-5"

USE TABLE

EXISTING PROPERTY AREA GROSS	(0.30 ACRE) 13,200 SQ FT
NUMBER OF CONDOMINIUM FLATS:	9 UNITS
RETAIL FLOOR SPACE	3,175 SF

PARKING RATIOS

REQUIRED PARKING SPACE:		PARKING RATIO	PARKING STALLS
RETAIL	3,175 S.F.	1/400 x 0.85	3175/400 X 0.85 =6.74 (REQUIRED)
			7 STALLS
CONDOMINIUM FLATS:			
2 BEDROOM UNIT	9 UNITS	1.8 / UNIT	9 X 1.8 =17 (REQUIRED)
TOTAL REQUIRED PARKING SPACE:			24 STALLS
TOTAL PROPOSED PARKING SPACE:		7 (RETAIL)+21 (RESIDENCIAL)= 28 STALLS	

DENSITY:
DWELLING UNITS PER ACRE: 9 D.U./.30 ACRE= 30 D.U./ACRE

OPEN SPACE CALCULATION

REQUIRED COMMON OPEN SPACE:
9 UNITS x 100 SF = 900 SF

PROPOSED COMMON OPEN SPACE:
COMMON OPEN SPACE:
SECOND FLOOR : 1215 SF
TOTAL: 1215 SF

REQUIRED PRIVATE OPEN SPACE:
60 SF PER UNIT= 6 X 60 = 360 SF.

PROPOSED PRIVATE OPEN SPACE
UNIT 1 AND 2 = 68 SQFT.
UNIT 3,4,5 & 6 = 70 SQFT.
UNIT 9,8 & 7 = 75 SQFT.
TOTAL PRIVATE OPEN SPACE = 638 SF.

GROUND/FIRST LEVEL

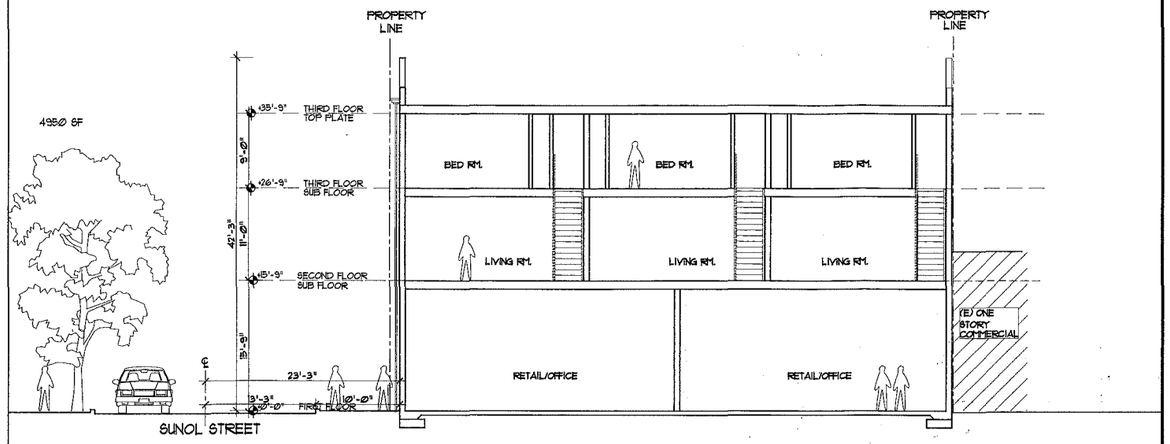
RETAIL FLOOR SPACE SITE COVERAGE:	3,175 SF 24.05 %
PARKING AND DRIVEWAY AREA SITE COVERAGE:	7,533 SF 57.06 %
UTILITY AREA SITE COVERAGE:	1120 SF 8.48 %
LANDSCAPE AREA SITE COVERAGE:	685 SF 5.18 %

SECOND LEVEL

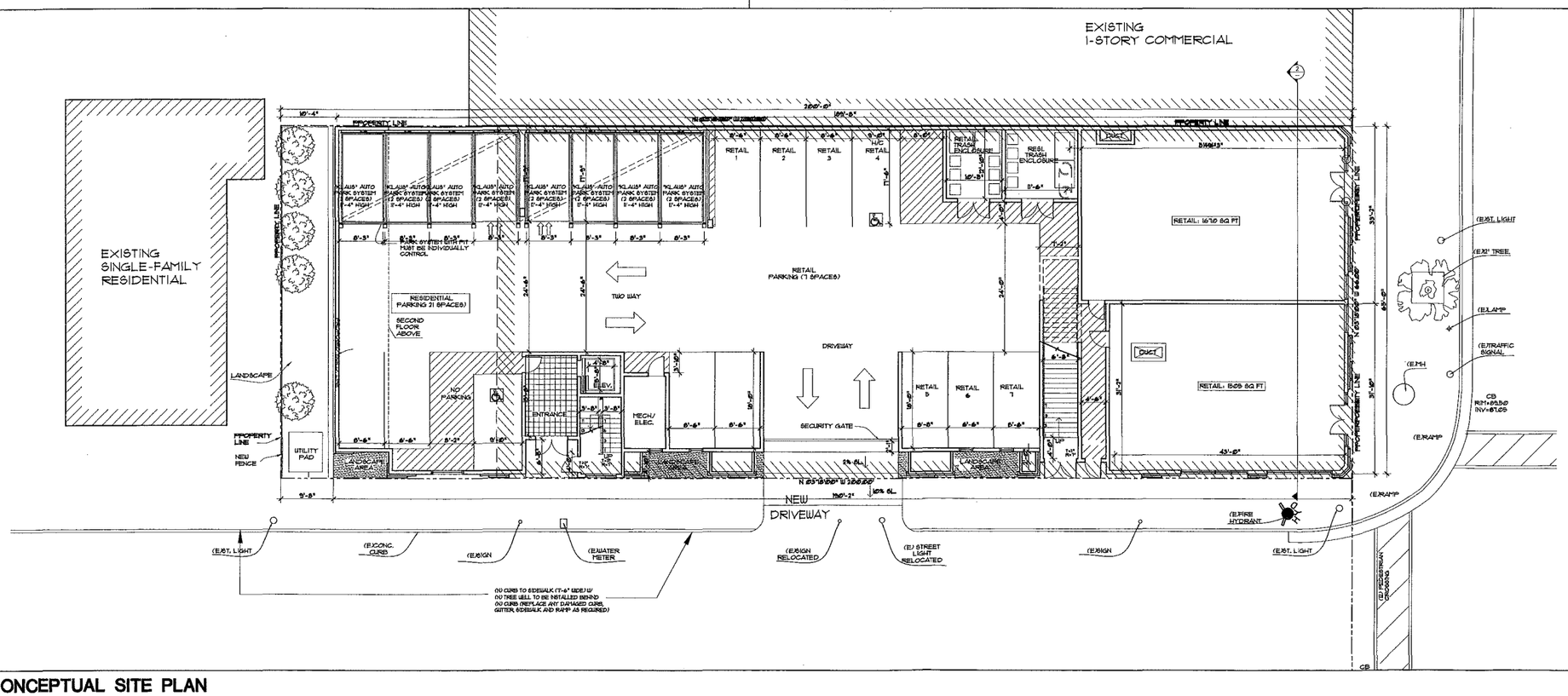
COMMON OPEN SPACE	1215 SF
BALCONY (PRIVATE OPEN SPACE)	638 SF
CONDOMINIUM AREA	7085 SF
RESIDENTS' CIRCULATION/ UTILITY AREA	1760 SF

THIRD LEVEL

CONDOMINIUM AREA	4950 SF



SITE CROSS-SECTION | 1/8" | 2



CONCEPTUAL SITE PLAN | 3/32" | 1

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REVISIONS:

SHEET TITLE:
CONCEPTUAL SITE PLAN

DATE: SEP. 26 2008
PROJECT NO.: 06-938
SCALE: AS SHOWN
DRAWN: JH/JS
SHEET: A-3
OF SHEETS

CONCEPTUAL IMPROVEMENT PLANS

NEW COMMERCIAL and RESIDENTIAL BUILDING DEVELOPMENT

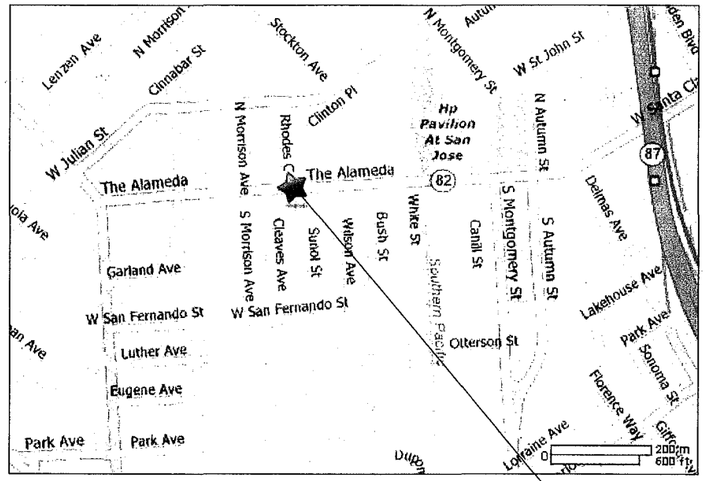
335 SARATOGA AVE, SAN JOSE CA 95129

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
		SURVEY CITY MONUMENT
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
	x x	6' WOODEN FENCE
x102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		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 EMITER

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	LP	LOW POINT
AC	ASPHALT CONCRETE	MON	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BACK OF CURB	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BW	BACK OF WALK	P,P/L	PROPERTY LINE
C&G	CURB AND GUTTER	PP	POWER POLE
GFF	GARAGE FINISH FLOOR (BACK)	PERF	PLASTIC PERFORATED PIPE
℄,C/L	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
DWY	DRIVEWAY	SD	STORM DRAIN
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
DLITE	DAYLIGHT	SS	SANITARY SEWER LINE
ELCT	ELECTRIC	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	SW	SIDEWALK
EUC	EUCALYPTUS TREE	TC	TOP OF CURB
(E),EX	EXISTING	TOB	TOP OF BANK
FF	FINISHED FLOOR	TOS	TOE OF SLAB
FG	FINISH GRADE	TF	TOP OF FOUNDATION
FH	FIRE HYDRANT	TP	TOP OF PIPE
FL	FLOWLINE	UG	UNDERGROUND GAS
FNC	FENCE	USS	UNDERGROUND SANITARY SEWER
FOG	FOG LINE	UST	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	WLK	WALKWAY
JP	JOINT POLE	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE



LOCATION MAP
N.T.S.

PROJECT SITE

SHEET INDEX:

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall be connected to 3" dip @ s=2% running under the walkway around building, discharging to face of curb inlet.
3. On site storm drain lines shall consist of solid PVC--SDR35 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BENCHMARK

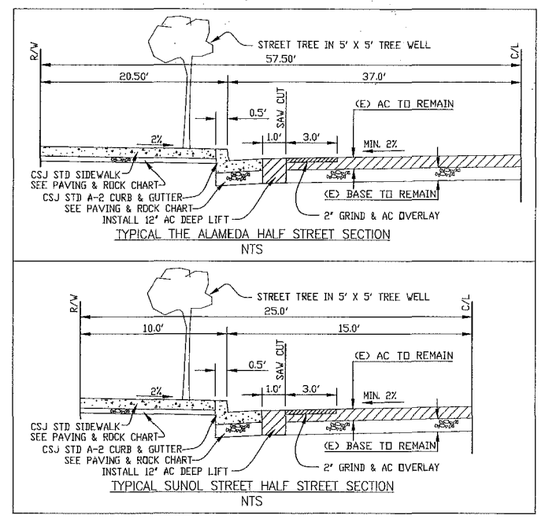
THE BASIS OF ELEVATIONS FOR THIS MAP IS ASSUMED

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTHWESTERN RIGHT OF WAY OF SARATOGA AVENUE AS SHOWN ON THAT MAP FILED IN VOLUME 319 OF MAPS AT PAGE 35, SANTA CLARA COUNTY RECORDS, AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN ON TOPOGRAPHIC MAP.
= NORTH 34°18'00" EAST

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS assumes no responsibility for the accuracy of the topographic surveying depicted on this plan set. Topographic surveying map was prepared by others and furnished to SMP ENGINEERS by the owner.



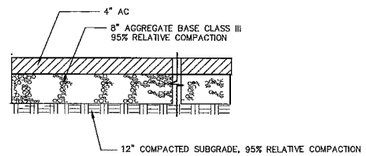
EARTH WORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
TOTAL SITE	0	796	0	796

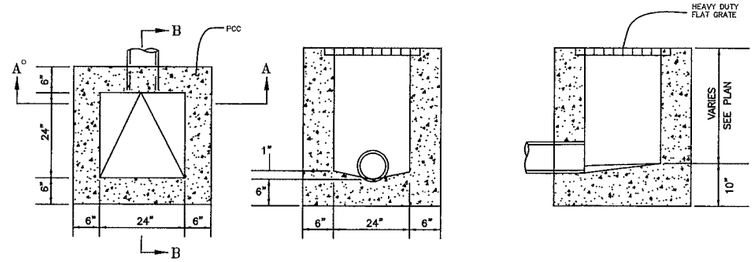
NOTE:

1. THICKENS OF EXISTING AC PAVEMENT/ (E) CONCRETE TO BE REMOVED HAS BEEN ESTIMATED TO BE 6" . TOTAL OF 244 C.Y. AC/ PCC TO BE REMOVED IS NOT INCLUDED IN THE TABLE ABOVE.

2. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



DRIVEWAY AC PAVEMENT DETAIL
NTS



PLAN SECTION A-A SECTION B-B

STORM DRAIN INLET
NTS

FILE NO. PT07-066

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OWNER:

THE ALAMEDA APARTMENTS
GENERAL DEVELOPMENT PLAN EXHIBIT - C
850 THE ALAMEDA, SAN JOSE, CA
COVER SHEET

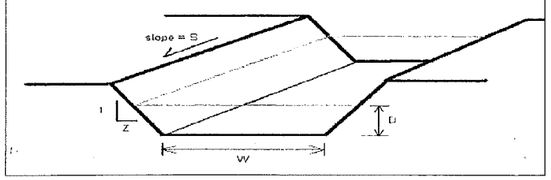
Revisions:

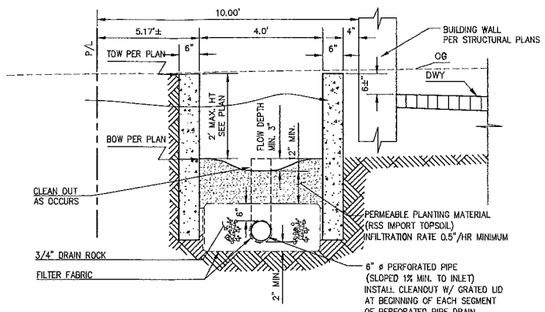
Date: SEPTEMBER 26, 2008
Scale: AS NOTED
Prepared by: V.G.
Checked by: S.R.
Job #: 2718

Sheet: A-4
C-1

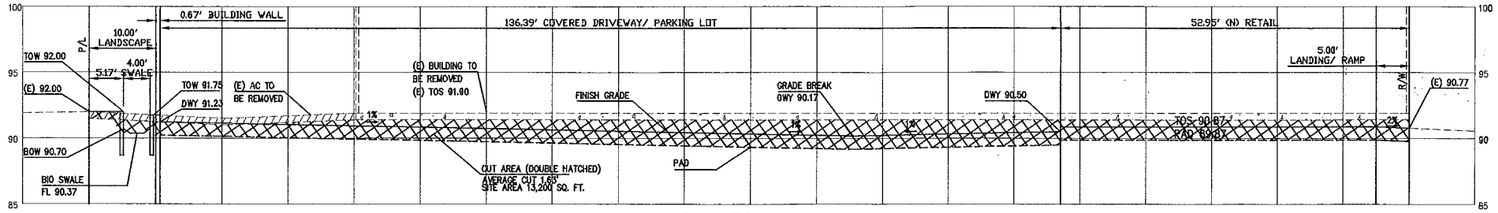
	Input Data		Notes
s	0.010	ft/ft	Channel Slope
n	0.20	feet	Manning's n (Roughness coefficient)
w	2.0	feet	Channel width
z	3.0	feet	Slide Slope
D	0.25	feet	Depth of Flow
Q	0.17	cfs	Flow rate in cfs (swale capacity)

Manning s Equation: V = (1.486 x r2/3 x s1/2) ÷ n





BIO SWALE DETAIL



SECTION A-A

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

STREET DEDICATION DETAIL
N.T.S.

GRAPHIC SCALE
10 0 5 10 20 40
1"=10'

2-STORY COMMERCIAL

(E) CONCRETE PATIO TO BE REMOVED
CHB WALL
TOW 92.00
BOW 91.00
1.0' HT
(E) SHED TO BE REMOVED
WOOD SHED
CONC.
N03°18'00"W 200.00'
RELEASE WATER FROMALL THE ROOF DOWN SPOUTS INTO THE BEGINNING OF BIO SWALE PROVIDE SPLASH PAD BLOCK
CONCRETE CURB/ RETAINING WALL
HP SWALE FL 90.65
0.83'
DWY 91.10
DWY 90.75
GRADE BREAK
DWY 90.85
TRASH ENCLOSURE
TRASH ENCLOSURE
(E) BUILDING TO BE REMOVED
RETAIL
TOW 92.00
BOW 90.75
1.25' HT.
EXISTING SINGLE-FAMILY RESIDENTIAL
3' IRON BAR FENCE
SWALE LENGTH = 52.95'
EDGE OF PAVEMENT
S86°42'00"W 66.00'
(E) AC PARKING LOT TO BE REMOVED
COVERED DRIVEWAY/ PARKING LOT
(N) INLET TO BE CONNECTED TO SANITARY SEWER TG 90.17 INV 88.17
DWY 91.46
DWY 91.23
DWY 90.90
DWY 90.50
DWY 90.67
FIRST FLOOR TOS 90.87 PAO 89.37
TOW 91.25(CURB OPENING) OVERLAND RELEASE BOW 90.75 1.0'HT.
52 LF~ STORM WATER TREATMENT BIO SWALE @ S=1% WITH 6" PERFORATED SUBDRAIN BELOW
FF=91.90
(E) BUILDING TO BE REMOVED
STORE WOOD & STUCCO COMMERCIAL BUILDING APN 261-32-058
DWY 90.50
DWY 90.83
DWY 91.33
FF=91.10
(N) SD INLET TG 90.12 INV 86.12
TOW 92.12
BOW 90.12
2.0' HT
FG @ R/W 91.25
COVERED DRIVEWAY/ PARKING LOT
DWY 90.9 OVERLAND RELEASE
(N) SSCO INV 79.00
TOW 91.92
BOW 90.12
1.5' HT.
DWY 91.92
DWY 91.1
FG @ R/W 90.58
(E) BUILDING TO BE REMOVED
(2)~ (E) HC RAMPS TO REMAIN (CALTRANS R-0-W)
RAMP
N03°18'00"W 200.00'
CONCRETE CURB
S=0.6%
(E) FIRE HYDRANT TO SERVE THE SITE
TC 90.17 FL 89.87
NEW TREE WELL (TYP.) SEE ARCH. PLANS
(E) STREET LIGHT
(E) STREET LIGHT TO BE RELOCATED
(E) SIGN TO BE RELOCATED
(E) 27" VCP
12" RCP
24" VCP
SDMH RIM=90.20 INV=84.75
SDMH RIM=90.95 INV=77.45
TC 91.33 FL 90.83
28 LF~ (38 LF~ OFF-SITE) (N) 12" RCP SD LATERAL @ S=1%
(E) 27" VCP
(E) DRIVEWAY TO BE REMOVED
INSTALL SIDEWALK & CURB & GUTTER
(E) CURB & SIDEWALK TO BE REMOVED
(E) WM TO BE REUSED
C.O. OF (N) 26.0' COMMERCIAL DRIVEWAY CSS STD R-C
25 LF~ 6" PCP @ S=2%
(N) 200 LF~ 12" RCP @ S= 0.5%
BASIS OF BEARING
N03°18'00"W 1019.87'
SUNOL STREET
(N) SDMH RIM 91.62 INV 85.75
TAP TITE INV (E) 27" VCP (THRU) 77.5 INV 6" VCP (N) 78.50
UNDERGROUND UTILITY PER PG&E
(E) 8" VCP @ 0.2479
(E) 8" VCP @ 0.2479
CONCRETE CURB
TRANSFORMER
JP W/T RISOR
GA
CB RIM=89.40 INV=87.90
SSMH RIM=91.05 INV=
TC 90.42 FL 89.92
57.50'
37.00'
20.50'
CONCRETE
(E) STREET LIGHT
PAC-BELL MH
CONCRETE CURB & GUTTER
(E) STREET LIGHT
TC 90.12 FL 89.62
CB RIM=89.50 INV=87.05
40.00' OFFSET FROM EDGE OF EXISTING RAMP
THE ALAMEDA

FILE NO. PT07-066

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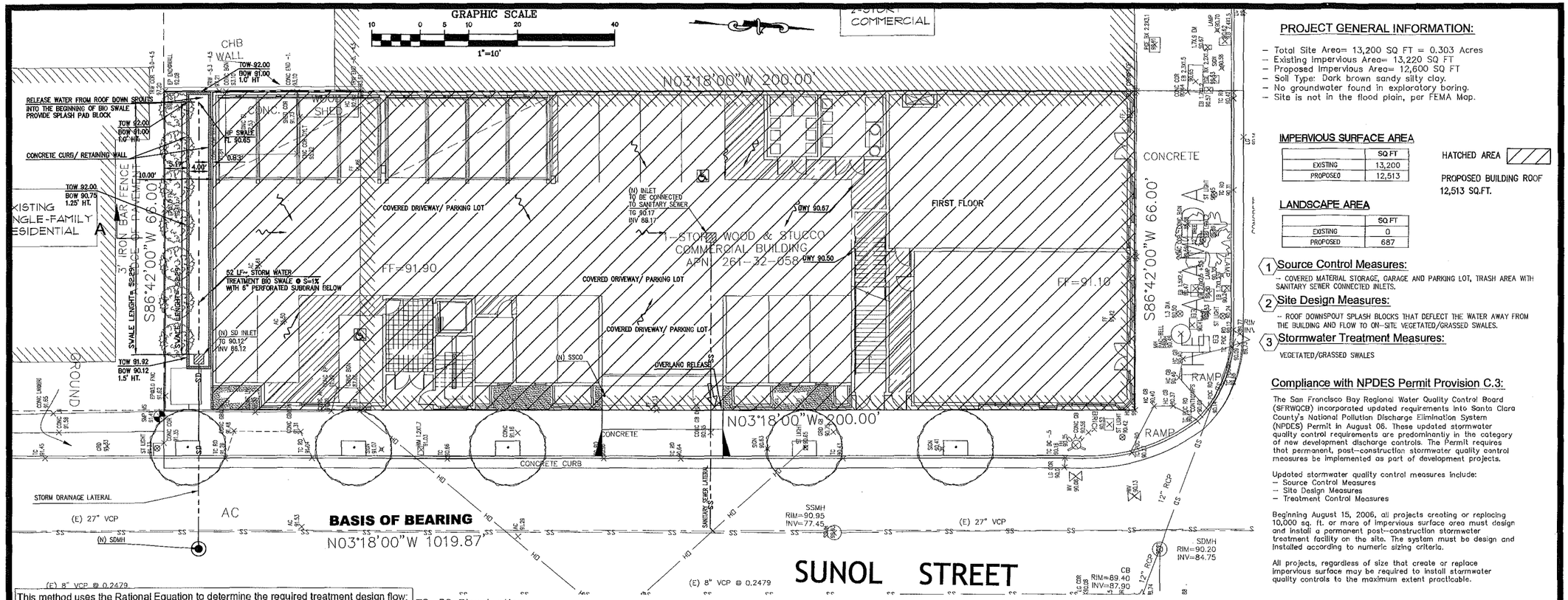
850 THE ALAMEDA, SAN JOSE, CA
GRADING , DRAINAGE AND UTILITY PLAN

Revisions:

Date: SEPTEMBER 26, 2008
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 2718

Sheet: A-4
C-2



PROJECT GENERAL INFORMATION:

- Total Site Areo= 13,200 SQ FT = 0.303 Acres
- Existing Impervious Area= 13,220 SQ FT
- Proposed Impervious Area= 12,600 SQ FT
- Soil Type: Dark brown sandy silty clay.
- No groundwater found in exploratory boring.
- Site is not in the flood plain, per FEMA Map.

IMPERVIOUS SURFACE AREA

	SQ FT
EXISTING	13,200
PROPOSED	12,513

HATCHED AREA

PROPOSED BUILDING ROOF 12,513 SQ.FT.

LANDSCAPE AREA

	SQ FT
EXISTING	0
PROPOSED	687

1 Source Control Measures:

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

2 Site Design Measures:

- ROOF DOWNSPOUT SPLASH BLOCKS THAT DEFLECT THE WATER AWAY FROM THE BUILDING AND FLOW TO ON-SITE VEGETATED/GRASSED SWALES.

3 Stormwater Treatment Measures:

VEGETATED/GRASSED SWALES

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.

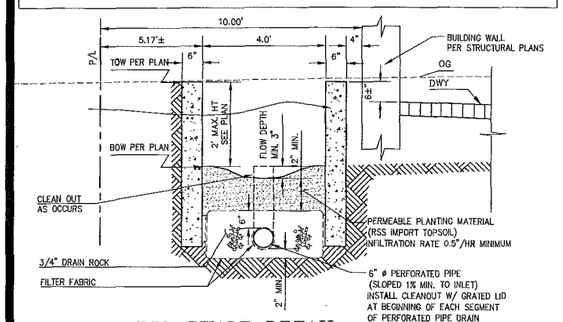
This method uses the Rational Equation to determine the required treatment design flow:

Q=CIA

Where:
- Q is the design flow in cubic feet per second (cfs), Q = C*I*A (acres-in/hr)¹ or (cfs)
- C is the drainage area runoff coefficient,
- C, Impervious = 0.85
- C, Pervious = 0.10
- I is the design intensity (in/hr) and,
- I = 0.20
- A is the drainage area (acres)

Post-Development Design Treatment Runoff

A, total =	0.303	Acre
A, Impervious =	0.290	Acre
A, Pervious =	0.013	Acre
C, weighted =	0.82	Unit-less
Qdesign=	***0.05***	***cfs***



BIO SWALE DETAIL

TC-32 Bioretention

6 of 8 California Stormwater BMP Handbook January 2003
New Development and Redevelopment
www.cabmphandbooks.com

soil horizon. These biologic and physical processes over time will lengthen the facility's life span and reduce the need for extensive maintenance.
Routine maintenance should include a biannual health evaluation of the trees and shrubs and subsequent removal of any dead or diseased vegetation (EPA, 1999). Diseased vegetation should be treated as needed using preventative and low-toxic measures to the extent possible. BMPs have the potential to create very attractive habitats for mosquitoes and other vectors because of highly organic, often heavily vegetated areas mixed with shallow water. Routine inspections for areas of standing water within the BMP and corrective measures to restore proper infiltration rates are necessary to prevent creating mosquito and other vector habitat. In addition, bioretention BMPs are susceptible to invasion by aggressive plant species such as cattails, which increase the chances of water standing and subsequent vector production if not routinely maintained.
In order to maintain the treatment area's appearance it may be necessary to prune and weed. Furthermore, mulch replacement is suggested when erosion is evident or when the site begins to look unattractive. Specifically, the entire area may require mulch replacement every two to three years, although spot mulching may be sufficient when there are random void areas. Mulch replacement should be done prior to the start of the wet season.
New Jersey's Department of Environmental Protection states in their bioretention systems standards that accumulated sediment and debris removal (especially at the inflow point) will normally be the primary maintenance function. Other potential tasks include replacement of dead vegetation, soil pH regulation, erosion repair at inflow points, mulch replenishment, unclogging the underdrain, and repairing overflow structures. There is also the possibility that the cation exchange capacity of the soils in the cell will be significantly reduced over time. Depending on pollutant loads, soils may need to be replaced within 5–10 years of construction (LID, 2000).

Maintenance

The primary maintenance requirement for bioretention areas is that of inspection and repair or replacement of the treatment area's components. Generally, this involves nothing more than the routine periodic maintenance that is required of any landscaped area. Plants that are appropriate for the site, climatic, and watering conditions should be selected for use in the bioretention cell. Appropriately selected plants will aide in reducing fertilizer, pesticide, water, and overall maintenance requirements. Bioretention system components should blend over time through plant and root growth, organic decomposition, and the development of a natural

The proposed project is 0.303 acres in size. The site is currently covered with 13,200 sq. ft. of impervious surface The proposed project will reduce 687 sq. ft. of impervious surface for a total impervious surface of 12,513 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.

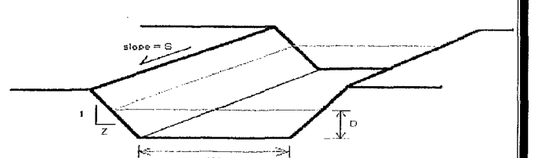
PERVIOUS AND IMPERVIOUS SURFACES COMPARISON

	Existing Condition (sqft)	%	Proposed Condition (sqft)	%	Difference (sqft)	%
Site (acres):	Site (sqft):					
0.30	13,200		13,200		-	
Building Footprint(s)	10,534	79.8%	12,513	94.8%	1,979	15.0%
Parking	2,387	18.1%	0	0.0%	- 2,387	- 18.1%
Sidewalks, Patios, Paths, etc.	279	2.1%	0	0.0%	- 279	- 2.1 %
Landscaping	0	0.0%	687	5.2%	687	5.2%
Total	13,200	100%	13,200	100%		
Impervious Surfaces	13,200	100%	12,513	94.8%	- 687	- 5.2%
Pervious Surfaces	0	0.0%	687	5.2%	687	5.2%
Total	13,200	100%	13,200	100%		

This method uses the Mannings equation to determine the swale capacity:

	Input Data		Notes
s	0.010	ft/ft	Channel Slope
n	0.20	feet	Manning's n (Roughness coeff.(clay)
w	2.0	feet	Channel width
z	3.0	feet	Slide Slope
D	0.25	feet	Depth of Flow
Q	0.17	cfs	Flow rate in cfs (swale capacity)

Manning's Equation: V = (1.486 x r2/3 x s1/2) ÷ n



Calculation for minimum design swale length

Qdesign = 0.05 cfs See C.3 work sheet #1
Swale Capacity = 0.17 cfs Swale is adequately sized for treatment BMPs

Swale Cross-Sectional Area (A) = 0.69 sqft
Flow Velocity = Q/A = 0.07 fps

Minimum swale length = Velocity x Detention Time (Using Urban Runoff Quality Management Manual Guidelins - p195), assume detention time of 7 minutes, L(ft) = V(fps)*420(sec)

L = 30 Feet

FILE NO. PT07-066

SMP
ENGINEERS
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

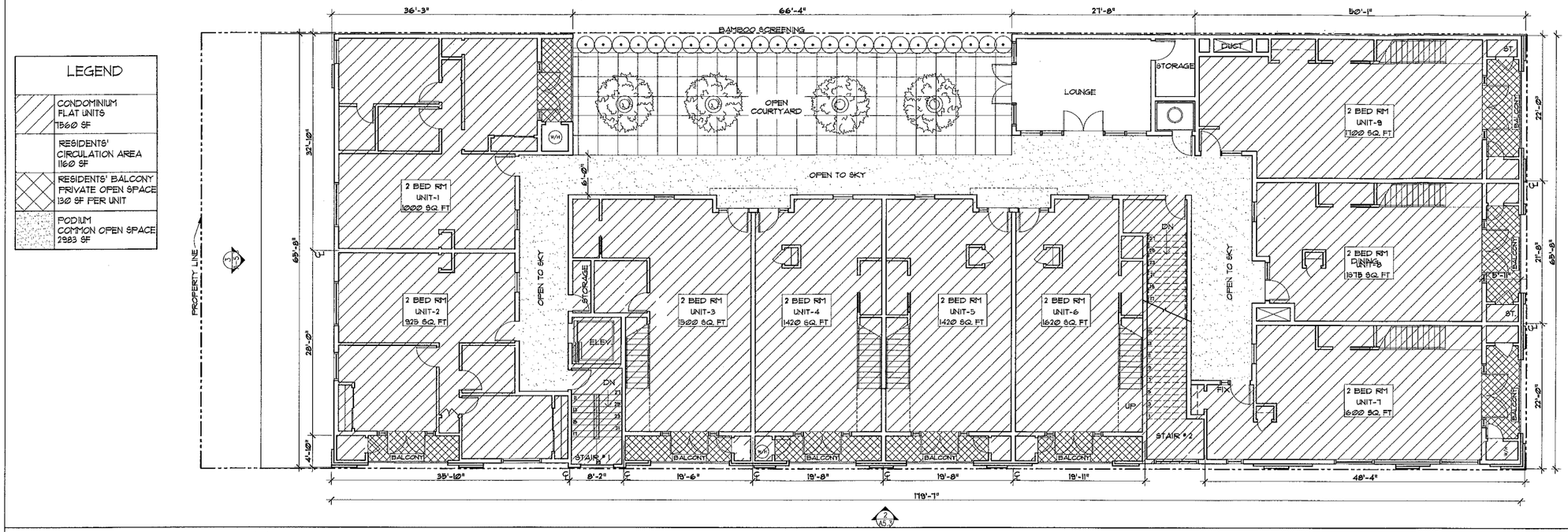
OWNER:

THE ALAMEDA APARTMENTS
GENERAL DEVELOPMENT PLAN EXHIBIT - C
850 THE ALAMEDA, SAN JOSE, CA
STORM WATER TREATMENT PLAN

Revisions:

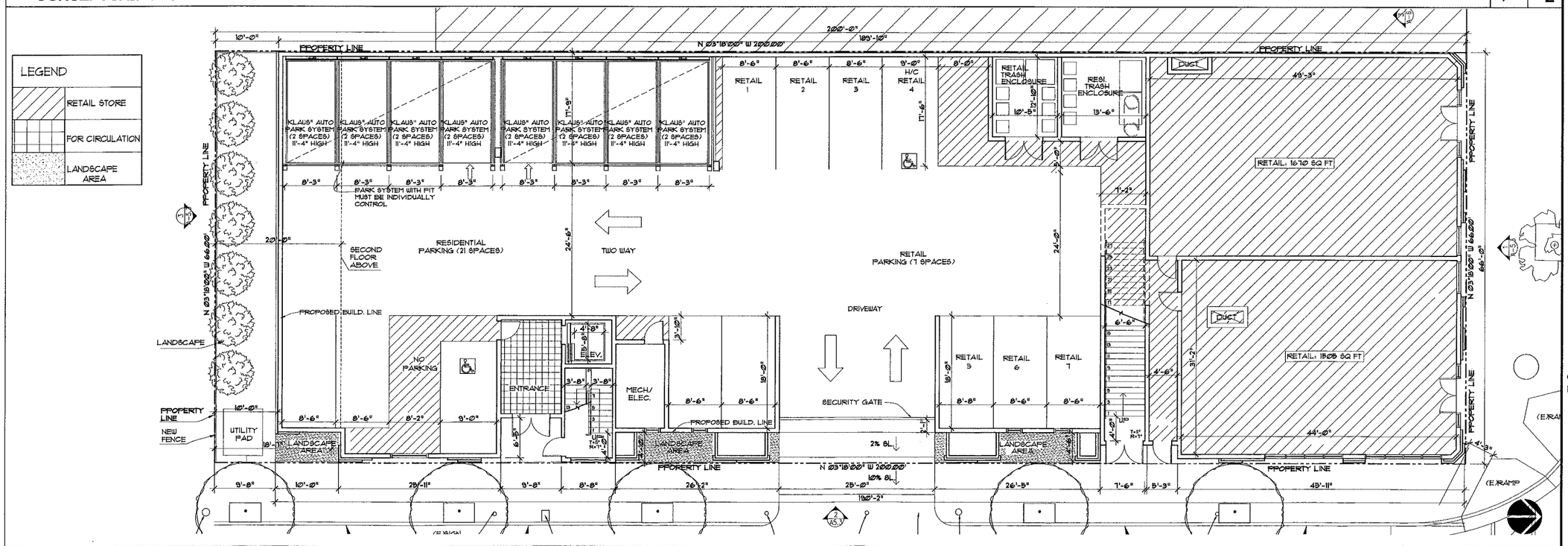
Date: SEPTEMBER 26, 2008
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 2718

Sheet: A-4
C-3



CONCEPTUAL SECOND FLOOR PLAN

1/8" | 2



CONCEPTUAL FIRST FLOOR PLAN

1/8" | 1

IDA
Innovative Design Architecture, Inc.
JOHN HA, AIA
1288, KIFER ROAD
SUITE # 207
SUNNYVALE, CA94086
TEL: (408) 245-0991
TEL: (408) 245-0319

OWNER:
JOHN NGUYEN
500 E. CALAVERAS BLVD.
MILPITAS, CA
(408) 934-7888

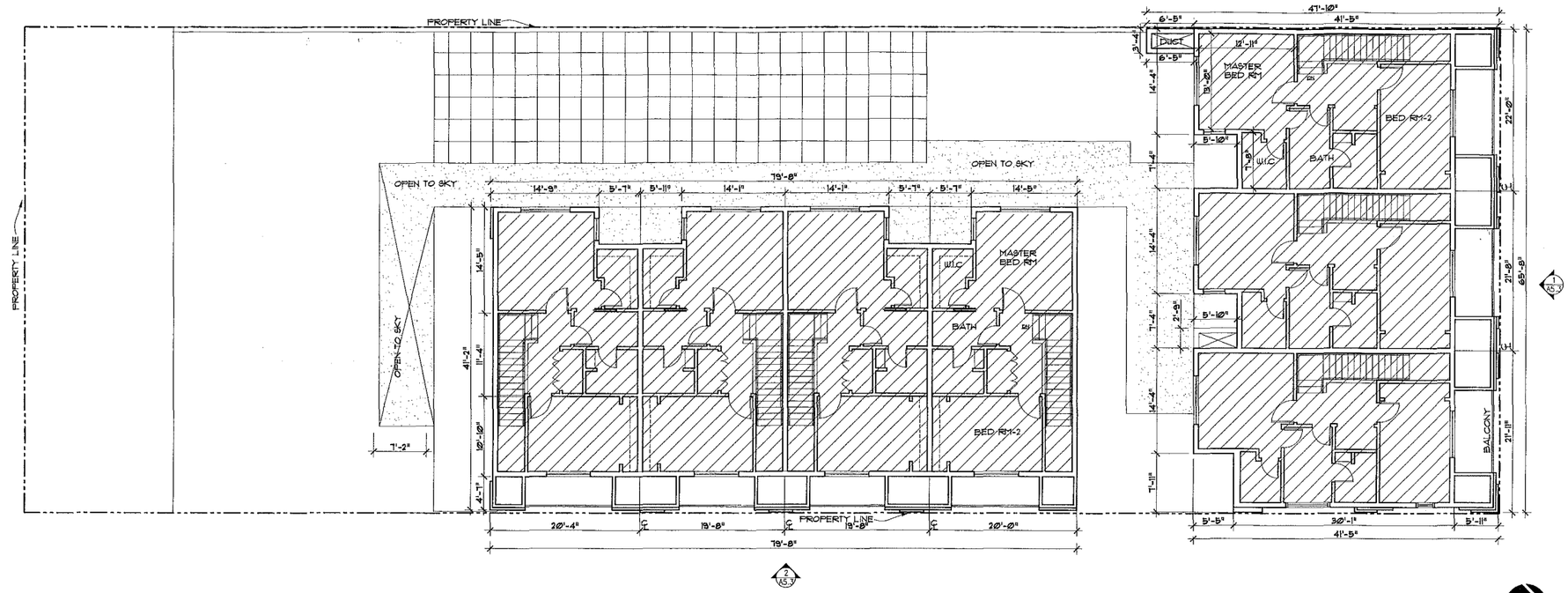
THE ALAMEDA APARTMENTS
GENERAL DEVELOPMENT PLAN
EXHIBIT- C

850 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

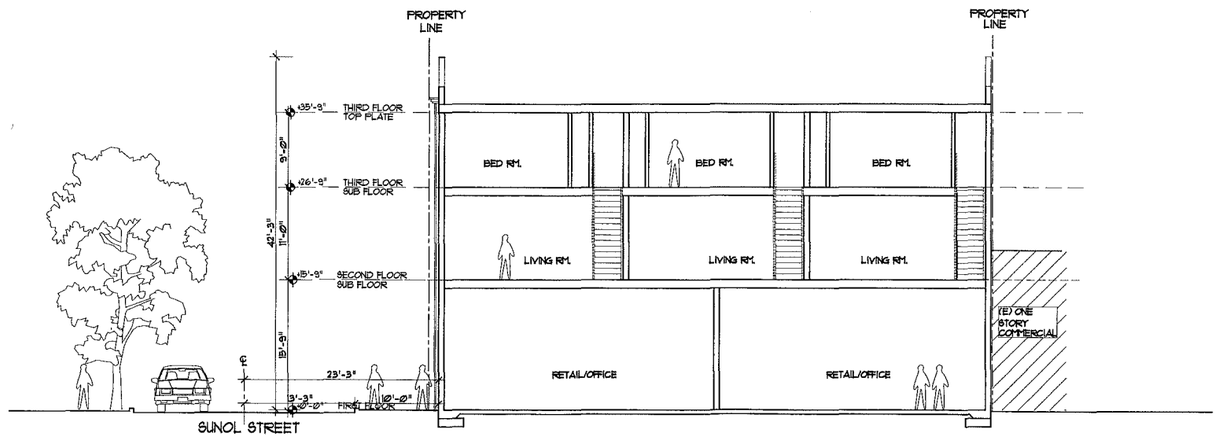
SHEET TITLE:
CONCEPTUAL FIRST, SECOND FLOOR PLAN

DATE: SEP. 26.2008
PROJECT NO.: 06-998
SCALE: AS SHOWN
DRAWN: JH/JB
SHEET
A-5.1
OF SHEETS



CONCEPTUAL THIRD FLOOR PLAN

1/8" | 2



CONCEPTUAL SITE CROSS SECTION

1/8" | 1

IDA
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THE ALAMEDA APARTMENTS
GENERAL DEVELOPMENT PLAN- EXHIBIT- C

850 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

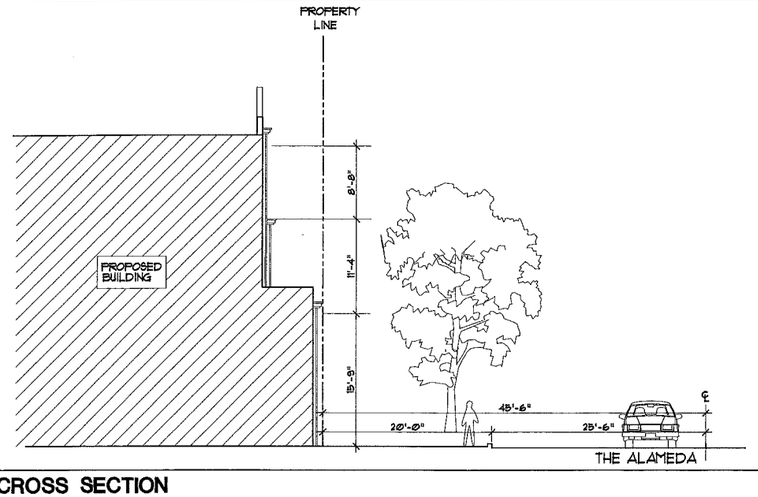
REVISIONS:

SHEET TITLE:
CONCEPTUAL THIRD FLOOR PLAN & CROSS SECTION

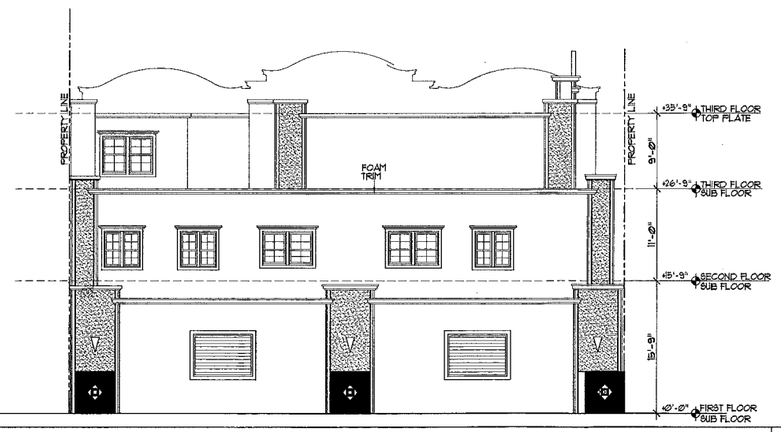
DATE: SEP. 26,2008
PROJECT NO.: 06-998
SCALE: AS SHOWN
DRAWN: JH/JB
SHEET: A-5.2
OF SHEETS

CONCEPTUAL THE ALAMEDA FRONT ELEVATION | 1/8" | 1

CONCEPTUAL SUNOL STREET ELEVATION | 1/8" | 2



SITE CROSS SECTION | 1/8" | 4



CONCEPTUAL REAR ELEVATION | 1/8" | 3

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THE ALAMEDA APARTMENTS
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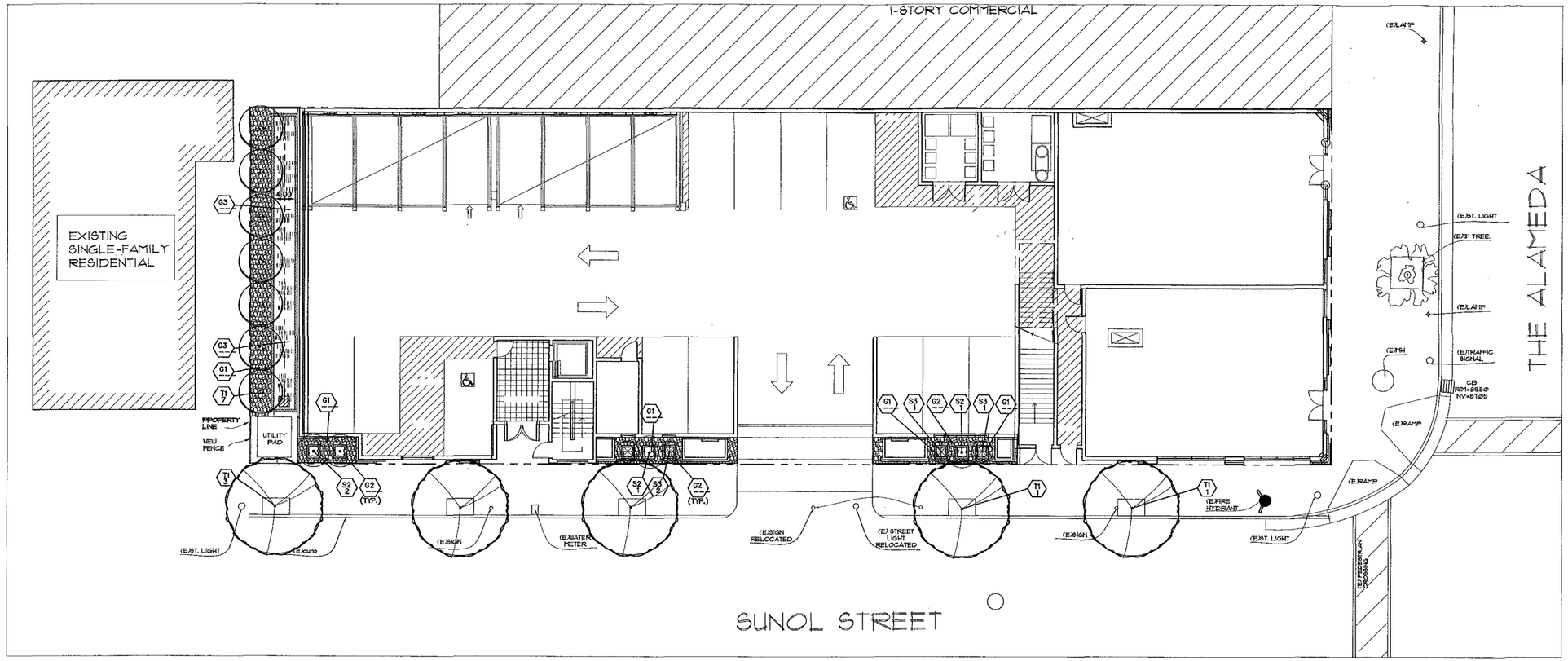
EXHIBIT- C

850 THE ALAMEDA
SAN JOSE, CALIFORNIA 95126

REVISIONS:

SHEET TITLE:
ELEVATIONS

DATE: SEP. 26.2008
PROJECT NO.: 06-998
SCALE: AS SHOWN
DRAWN: JH/JS
SHEET: A-5.3
OF SHEETS



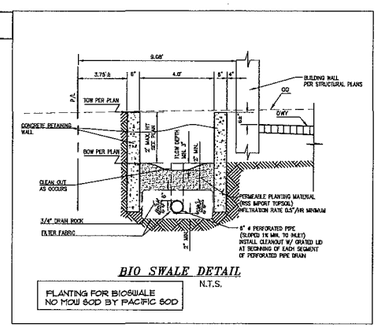
FIRST FLOOR

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
T1	PODOCARPUS MACROPHYLLA	YEW PINE	11	24"BOX	COLUMNAR
T2	TRISTANIA CONFERTA	N.C.N.	8	24"BOX	STANDARD
T3	ARBUTUS UNEDO	STRAWBERRY TREE	5	24"BOX	STANDARD
	SHRUBS				
S1	BAMBUSA M. 'ALPHONSE KARR'	ALPHONSE KARR BAMBOO	24	15 GAL	
S2	ARBUTUS U. 'COMPACTA'	N.C.N.	6	15 GAL	
S3	PHORMIUM H. 'YELLOW WAVE'	N.C.N.	4	9 GAL	
	GROUND COVER				
G1	ROCK COBBLE - LINN CREEK	1/2" TO 3/4" DIA.	---	-	4" DEEP
G2	ROSMARINUS O. 'PROSTRATA'	ROSEMARY	---	1 GAL	18" O.C.
G3	NO MOW SOD BY PACIFIC SOD	FOR BIOSWALE	---	SOD	
G4	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	---	1 GAL	

PLANT NOTES:

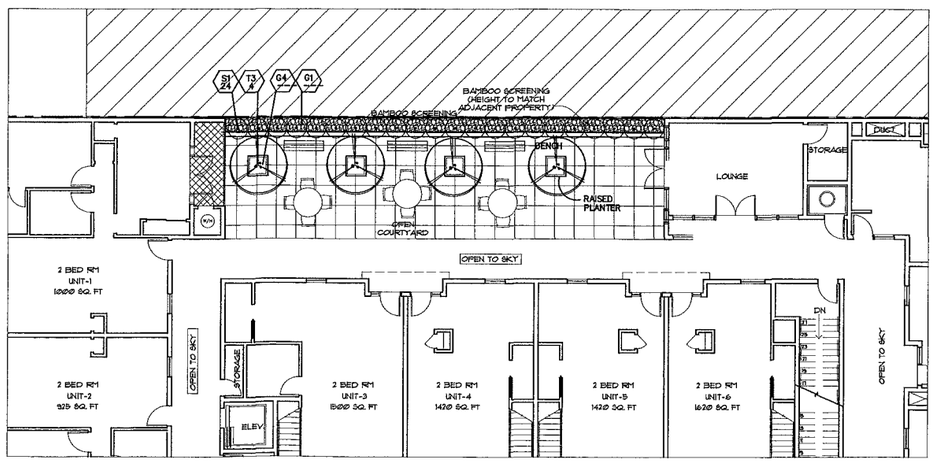
1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED. USE TRIANGULAR SPACING.
4. S1/B — 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 CONTRACTORS.
11. REFER TO CIVIL ENGINEER'S PLAN FOR OVERALL SITE GRADING AND DRAINAGE.
12.
13. PRIOR TO ANY DIGGING, CALL UNDERGROUND SERVICE ALERT 1.800.642.2444.
14. EXISTING TREE TO REMAIN



BIO SWALE DETAIL
N.T.S.

PLANTING FOR BIOSWALE
NO MOW SOD BY PACIFIC SOD

SWALE SECTION



SECOND FLOOR

800-227-2600
CALL BEFORE YOU DIG

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 APARTMENTS

GENERAL DEVELOPMENT EXHIBIT -C

850 THE ALAMEDA
SAN JOSE, CA

ISSUE	DATE

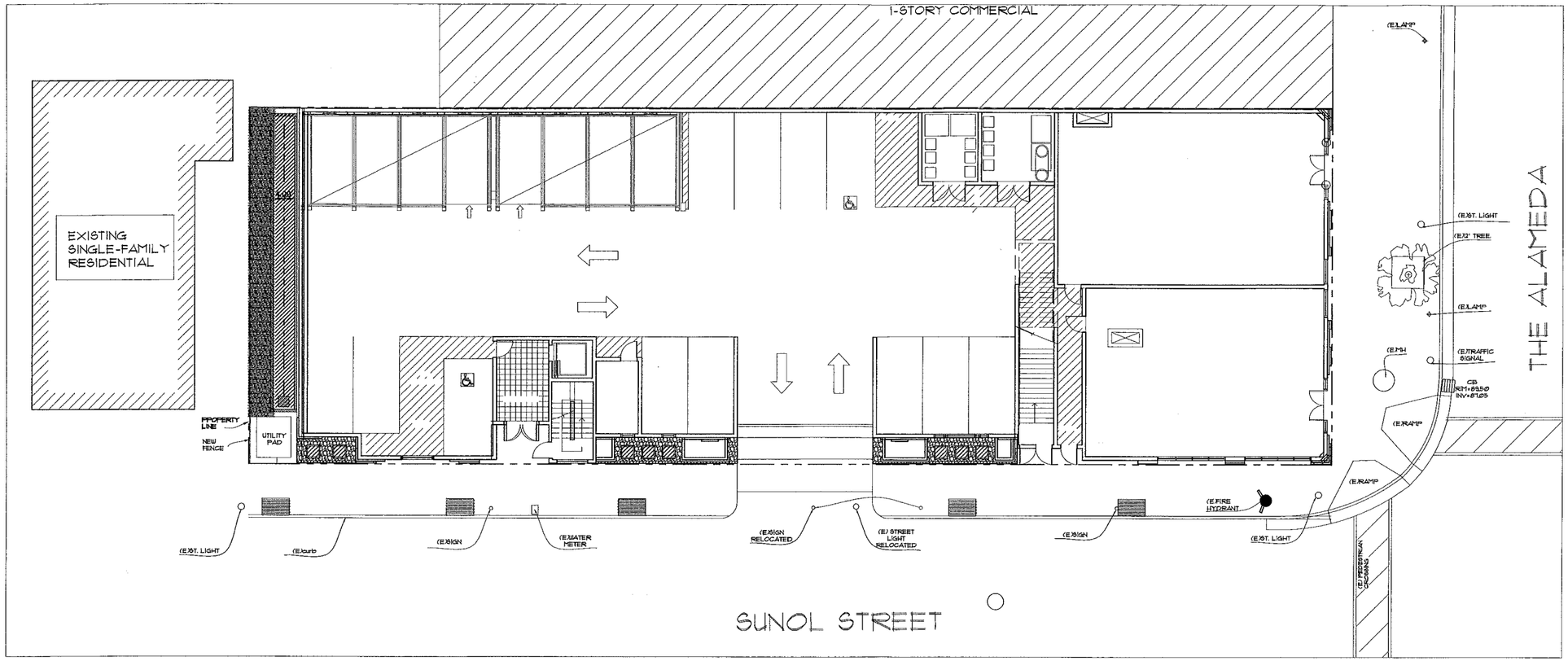
REGISTERED LANDSCAPE ARCHITECT
PAUL JAY REED
No. 2002
EXP. 9/30/07
STATE OF CALIFORNIA

Approved	pjr		
Drawn	PJR	Reviewed	PJR
Project No.	07.41		
Scale	1"=10'	Issue Date	9-29-08

PLANTING PLAN

6.0

Sheet of



FIRST FLOOR

CONCEPTUAL IRRIGATION LEGEND

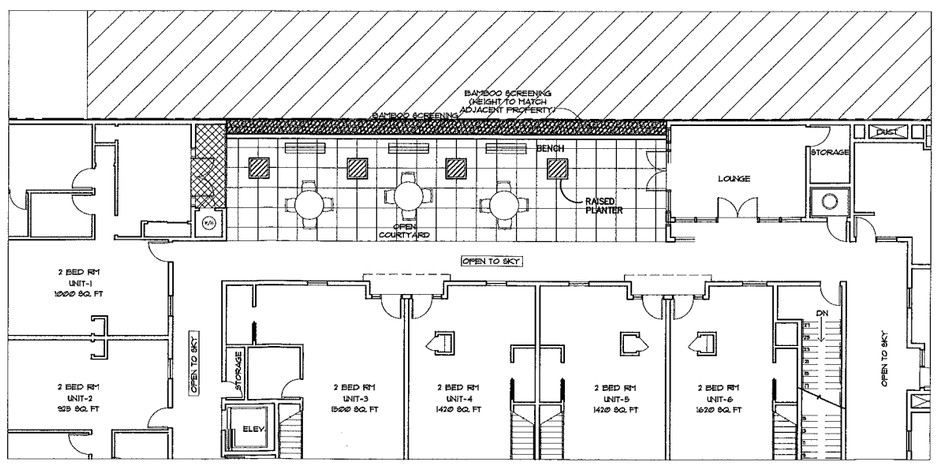
LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

MEDIUM WATER REQUIREMENT

HIGH WATER REQUIREMENT (LAWN)

IRRIGATION NOTES

1. SEE SPECIFICATION AND DETAIL SHEETS FOR ADDITIONAL INFORMATION.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE ACTUAL SITE CONDITIONS AND THIS PLAN.
3. THIS SYSTEM IS DESIGNED TO OPERATE WITH A STATIC WATER PRESSURE OF PSI. VERIFY WATER PRESSURE PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN IS DIAGRAMMATGIC AND DOES NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM.
5. LOCATE ALL PIPING IN PLANTING AREAS WHERE EVER POSSIBLE.
6. ADJUST ALL IRRIGATION HEADS TO INSURE PROPER COVERAGE AND AVOID EXCESSIVE OVERSPRAY.
7. COORDINATE AUTOMATIC CONTROLLER ELECTRICAL HOOK-UP WITH PROJECT ELECTRICIAN.
8. VERIFY TYPE AND LOCATION OF BACKFLOW PREVENTION ASSEMBLY WITH LOCAL JURISDICTION, PRIOR TO INSTALLATION.
9. INSTALL CHECK VALVES AS REQUIRED TO PREVENT LOW-HEAD DRAINAGE.
10. EXISTING TREE TO REMIAN



SECOND FLOOR

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THE ALAMEDA APARTMENTS

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SAN JOSE, CA

ISSUE	DATE

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PAUL JAY REED
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STATE OF CALIFORNIA

Approved	pjr		
Drawn	PJR	Reviewed	PJR
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CONCEPTUAL IRRIGATION PLAN

6.1

Sheet of